

**LAKE FOREST GLEN
ARCHITECTURAL STANDARDS
3101 LAKE FOREST RD. TAHOE CITY, CA 96145**

NO EXTERIOR STRUCTURAL MODIFICATIONS OR ALTERATIONS TO UNITS ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE. THIS INCLUDES, BUT IS NOT LIMITED TO: SIDING, WINDOWS, DOORS (INCLUDING SCREEN AND STORM DOORS), DECKS, GATES, FENCES AND WINDOW COVERINGS. PLEASE REVIEW COMMON AREA STANDARDS FOR ADDITIONAL GUIDELINES.

FRONT AND REAR DOORS

The approved 4 panel, solid mould door with a window, front and rear, is:

- ReliaBilt 36” Sunburst at Lowe’s - model #84134 left or right 4-9/16” jamb, clear Fan-Lite (half-wheel) window with a plastic composition three spoke wheel
- Masonite Premium Fan Lite External Grille Steel or Fiberglass (smooth) at Home Depot model #28041.

The approved 6 panel, solid mould doors without a window, front and rear, are as follows:

- ReliaBilt 36” at Lowe’s - model #84116 left hand or #84420 right hand.
- Jeld-Wen 36” at Home Depot - model #THDJW166100275 left hand or #THDJW166100278 right hand.
- Masonite 6 panel Steel (smooth) at Home Depot - model #827957 left hand or #827970 right hand, or Fiberglass (smooth) at Home Depot - model #48057 left hand or #48064 right hand.

The approved 2 panel, with 3 rectangular glass panels on the top 1/3 of the door, front and rear is:

- Jeld-Wen 36” 3 Lite Craftsman Steel Prehung at Home Depot – model #N11604 left hand.

Other manufacturers, whose doors are of the exact same specifications, are acceptable upon written approval of the architectural committee. All doors being replaced must be replaced with the above standards. Doors may be made of steel or fiberglass. If the door is fiberglass, it must be fiberglass that is smooth. It is the unit owner’s responsibility to paint newly installed doors. The Association Office will provide the appropriate paint at no charge.

JULY 2018

REAR/BACK DOOR *

This door is approved as a rear/back door only. These are special order doors.

HOME DEPOT

MASONITE Entry Door, ½ lite rectangle with clear glass without grill or grids, with 2 raised panels on the bottom half, Steel or Smooth Fiberglass.

JELD-WEN Entry Door, ½ lite rectangle with clear glass without grill or grids, with 2 raised panels on the bottom half, Steel or Smooth Fiberglass.

LOWE’S

RELIABILT Entry Door, ½ lite rectangle with clear glass without grill or grids, with 2 raised panels on the bottom half, Steel or Smooth Fiberglass.

*Pick up door specifications at HOA office prior to ordering.

OCTOBER 2013

SCREEN DOORS

The approved screen doors are:

- Unique Home Design Rivera Bronze screen door found at Home Depot
- Comfort Bilt Screen Door (bronze), OCEANVIEW found at Lowe's.

Owners of wooden screen doors must paint the wooden portion of the screen door with paint matching the front door. The association will provide the appropriate paint at no charge. As with window frames and window screens, as the current aluminum screen door frames are replaced, they will be replaced with bronze colored screen doors. Screen doors must be kept in good repair at all times.

SEPTEMBER 2012

SCREEN/STORM DOORS

The approved Screen/Storm Doors are:

HOME DEPOT

- #1. Anderson 4000 Series – Fullview with Clear Glass – bronze body & bronze hardware.
* Additional options available - more information available in the brochure at the HOA office.
- #2. Andersen 3000 Series – Fullview with Clear Glass - bronze body & bronze hardware.
* Additional options available - more information available in the brochure at the HOA office.
- #3. Anderson 3000 Series – Self-Storing Insect Screen door - bronze body & hardware.
- #4. Emco 300 Series Triple Track, Bronze
- #5. Emco 200 Series Triple Track, Bronze

LOWE'S

- #1. Larson TradeWinds Full View - brown frame and bronze hardware.
- #2. Larson TradeWinds Mid View - brown frame and bronze hardware.

OCTOBER 2017

SECURITY DOORS

Security doors currently installed will be grandfathered. Requests for security doors will be reviewed on a case-by-case basis. These doors must be kept in good repair at all times.

JUNE 2010

FRONT AND REAR WINDOWS

Please obtain approval from the LFGHOA office prior to any changes to your unit's windows.

Documentation will be required.

- A. Approved windows from Incline Tahoe Glass 530-546-2749
 1. Jeld-Wen Vinyl Windows, colors Almond & Desert Sand
 2. Milgard Ultra Series (fiberglass), color Harmony (5/8" Flat grids may be available)
- B. From Ply Gem Vinyl Windows, color West Sand
- C. Bronze colored aluminum windows are approved, however the HO must choose the manufacturer, and submit all specifications to the HOA office for approval.

For existing/current homeowners, all windows being replaced will be replaced with sliding windows with nail fins and installed as new construction. Once the replacement of the windows begins, all window frames of the unit must be uniform within 1 year of an initial single window replacement. For units up for sale and enter into escrow: 1) if ALL windows are original, single pane, aluminum frames, the HOA does not require action either way; 2) if the windows are not

APPENDIX "D"

consistent (the same) and on the approved list, before the close of escrow: a) ALL windows (rear upper & lower, front upper & lower, and any wrong windows) must be made consistent, and of the approved model and color; or, b) the HOA will include in the escrow demand the cost of the window compliance. This amount (plus other HOA demands) will be paid to the LFGHOA at the close of escrow. The buyer then has 6 months to schedule and complete the required windows work. Units must be brought into compliance before the sale of the unit or seller must deposit sufficient funds in an escrow account for buyer to bring the unit into compliance, in which case the buyer has 6 months to bring the unit into compliance. The addition of a kitchen window, including bay windows, are allowed in 2, 3, and 4 bedroom units with prior approval of size, design, and location. Homeowners should be aware that structurally bay windows are susceptible to damage from heavy snow and ice. If any proposed new window has a grid pattern in it, the owner must submit the grid specifications/pattern to the Architectural Committee and obtain approval prior to installing the window. If the homeowner chooses a grid pattern, all windows in that unit must contain that grid pattern and the entire window must contain grids in equal dimensions adjusted for each window.

NOVEMBER 2020

WINDOW SCREENS

Window screen frames must match to the color of the window frame. Currently approved frames are aluminum, bronze (dark brown) colored aluminum, or almond colored vinyl. As with window frames, as the current aluminum frames are replaced, they will be replaced with bronze or almond colored frames. All window screens must be kept in good repair.

JULY 2013

PATIO SLIDING DOORS

All patio doors for 3 bedroom units will be the standard two-piece sliding patio door. The frames will be bronze colored aluminum, or bronze or almond colored vinyl. They shall be normal "stock" doors, and the frames shall be standard width. All aluminum framed patio doors will be replaced with the above standard when the current patio door is replaced.

JUNE 2010

BUILDING EXTERIOR

No new (additional) penetration through the roof or siding of the building is permitted without prior HOA approval. Plans and construction details must be submitted to HOA management for review prior to any work being performed.

It is prohibited to attach anything, including utility wiring (phone, cable, internet, satellite dish, etc.) to the exterior of the building (including front doors and windows).

SEPTEMBER 2017

EXTERIOR LIGHTS

Front and rear exterior lights shall be a single fixture positioned in the original location. The light fixture shall have an encased white light bulb or bug light bulb of no more than sixty watts. Fixture colors may be earth tones, black, or brass (white is not permitted) and the size of the fixture shall be no larger than 10 inches x 10 inches and in good repair. Motion detectors, flood lights, colored lights, or mercury vapor lights are not approved as a Lake Forest Glen standard.

JUNE 2010

WINDOW COVERINGS

No windows shall be painted or covered with aluminum foil, cardboard, bed sheets or other similar materials. All owners shall have and maintain drapes or appropriate window treatments installed on all

windows in their residence within three (3) months following close of escrow on their purchase of a unit. Window coverings must be properly hung and maintained in good repair. All drapes, curtains, interior blinds, and shutters, when viewed from the exterior of the unit, shall be in plain white or off-white tones and without design/pattern. Wood shutters must be in light, earth tone color only. All window treatments must be in good repair.

JULY 2013

REAR DECKS/FENCES

DECKS-Decks are the responsibility of the homeowner to repair, maintain, and replace. Acceptable materials are Trex, redwood, and cedar. Flat rock or pavers installed on the ground are acceptable. No other materials (such as carpet or artificial turf, etc.) are allowed on the ground. Written notice with plans for rebuilding the deck or installing rock on the ground is required to be submitted to the General Manager prior to construction for review of location, elevation, and materials. The existing ledger must be removed from the building and the General Manager consulted for approved re-installation method. Work may begin following written approval from the Association. Transparent or semi-transparent stains **ONLY** permitted on decks and fences – **NO** solid stains or paints allowed. Gas-only barbeques, outdoor furniture, potted plants, firewood, recreational equipment (bikes, children's toys, kayaks, etc.) are permitted. **NO** propane heaters are permitted per the North Tahoe Fire Department. **Storage containers must be the approved brand of Rubbermaid** with the colors taupe and evergreen. These can be found at Lowe's, Home Depot, Target or Wal-Mart. **The storage container dimensions shall not exceed 4ft (H) x 5ft (L) x 3ft (D).**

SEPTEMBER 2017

FENCES-Privacy fences coming off the rear of buildings are the responsibility of the Association to repair, maintain, or replace. The homeowner may connect these fences (enclose the area between privacy fences) **at their expense. A gate at least 3 feet wide must be installed.** The style must match the existing privacy fences. The homeowner is responsible for the repair and maintenance of this section of fence at all times.

Rear enclosure fence – metal grid, heavy gage dark brown wire, encased in wood. The top will be 2"x6" with 4"x4" posts, 6' max spacing between posts and a 3' gate. The height will be 3'2"-3'6".

Written notice with plans is required to the General Manager prior to construction for review of location, elevation, and materials. Work may begin following written approval from the Association.

NOVEMBER 2019

NAMEPLATES & DOORKNOCKERS

Nameplates: Average size nameplate of wood material above front door (not to exceed 32 inches by 8 inches) is permitted. Variations must have written approval from Lake Forest Glen management.

Doorknockers: Small doorknockers (not to exceed 6 inches) are permitted.

SEPTEMBER 2017