



Nepenthe Home Improvements Needing Association Permission

Newcomers, welcome! Nepenthe is glad you are here. This document is to give you some idea of the architectural improvements to your home that will require permission of the Association.

Because the Nepenthe Association is charged with maintaining the roof, gutters and downspouts, siding, and fences, permission from the Association is needed before modifying any of these structures. Such improvements would include anything that would penetrate the roof or the siding or be installed on top of the siding.

The following improvements require approval either from the Nepenthe Office or from the Board of Directors. There may also be other types of improvements not listed here that require formal approval. Before making any improvements to your home please consult the ***Rules for Home Improvements*** document, available at the Association's website at www.NepentheHOA.com, or on paper from the Office, or via email from the Office.

Accessory Dwelling Units and Junior Accessory Dwelling Units
Air Conditioner, Furnace and Heat Pump
Antenna or Satellite Dish
Attic Ventilation and Exhaust Fans
Awnings and Shade Sails
Burglar or Security System, and Alarm Bell Boxes
Cable TV or Internet service - Office can provide an authorization letter for your installer
Chimney Caps
Exterior Security Lighting Fixtures
Exterior Window—Sunscreens
Exterior Window—Security, including bars
Flag Installation
Floral and Overhead Trellis (Patio Cover)
Front Door and Front Screen Door
Garage Exterior Person Door - New or Replacement
Garage Door-Vehicle, Sectional Roll-Up
Gas Line and Meter
Gutters and Downspouts
Handrails
Mailbox
Mail Slot, Use and Replacement
Microwave oven, hardwired in kitchen
Patio Hardscape, Maintenance and Improvements
Patio Pool
Patio Structures: Shed or Outbuilding, or Free-Standing Structure and Garden Decor
Security Cameras
Skylights and Solar tubes
Solar Energy Roof Panels
Windows – Replacement and creation of New Window
Wiring and Pipe Installations – Exterior or Exposed