

PEPPER TREE TOWNHOMES HOMEOWNERS' ASSOCIATION

RESOLUTION

ADOPTED _____

Exterior Upgrades **Patio Overhangs, Windows, Front Doors, Screen Doors & Satellite Dish**

WHEREAS, the Board of Directors of the Pepper Tree Townhomes Homeowners' Association, will from time to time, establish policy; and,

WHEREAS, The Association CC&Rs, Article VI, Architectural Control, specifically provides the Association with the authority to devise and adopt such a policy.

NOW THEREFORE, IT IS RESOLVED that the attached architectural policy governing the overhangs are in effect and shall remain in full force and effect until repealed or amended by further resolution of the Board.

GUIDELINES

Replacement Windows:

1. The acceptable designs are limited to windows with white vinyl framing. The windows can have grids of different designs or no grids. In case of kitchen windows the white vinyl garden windows are acceptable.
2. The applicant is responsible for the removal of the old windows and proper installation of the new ones. Homeowner needs to ensure that the installation is done correctly in accordance with standards provided by the window manufacturer and the City of Pleasanton.
3. The applicant is solely responsible for any damage arising during the construction or installation of the windows and subsequent operation.

Replacement Front Doors:

1. The acceptable designs are limited to standard doors manufactured for the front entry application. The door can be solid or have a half moon decorative window with clear glass.
2. The door can be finished in natural wood or painted white similar to the existing front entry doors.
3. The applicant is solely responsible for the maintenance of the door and its hardware. Doors able to be painted will be painted periodically whenever painting of the complex is taking place.

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Front Entry Screen Doors:

1. The acceptable designs are limited to standard screen doors or security doors intended for the use with the front entry doors.
2. The only acceptable color for the screen doors is white frame door and no other color will be considered.
3. The applicant should ensure the proper maintenance of the door and screen doors allowed to fall in disrepair have to be replaced at the owner's expense.

Satellite Dish:

1. The satellite dishes of the size 18" or smaller are permitted to be installed within the boundary of the patio area and must not overhang the common area.
2. The dish installed above the height of the fence has to be camouflaged by extending the height of the fence. The fence extension should be accomplished by installing a 2-ft. latticework on top of the fence at the three sides of the patio. The latticework needs to be framed.
3. Latticework is only acceptable in the natural wood color.

APPLICATION PROCESS

1. Applicants should submit a written request to the Association outlining the detail of the subject structure.
2. A conditional approval will be granted and upon final inspection of the structure and the receipt of the City of Livermore permit the final approval will be issued.
3. The letter of approval should be kept by the homeowner and upon transfer or sale of the unit has to be passed on to the new owners.

ENFORCEMENT

1. Members found in violation of this resolution will be notified in writing and requested to bring their improvement in compliance.
2. Members electing to disregard the aforementioned notice may be subject to fine, legal action or the sale of the property may be hindered.
3. All administrative and legal expenses that the Association incurs in the process of enforcing this policy will be assessed to the member in violation.