

<i>Nepenthe Association Architectural Committee</i>	Criteria No. 2
Committee Approval: January 8, 2005	Board Approval: January 8, 2005

**ROOF INSTALLATIONS 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.*

- |   |   |
|---|---|
| <input type="checkbox"/> Attic Fans               | <input type="checkbox"/> Chimney Caps     |
| <input type="checkbox"/> Gutters and Downspouts   | <input type="checkbox"/> Satellite Dishes |
| <input type="checkbox"/> Skylights                | <input type="checkbox"/> Solartubes       |
| <input type="checkbox"/> Solar Energy Roof Panels |   |

**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 re-roofing.

**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. Installations shall be located far enough down from the roof peak so they are not visible from the opposite side of the house.

**Attic Fans** Specifications include, but must not exceed the following: Blade diameter, 18 inches. Dome height, 9 inches. Dome width, 26 inches. Motor, 1200 RPM.

**Chimney Caps** Cap specifications for masonry chimneys will conform to the exterior shape of the chimney, normally a square or rectangular cap. Caps should be a dark brown or black matte finish. Chimneys with a wooden chase require a round cap for the round flue. The round cap and the chase must be painted the color of the structure.

**Gutters and Downspouts** Gutters must be of the same galvanized, rectangular type and color as currently installed on surrounding Nepenthe units. Older installations have 5-1/2 inch deep gutters, and newer Association installations in conjunction with re-roofing measure 7-1/4 inches. Rainwater discharge shall not adversely affect any neighboring property or common grounds.

**Antenna and Satellite Dishes:** Antenna or satellite dish installations are permitted so long as they are no more than one-meter (39.37 inches) in diameter. The mast for such an appliance must not be more than 12 feet above the roofline. Masts/antennas or dishes may not be placed in or above any common area, which includes, but is not restricted to walkways, sidewalks, alleys or other fence lines. *Note: This criterion is in line with current FCC regulations.*

**Skylights:** Frames shall be the same color as the existing metal frames approved and installed in surrounding units. Only flat, rectangular skylights are permitted. Highest point of the skylight from the roof surface shall be no greater than 12 inches. Panes shall be safety glazing and translucent, or tinted gray or bronze. No reflective glazing or any other color will be allowed.

**Solartubes:** Solartubes must be no larger than the 10 inch diameter size and may not contain a fan nor a light. If more than one solartube is to be installed on a single roof elevation, whenever possible they shall be installed the same distance from either the roof ridge or the bottom edge of the roof.

**Solar Energy Roof Panels:** Guidelines are in keeping with current SMUD criteria, and the panels must be installed by a registered contractor as determined by the California Solar Energy Industries Association and the California Energy Commission.

Solar collectors must be of dull black, non-reflective material, including all piping, brackets, fittings, clamps, etc. The piping into the roof shall be immediately adjacent to the manifold. The owner is to maintain the installation in a uniform black appearance. Specific justification for an area greater than 120 square feet shall be provided. You must submit a photo or drawing showing the roof panel size and proposed location.

**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