

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

MAINTAINING A CONSISTENT AND HARMONIOUS DEVELOPMENT, ONE THAT IS ARCHITECTURALLY AND AESTHETICALLY PLEASING, CONFERS A BENEFIT TO THE OWNERS BY ENHANCING THE VALUE OF THEIR PROPERTIES. NO EXTERIOR STRUCTURAL MODIFICATIONS, ALTERATIONS, OR INSTALLATIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LFGHOA PROPERTY MANAGER AND/OR THE BOARD OF DIRECTORS. EXTERNAL CHANGES WOULD INCLUDE, BUT NOT LIMITED TO, SIDING, WINDOWS, DOORS (INCLUDING SCREEN AND STORM DOORS), GATES, FENCES, DECKS, FRONT PORCH LOCKERS, ELECTRIC CAR CHARGING OUTLETS, SATELLITE DISHES, AND ANY EXTERNAL PENETRATIONS. A SECOND PART OF THE ARCHITECTURAL STANDARDS IS THE COMMON AREA STANDARDS, PLEASE BE FAMILIAR WITH THEM AS WELL. NONCOMPLIANCE MAY RESULT IN THE HOMEOWNER RETURNING THE UNIT TO ITS ORIGINAL CONDITION AT THE HOMEOWNER'S EXPENSE.

APPLICATION APPROVAL PROCESS:

1. ALL EXTERIOR CHANGES REQUIRE THE OWNER TO FILL OUT, SIGN AND SUBMIT TO THE LFG GENERAL MANAGER AN "ARCHITECTURAL MODIFICATION REQUEST FORM".
2. IF THE CHANGE REQUESTED CONSISTS ONLY OF REPLACEMENT OF EXISTING WINDOWS/DOORS, AS IS, AND ADHERES TO THE ARCHITECTURAL STANDARDS, AS PRESENTED HEREIN, THE PROPERTY MANAGER MAY APPROVE THE REQUEST WITHOUT THE BOARDS APPROVAL.
3. IF THE REQUESTED CHANGE IS NOT CONSISTENT WITH THE STANDARDS THEN BOARD OF DIRECTORS APPROVAL WILL BE REQUIRED. THE GENERAL MANAGER WILL FORWARD THE REQUEST TO THE BOARD OF DIRECTORS WHICH WILL APPROVE OR DISAPPROVE THE REQUEST OR FORWARD THE REQUEST TO THE ARCHITECTURAL COMMITTEE FOR A RECOMMENDATION.
4. ANY CHANGES THAT EFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING (I.E. NEW OR WIDENING OF EXISTING WINDOWS/ DOORS) WILL REQUIRE A STRUCTURAL ANALYSIS FROM A LICENSED STRUCTURAL ENGINEER AND ANY REQUIRED BUILDING PERMITS. THESE WILL BE SUBMITTED TO THE GENERAL MANAGER BEFORE CONSTRUCTION BEGINS.

FRONT DOORS

The approved 4 panel, solid mould door with a window are:

- 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 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 righthand.
- 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 is:

- Jeld-Wen 36" 3 Lite Craftsman Steel Pre hung 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 unitowner's responsibility to paint newly installed doors within 30 days of installation. The Association Office will provide the appropriate paint at no charge.

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REAR/BACK DOOR (2 & 4 Bedroom Units)

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.

Notes: - The 3 approved front doors described above are also approved for the rear doors of 2 & 4 bedroom units.

- Installing a sliding or a 4 panel "Folding" access design in the location of the existing living room window(s), may be approved with the required documentation. The existing style door is then removed.

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APPENDIX "D"

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.

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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.

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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.

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WINDOWS

Homeowners must obtain written permission from the Board of Directors before installing any window in their unit. Two styles of windows are approved: Slider and Casement.

Approved windows from Incline Tahoe Glass 530-546-2749

Jeld-Wen Vinyl Windows, colors Almond & Desert Sand

Milgard Ultra Series (fiberglass), colors Harmony/Sand (5/8" Flat grids may be available)

From Ply Gem Vinyl Windows, color West Sand

- Home Depot
 - PlyGem – Special Order
 - Jeld Wen – Special Order
- Lowes
 - PlyGem – Not available
 - JeldWen – Special Order

Bronze colored aluminum windows are approved; however, the Homeowner 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.

Window Additions/Options

2 bedroom kitchen – left side end only – additional window options are 3'x3' or less slider, casement, Bay or Garden window

2 bedroom downstairs – ½ bath – right side end only – additional window – options are 18"Wx26"H (roughly) slider or casement

3 bedroom kitchen – standard window is slider, option Bay or Garden style

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 original, they must all be consistent front and back and must be one of the approved windows in these architectural standards.

a) Units must be brought into compliance before the sale of the unit or seller must deposit sufficient funds in an escrow account, payable to the HOA, for buyer to bring the unit into compliance. After the close of escrow, the buyer has 6 months to bring the unit into compliance.

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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.

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PATIO DOOR SLIDERS

All patio doors for 3 bedroom units will be the standard two-piece sliding patio door. The frames will be bronze colored aluminum, or a vinyl color consistent with the unit windows. 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.

3 bed units only have a standard 6' wide slider, consistent with other windows of the unit. If a slider is requested to be installed in a 2 or 4 bed unit to replace or add to the existing standard rear door, engineering for the framing changes are required. A Placer County building permit may also be required. The request for a different style (other than a slider) must be approved by the Board of Directors.

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ROOF GUTTER/HEATING

A rear roof eave gutter and down spout with a heating system has been installed. Please submit all required architectural request forms prior to any action with this.

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SATELLITE DISH

Please see complete guidelines on website (lfghoa.com) prior to starting this services, then submit request.

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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).

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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 and solar light fixtures are not approved as a Lake Forest Glen standard.

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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.

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FRONT PORCH LOCKERS

A construction detail must be submitted. 12" on center T-111 siding must be used, plus rough 1"x4" trim. The locker must not extend past the inside of the porch roof fascia or the front 4"x4" posts. Depending on the proposed lockers door opening, a 6 panel or solid smooth door (usually 2' wide) must be used.

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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 barbecues, outdoor furniture, potted plants, firewood, recreational equipment (bikes, children's toys, kayaks, etc.) are permitted. NO propane heaters or charcoal BBQ's are permitted per the North Tahoe Fire Department.

Storage containers must be the approved brand of Rubbermaid or Keter with the color's 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).**

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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.**

-One style must match the existing 1X6 alternating vertical fence board and framing.

-The second style allows a coated metal mesh 4" or less, heavy gage dark brown metal wire, framed in the wood to match existing side fence framing.

The height of both styles will be no higher than the existing height of the side fences. The homeowner is responsible for the repair and maintenance of this section of the fence.

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 Board of Directors.

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GARDEN HOSE HOLDER

Please use brown or green wall mounted holder, mounted as low as possible. You may need to remove and store this in the winter to prevent damage.

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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.

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ELECTRICAL

Electric car charging outlets are allowed. Please see the front left of unit 118 for a standard. This is a 50 amp, weatherproof receptacle roughly 6"x8"x4". The wiring to this outlet is in the wall, no exterior conduct. Please follow this installation by a licensed electrician.

<https://www.homedepot.com/p/Talon-50-Amp-Outdoor-Enclosed-Panel-with-14-50R-Receptacle-LGPIS/206184036>

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GAS FIREPLACE

Many homeowners have installed a free-standing gas fireplace in the same location as the original fireplace.

In 2 and 4 bed units, the complete removal of the of the existing fireplace, rock, live pipe has been replaced with a free-standing gas unit, typically placed at the back wall. This requires a new vent out the back (deck) wall, with a flashing and cap visible on the deck side of the wall.

All codes and manufacturers installation guidelines must be followed.

Submit complete details and all HOA forms prior to purchase for Board of Directors approval.

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MODIFICATIONS TO ACCOMODATE DISABILITIES

California CID Law – Section IV Property Use and Maintenance > Section G. Modification of a Unit or Lot > 3. Reasonable Modifications to Accommodate Disability

“An owner may modify his or her unit or lot, at his or her own expense, to accommodate a disabled resident. An owner may also make reasonable modifications to the common area, at his or her own expense and with association approval, if such modifications are necessary to allow the disabled resident use and enjoyment of his or her residence and common area.” (See unit #158 and unit #9) Also see Davis-Stirling Act - **Civil Code §4760. Improvements to Separate Interest.**

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