



377 Paseo Grande, San Lorenzo, CA 94580
Office: (510) 276-4554
Fax: (510) 397-2091
Email: info@slvha.com
Website: www.slvha.com

Carport Policy

Adopted - June 21st, 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.



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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 on June 21, 2012.

Certified as a true copy


Secretary of the Corporation