

## ARC meeting for Lot 23 on February 11, 2021 in Roy's garage.

Attendees: ARC members; Marlene, Steve, Roy and Lot owner Bob Jurasevich.

Elevations: Height limit is 86' 8", first floor 84' and main floor 85'. Bob will place a protected benchmark at 85' to provide a reference point during construction.

The driveway drains to Sunridge Lane with a curb on the westside to contain water. The railing on the west side will match railing on the deck.

A 4' sidewalk along the west side of the house will run from electric meter/propane tank area to the sidewalk on Sunridge Lane and will follow the natural grade.

Upper and lower deck post will be white stucco with a minimum of 7 X 7".

The horizontal exposed beams on the deck will be white stucco.

Propane tank will be painted matching the color behind the tank. Gutters and downspouts will be painted the matching color which is behind the gutter or downspout.

The proposed native basalt retaining wall in the SE corner will be evaluated by the ARC after final grading.

Cultured Stone will be Boral Chardonnay Cobblefield.

Stucco colors will be per the samples submitted to the ARC.

Garage doors will be painted the color of the upper body stucco.

Exterior lighting will be approved after installation, please review the CC&R requirements 4.7.

Recessed lighting is a good way to achieve approval if light source is recessed adequately. LED lighting good if correctly designed to meet 4.7 requirements.

Windows west side, second floor will be two 4' X 3' windows as shown on right elevation

Both trees must be protected prior to any construction activity with 4' orange construction fence with steel posts. Shade Tree will determine location of fence and when it can be removed.

Suggestions to improve quality of life and livability:

Try hard to have the garage floor the same elevation as the main floor, livability will be greatly improved.

Many doorways are 2-4, 2-6, 2-8, consider 2-10 or 3-0 to assure access (wheel chairs, walkers etc.) for all.

Consider pocket doors where the doors will be open most of the time or where they are in the way.

Rough in for solar panels, you have a great solar panel location on your south roof.