

<i>Nepenthe Association Architectural Committee</i>	Criteria No. 3
Committee Approval: January 8, 2005	Board Approval: April 18, 2005

SMALL EXTERIOR 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.

- Hand Railing
- Burglar Alarm
- Exterior Lighting
- Wire & Pipe Installations
- Sign Regulations
- Mail Slot
- Mail Box & Insert

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. 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.

Burglar Alarm: Alarm boxes shall be placed in an unobtrusive location within the homeowners fenced patio area. Exceptions to this rule will be allowed only in cases where it can be demonstrated that placement of the box in the general location stated above will significantly impeded the operation of the alarm system. Because of the variation in the house and patio layouts, location of the alarm box shall be approved on a case by case basis by the Committee. Alarm boxes shall be painted the same color as the house or garage on which they are placed, at homeowner’s expense. Exceptions to this rule will be considered only in cases where the alarm box cannot be seen from the common area or from a neighbor’s window or patio. Small decals or signs, size not to exceed 3” x 8” indicating that the home is protected by an alarm system, may be placed on the lower corner of the first-floor windows or in a location approved by the Association. No other signs are allowed.

Exterior Lighting: Security light fixtures must be a bullet-style with one or two bulbs that is adjustable so the light can be directed, with a shield over the bulbs. The fixture should be bronze or an unobtrusive color tone that is compatible with the color of the dwelling. The homeowner must specify the make and model of the fixture and submit a drawing, picture or photocopy of its appearance. All wiring and/or conduit must be concealed within the structure. Security light fixtures must be placed inside the fence line. No fixtures shall be located on the front of the garage or outside the fence line. The height of the fixture shall be no more than 6 inches above or 6 inches below the plat line. The angle of the light shall be adjusted to avoid shining on to other properties, alleys, streets, or into the eyes of motorists or pedestrians.

Patio light fixtures that are mounted below the fence line so they are not visible from outside the unit patio may be installed by homeowners without prior committee approval provided the light does not have a negative impact on the common area or neighboring units.

Sign Regulations: Commercial or Political signs: No commercial or political signs may be placed on the common area. During a campaign, you may have a sign for the candidate of your choice in your window. All unapproved signs are subject to removal without notice. Real Estate Signs: One “for sale” or “for lease” sign is permitted in a window of the unit. For those residences having no window facing a street or alleyway, a sign, not to exceed 12” x 14”, may be affixed to the fence. When the home is being held open, one A-frame company sign is allowed. All other directional signs must be the approved open house directional signs. An A-frame sign may NOT be placed more than 10 feet from the front door.

Hand Railing: The handrail shall be made of square tubular steel 1-3/4 inches. If there are steps, the top of the handrail shall extend 12 inches beyond the riser of the top step and 12 inches beyond the riser of the bottom step. The vertical tubular post shall be welded into the rail at the ends. The handrail shall be at a 36” height from the steps or walkway. The posts shall be placed to the right of the steps or walkway by way of concrete footings. See Exhibit A.

Mail Slot: Exterior mail drops may be installed on either side of the garage door and must be metal, black matte finish. The design must conform to those manufactured by MACKANDBURG-DUNCAN (called “M-D Drops”) and may be 10: or 13” wide. The outside bottom of the drop must measure 39” from the bottom edge of the siding of that panel and centered between the vertical frames. If studs must be cut to install the mail drop, the opening should be reframed to maintain structural integrity. No trim is to be altered or removed in order to accommodate the mail drop. Note: The US Postal Service will not deliver mail into any mail drops where the rural type boxes are now being used.

Mail Box & Insert: Curbside mailbox, with or without locking mechanism must be compatible with other mailboxes on the same pedestal in size, color and installation. For sample products, see Exhibit B.

Wire & Pipe Installations: All wiring and equipment must be concealed or placed in such a manner as to have minimal visibility where concealment is not possible. Where possible, wires, pipes or conduit installations shall be placed next to trim or inserted into the grooves of the siding. These installations shall be painted the exact color of the house. All such installations shall be securely attached to the building without sags or loosely hanging portions and are to be maintained for its duration. These criteria include, but are not limited to cable, electric, gas, television, radio, telephone, electronic communication wires, fiber optics, etc. **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