

ARC meeting Minutes for Lot 24 on March 2, Via Zoom

The items in Red are mandatory, items in black are suggestions.

A1

Driveway and extra parking surface must be sloped all directions to direct water to drains. You will need to get permission (suggest in writing) from your neighbors (especially Robert Young) to encroach on their land with, material, debris or trespass.

Issues with East side parking can be mitigated by narrowing some or all of the width and/or reducing length

Be sure you have reviewed and understand CC&R 6.3

A3

Foundation vents only in foundation, not in siding.

Concrete retaining wall will be needed to be covered with native basalt rock on the south and east side

Extra parking area on south end does not need a railing if you meet 30" code rule. Suggest you keep curb around <4" high so you don't damage the front of someone's car.

Suggest you install 10 X 10 columns in front of house to match the rest of the house

A4

Dryer vent, suggest you put in soffit, not the wall, you will hate it in a well in the driveway

Consider an outside people door in garage

Concrete retaining wall will be needed to be covered with native basalt rock on the south and east side

A5

Suggest you consider out swing exterior doors, saves space and seals better

Suggest you consider bi-fold closet doors rather than sliding doors

General:

Retain natural grade on East, South and West sides, if you desire to make changes you must get ARC approval.

Roof and all forms of house colors other than windows will be determined later

Foundation vents in wells will be a frustration for you, check building code for alternatives

Roy Nelson