

**ATTACHMENT 2**

**DESIGN STANDARDS**

- A. Roof materials, ventilation details, colors and shapes to match existing roof vocabulary.
- B. Fenestration to match existing window shapes, material and color in casement or slider configurations.
- C. Skylight curb and flashing to match roof color, frame to match existing fenestration frame and preferred to be flat-glass profile instead of rounded or other shape, such as raised profile acrylic skylights. Rooftop skylights and solar equipment can create highly reflective surfaces, and will be approved only when exposure of such elements to adjacent units is minimal.
- D. Wall materials, trim shapes and colors to match existing siding and trim. Other building elements such as gutter and rainwater leader shape and size, soffit material, and eave overhang dimensions are also to match existing.
- E. Massing, building height and setbacks of additions to match existing massing and setbacks established in configurations of walls, fenestration, roofs and other building elements.
- F. Privacy of adjacent units to be respected in proximity and arrangement of new to existing fenestrations, outside areas, decks and other elements. For larger remodels, the ARB may require a ¼" scale model of the proposed construction and its contiguous block of units to be presented along with drawings, for review by the ARB.
- G. Deck railing is to match or compliment existing fence details.
- H. Flat roofs are strongly discouraged due to the difficulty in preventing water intrusion.
- I. Fencing to match detail in original fencing option available to purchasers at original sale of units.
- J. Any landscaping planted shall not exceed the height and location limits for fences.