

## ARC meeting for Lot 53 on May 4, 2024

Attendees: Owners; Deb & Wayne Shelton, Architect; Nir Nir Pearlson, Leslie & Jeff from Lot 54, Contractor; Chad Wilson, ARC Members; Steve Paulson, Roy Nelson

A discussion was held regarding the rock retain wall being built just north of Lot 53 property line. All agreed that all aspects of the wall looked good.

Rock walls on the west side of the house may needed to be extended/modified to greater than 2 to 1 slopes or effect Lot 52 natural grade. Discussion was held regarding the large 2 to 1 slope on the east side, may want to do some rock terraces.

There are impervious surfaces that exceed the 300 sq ft allowed in the CC&R's. A variance will be given as there are no neighbors impacted and surface water will flow to the street storm drains.

All columns/posts on the exterior will be 6X6 PT wood, then wrapped to a minimum of 7X7 inches. All other beams on the exterior will be wrapped to cover brackets, PT marks, bolts, plates etc.

There will be a variance given to allow a metal roof and a 1 1/2/12 pitch roof. Just keep in mind the CC&Rs 5.5 state that all roofing must be non-reflective and you would be subject to violation of the CC&Rs if the glare becomes a problem.

Colors will be reviewed and approved by the ARC after house is completed on the exterior and a 4' x 4' sample is painted on the house next to a window with the trim painted the desired colors.