



SAN LORENZO VILLAGE HOMES ASSOCIATION

Policy for Exterior Alterations

(Adopted March 15, 2007, Revised May 21, 2015)

PURPOSE: This document establishes the policy for approval or disapproval of proposed construction, alterations, additions, painting, re-roofing, or remodeling to the exterior of any building, or structure on any lot.

INTRODUCTION: Covenant, Conditions, and Restrictions (CC&Rs) are imposed on each property and are for the mutual benefit of all properties in the Association.

This document is not intended to discourage exterior alterations, but to ensure that any exterior alterations will conform to the governing documents, will not detract from the aesthetic quality of the community, and will not unreasonably interfere with the rights and enjoyment of other residents and Members. Association approval is not required for interior alteration, unless it affects the exterior appearance.

The Association has written policies addressing specific types of exterior alterations, which shall be followed in conjunction with the guidelines, set herein. These policies can be found on the Association's website at www.slvha.com or may be requested from the Association office.

ARCHITECTURAL STANDARDS and GUIDELINES: The Association evaluates all applications for exterior alterations on their individual merits, including for example the specific design plan submitted, the type, and size of the dwelling in relation to those in the immediate proximity, and the site of the proposed change. What may be an acceptable exterior alteration in one application may be unacceptable with respect to a different application.

1. **Decisions on applications for exterior alterations shall be based on the following guidelines:**

- a. **Conformance with Governing Documents.** All exterior alterations must be in conformity with the applicable requirements of the governing documents.
- b. **Design Compatibility, Consistency, and Appropriateness.** The proposed exterior alterations shall be compatible with the characteristics of the applicant's house. Compatibility includes similarity in such matters as architectural style, quality of workmanship, aesthetics, use of similar materials, color and construction details. The proposed exterior alteration also shall be consistent with and appropriate to its setting, the existing structure, the lot, and the neighborhood. Additional matters, which must be considered, as appropriate, relate to how the proposed exterior alteration may affect access, privacy, sunlight, ventilation, and drainage.
- c. **Location and Impact on Nearby Property or Residents.** If an exterior alteration has a potential impact on nearby properties or their residents, the applicant shall make reasonable attempts to discuss the proposal with all potentially affected residents and owners prior to submitting the application. The applicant shall set forth on the application all of the following information: the names and contact information for all persons who were contacted and all persons who the applicant

attempted to contact; the dates of all such contacts/attempts to contact; the method of each contract/attempt to contact; and an accurate summary of the discussions.

- d. **Scale.** The size of the proposed exterior alteration shall be consistent with and appropriate to nearby structures and lots, as well as the surrounding area. A new dwelling shall not be disproportionately larger or smaller than other dwellings in the area.
 - e. **Proportionality.** Elements of the dwelling shall be appropriately proportioned to the size of the house. This applies to additions and alterations of the existing dwelling, as well as to replacement of an entire house.
 - f. **Color.** The color scheme shall be compatible with the neighborhood. Extreme color shades shall not be used as the predominant color.
 - g. **Materials.** Materials used shall be compatible with those used in the original dwelling.
 - h. **Workmanship.** The quality of work shall be equal to or better than that of the surrounding area.
2. **Specific Design Requirements**
New and/or complete reconstruction of homes shall be built on foundations similar to other homes in the surrounding area

Adopted by the San Lorenzo Village Homes Association Board of Directors on May 21, 2015

Certified as a true copy



Secretary of the Corporation