

<i>Nepenthe Association Architectural Committee</i>	Criteria No. 4
Committee Approval: April 2, 2005	Board Approval: April 18, 2005

PATIO STRUCTURES CRITERIA

Please check all appropriate boxes. If your proposed improvement differs from the criteria, please supply an explanation, including complete information, specific details, and/or drawings with your application.

- Floral Trellis
- Overhead Trellis:
 - Large Trellis
 - Small Trellis
- Shed/Outbuilding
Fence Line, Nothing Above or Outside

Cost of Installation, Maintenance, Repairs and Replacement: All costs of acquisition, installation, maintenance, repair or replacement of roofing or other building components shall be borne by the owner when incurred. This includes removal and re-installation necessitated by Association repairs such as repair of siding, fences and painting.

Installation Criteria: No beams or trusses are to be removed or cut. Installer may not remove or alter existing venting systems. Visible parts of housing unit must be made of metal or another material to which paint will properly adhere without peeling or cracking. Paint must be the same color as other roof installations on the residence. No deviations from the Committee and Board approval are allowed. Proposed changes to the Nepenthe approval, including those which are suggested by the contractor shall be resubmitted for approval prior to any further work.

Floral Trellis. A floral trellis that supports a shrub may be visible if placed near the wall of the garage, but shall be removable and not permanently attached to allow for siding removal and painting of the structure. **Note:** Committee and Board approval are not required.

Overhead Trellis: The trellis shall be constructed of wood only and be smooth or rough grade. Redwood or cedar is recommended. The posts shall be 6 x 6 and approximately 8-1/2 feet in height after installation. Posts shall be set on a metal post base and set in a concrete pier. Pressure treated posts are recommended. Wood of the post shall be two inches or more above the dirt grade. There shall be a 2” x 6” ledger placed 6” above the trim of the sliding glass door and maintained with caulk across the top. The trellis shall not be covered with any plastic, bamboo, canvas, etc. However, 2” x 2”s spaced every 3-1/2” may be placed perpendicular to the cross beams.

Note: If the house has been painted either *Grey Beige*, *Hawk Brown* or *Beechwood*, the homeowner will have a choice of painting the trellis either the color of the house or *Cocoa Brown*, the color of the fences. If the home is not painted one of the three above colors, the trellis must be painted *Cocoa Brown*. A building permit shall be secured, if required. The homeowner shall contact the building department and include the response in the request.

Large Trellis: (See Exhibit A) There shall be two support beams, 4” x 6” or one support beam, 4” x 8”. The support beam shall be parallel to the dwelling. The support beams shall be bolted to the outside of the posts with the bottom approximately 18” from the top of the post allowing about 6” of post to be visible once cross beams are placed on top. All cross beams, 4” x 6” shall be placed above the support beams and shall be perpendicular to the sliding door and attached to the ledger by metal brackets. Cross beams shall not be attached by an S wire and shall not be attached below the support beams. Cross beam ends shall extend approximately 15” beyond the support beam and be equidistant from each other with approximately 20” centers.

Small Trellis: (See Exhibit B) There shall be four support beams, 4" x 6". There shall be one support beam bolted to each side of each post. Support beams shall be perpendicular to the dwelling. These four support beams shall attach to the ledger above the sliding door by metal brackets. The bottom of the support beam shall be approximately 18" from the top of the post allowing about 6" of post to be visible once cross beams are placed on top. All cross beams, 4" x 6" shall be placed above the support beams and shall be parallel to the dwelling. Cross beams shall not be attached by an S wire and shall not be attached below the support beams. Cross beam ends shall extend approximately 10" beyond the support beam.

Shed/Outbuilding: The height of the shed is not to exceed the height of the patio fence. The structure will not be attached to the unit to allow for siding replacement/repair or painting.

Fence Line, Nothing Above or Outside: No structures or appurtenances shall be visible above the fence line. This includes ladders, wood piles, tarps and floral trellis. Exceptions include independently growing trees and shrubs that grow above the fence height; umbrellas attached to an outdoor patio set and approved exterior security lighting.

No unsightly items shall be allowed to accumulate outside the patio fence of any lot. No storage shall be allowed outside the fence or any lot. This includes but is not limited to rubbish, debris, woodpiles, machinery or equipment. Garbage cans are to be kept within the garage or patio except on collection day. Garbage cans and recyclable materials shall be placed in the rear driveway area in accordance with city requirements no earlier than the afternoon of the day prior to collection day. They are to be returned to the enclosure the same day that collection occurs. No garbage can shall be overfilled to the extent that the contents become visible above the fence line. **Note:** Committee and Board approval are not required.

OWNER SIGNATURE

In applying for the installation(s) checked above, I have read and understand the criteria and I will ensure that the installation complies, and that if a contractor is involved, I will not accept the installation as complete until the work complies with the criteria.

Owner Applicant Signature

Date