



San Lorenzo Village Homes Association  
377 Paseo Grande, San Lorenzo, CA 94580

## Carport Policy

*Adopted - June 21<sup>st</sup>, 2012*

*Revised - March 17, 2016*

**PURPOSE:** This document establishes the policy for approval or disapproval of the installation of carports and sets standards for their site location, material, and use.

**INTRODUCTION:** The appearance of all carports on any lot shall be well maintained. The installation, replacement, alteration, or construction of a carport on any lot requires the prior written approval of the Association (See Procedure for Application, Approval, and Completion of Exterior Alterations).

### DEFINITIONS:

“Carport” means a permanent shelter for a car that has open sides and that is usually attached to the side of a building.

“Eaves” means the part of the roof that meets or overhangs the walls of a building.

### LOCATION

- a. The leading edge of the carport shall not extend forward of the leading edge of the front of the house.
- b. Carports must be erected over a solid slab and must have a driveway leading into the carport.

### DIMENSION

- a. The height of the carport shall not exceed the height of the eaves of the house.
- b. The opening of the carport shall not exceed the size of a double car garage.
- c. The depth of the carport shall not exceed twenty (20) feet.

### MATERIALS

- a. No temporary shelter structures (such as tents, canvas, or other non-permanent material including pops-ups, etc.) shall be used.
- b. The material of the carport shall match that of the existing dwelling.
- c. Aluminum or fiberglass materials shall not be used for any part of the carport.

### COLOR

The color of the carport shall match the color of the house and trim, so that the carport appears to be part of the original structure.

### DESIGN

Carport roofs must be pitched or sloped sufficiently for drainage.

### MAINTENANCE

Carports shall be well maintained, have a neat and well-kept appearance, and must not be used for storage other than a vehicle.

**COMPLIANCE:** Members who fail to comply with the standards established herein are subject to discipline by the Association (see CC&R Enforcement Procedures and Fine Policy). Each Member is strictly liable: a)

for the acts and omissions of all of the Member's tenants, guests and invitees, b) for the acts and omissions of all guests and invitees of any tenants; and c) for the acts and omissions of all residents living on the lot.

**Submittal of plans:** Prior to erecting a carport, all homeowners are required to submit a completed *Application for Architectural Alterations* form along with all required plans, specifications, drawings, and other documents to the Association and must obtain written approval from the Association. This process is set forth in the *Procedure for Application, Completion, and Approval of Exterior Alterations*.

Adopted by the San Lorenzo Village Homes Association Board of Directors

3/17/2016 (date)

Certified as a true copy

Deane Wythe  
Secretary of the Corporation