NAPA YACHT CLUB

HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES AND STANDARDS

Adopted by the Board of Directors May 13, 2002
Distributed to all Owners of Record on May 2002

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ARCHITECTURAL & LANDSCAPING GUIDELINES AND STANDARDS

This manual of objectives, guidelines and standards serves two basic purposes. First, it assists the Homeowner, both in designing proposed improvements and in determining how to apply for approval. Second, it provides criteria for decisions by the Architectural Control Committee and between successive committees.

This document should be kept with all other important papers regarding your home, as it becomes a part of those documents that must be disclosed.

The Architectural Control Committee ("ACC") is anxious to assist you with your project. The Covenants, Conditions & Restrictions ("CC&R's"), along with these Architectural Guidelines for the Napa Yacht Club, contain a number of specific rules and requirements regarding modifications to your home and lot. The attached Architectural Guidelines contain the procedures and forms required for submitting an application for approval of any modifications or improvements. You are encouraged to review the rules and regulations carefully, as there are significant impacts for non-compliance. If you are uncertain whether an application is required for a particular improvement, please ask before you begin your project.

I. OBJECTIVE

Pursuant to Paragraph 4.09, Section 4 of the Declaration of Covenants, Condition and Restrictions the Board of Directors ("BOD") has appointed an Architectural Control Committee, here after called the "ACC", to establish and enforce the following guidelines and standards for the approval of ANY modification to any lot governed by the Association.

This committee, by setting standards, does not desire to stifle creativity, but to assure a continuity of design and appearance that will help preserve or enhance the overall value of everyone's property.

Homeowners are reminded that approval from the ACC is applicable as stated in the CC&R's to wit:

Architectural Guidelines [Section 4.09 of the Declaration of the N.Y.C.]
No building, fence, wall, obstruction, screen, awning, or structure of any kind shall be commenced, erected or maintained upon the Property, nor shall any alteration or improvement of any kind be made thereto until the same has been approved in writing by an ACC appointed by the Board. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such improvements, alterations, etc., shall be submitted to the ACC for approval as to design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation. No fence or wall shall be erected, placed, or altered on any Lot nearer to any street than then minimum building setback line. No permission or approval shall be required to repaint in accordance with declarant's original color scheme previously approved by the Committee or the Board, or to rebuild in accordance with plans and specifications previously approved by the Committee or the Board. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his/her residence, or to paint the interior of his/her residence any color desired.

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Failure to obtain the necessary approval will constitute a violation of the CC&R's and may require modification or removal of unauthorized work at the expense of the homeowner. In addition, any Owner who makes an alteration or addition must obtain all required permits from the City, County or other governmental agencies.

II. SAMPLE REVIEW CRITERIA

The ACC evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design on an exterior in one instance may not be for another. For example, exterior changes, due to their relative closeness to each other, usually are more noticeable and have more of an impact on adjoining properties.

Design decisions made by the ACC, (ACC), in reviewing applications are not based on personal opinion or taste. Judgments of acceptable design are based on the following criteria that represent in more specific terms the general standards of the Declaration (CC&R's).

Relation to the Natural Environment. Fencing in particular can have damaging effects on the feeling of open space. Other factors such as removal of trees, disruption of the natural topography and changes in rate or direction of storm water run-off also adversely effects the natural environment.

Conformance with Covenants. All applications are reviewed to confirm that the project is in conformance with the Declaration.

Validity of Concept. The basic idea must be sound and appropriate to its surroundings.

Design Compatibility. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, aesthetics, similar use of materials, color and construction details. It is intended that all construction and alterations be to be performed so as to maintain a uniform level of quality of workmanship and material, a harmony of external design, and low visibility with respect to existing structures, surrounding environment, and topography.

Location and Impact on Neighbors. The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood.

The primary concerns are access, view, sunlight, ventilation and drainage. For example, fences may obstruct view, breezes or access to neighboring property; decks or larger additions may cast unwanted shadows on an adjacent patio or infringe on a neighbor's privacy.

When a proposed alteration has possible impact on adjacent properties, the applicant should discuss the proposal with neighbors prior to making application. However, adjacent owner's objections do not in themselves cause denial nor does their acceptance constitute approval of an application.

View
Thought should be given to every proposed change and how it will impact a neighbor's view. For that reason the "mature" sizes of plantings and trees and their location should be taken into consideration when applying for approval.

Fence sections constructed of wire and located nearest to the water are provided for an open view of the lagoon. Planting or obstruction that would hinder or curtail that view must be submitted to the ACC for review and comment.

Scale. The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

Color. Color may be used to soften or intensify visual impact. Parts of the addition that are similar to the existing house such as roofs and trim should be matching in color.

Materials. Continuity is established by use of the same or compatible materials as were used in the original house. The options are limited somewhat by the design and materials of the original house. For instance, all house additions shall be stucco, with roof materials of matching tile.

Workmanship. Workmanship is another standard that is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards. The Association assumes no responsibility for the safety of new construction by virtue of design or workmanship.

Timing. Projects that remain uncompleted beyond a reasonable length of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. For that reason, all alterations should be completed within 60 days from start date.

III. GUIDELINES

A. Submittal Procedure and Requirements

Approval of any project by the ACC does not waive the necessity of obtaining the required City and/or County permits. Obtaining a City or County permit does not waive the need for Design Review Committee approval.

1. Submittal and Approval of Requests:

Plans must be submitted at least 30 days or more prior to the expected start date of the project. This ensures that Architectural Committee has adequate time in the event that the Committee requests a delay, changes to the plans, or for other reasons is unable to approve the project.

IV. STANDARDS

1 GENERAL

A. **Terms:**
"**ACC**" refers to the Architectural Control Committee
"**BOD**" refers to the Napa Yacht Club Board Of Directors

B. **Other Materials Not Noted Herein**
Materials or finishes noted herein and throughout these standards as either acceptable or unacceptable should not be considered as all-inclusive. Other materials may be considered for approval subject to a detailed evaluation by the ACC.

C. **Contractors and Subcontractors Guidelines**
All contractors and subcontractors in the employment of the homeowner must conform to the following:

The posting of signs in any location will be strictly forbidden.

Trucks, vans and other vehicles commercial or private, will not be allowed to be parked in the street or the homeowner's driveway overnight.

Materials in bulk quantities can not be off loaded or dumped onto public streets without ACC prior approval and the posting of a bond guaranteeing homeowners responsibility for payment of damages and their repair.

Contractors will not be permitted to bring dogs or other pets onto the premises.

If the contractor's work results in noise that can be heard by adjacent neighbors, then the work will be allowed only during these hours:
Mon-Sat... from 8:00 am to 6:00 pm
Sun.....from 10:00 am to 6:00 pm

2. FENCES

A) Extensions and alterations of existing fencing, as well as new fencing are to be submitted for review and recommendation of the ACC, and BOD' approval.

B) Structural framing, an unfinished side or a fence varying from existing fence standards shall not be visible from any public street, sidewalk, walkway, neighboring lot, waterway view or common area.

C) Proposed fencing should relate favorably to the landscape, the existing structure, and the design and material quality consistent with original neighborhood. Compatibility is defined as similarity in architectural style, quality of workmanship, similar material, color and construction details.

D) All fencing must be maintained in a sound structural manner and treated periodically so as to avoid a shabby or unkept appearance.

E) Acceptable materials:

1. Connecting fences and gates (between homes)
   Wood (redwood/cedar)
   Stucco (concrete blocks covered with stucco)

2. Other locations:
   Wood (redwood/cedar)
   Stucco (concrete block covered with stucco)
   Wrought Iron (painted)

F) Unacceptable materials – (not all-inclusive)

1. Chicken wire or any wire mesh fencing
2. Galvanized or plastic chain link
3. Plastic webbing, reed or straw-like material
4. Corrugated or flat plastic or fiberglass sheets or panels.
5. Rope or other fibrous strand elements
6. Glass block
7. Cement

G) Fence heights shall not exceed existing fence lines established during original construction.

H) No new or replacement fencing in the front of the property will be located beyond the fence line of the original construction.

I) Fencing originally constructed by the builder may not be removed without submission to and recommendation of the ACC and have written BOD' approval.

J) Wood or stucco fencing between properties should not be used as a part of a retaining structure for the purpose of containing and/or coming in contact with soil, mulch, stone or any other landscaping materials.

3. ROOM ADDITIONS, EAVES, BALCONIES, FASCIAS, GARAGE DOORS, FRONT & BACK DOORS, TRIM, GUTTERS AND DOWNSPOUTS

Structural or material additions or alterations to the exterior of any building shall conform to the materials, colors, character and details established on existing dwellings. **All** of the above must be submitted to the ACC for review and recommendation.

4. ROOFING: ADDITIONS, REPLACEMENT ROOFS, EXTENSIONS AND SOLID PATIO COVERS

A) All roofing materials shall conform to and be consistent with materials, colors, character and detailing established on existing homeowner dwellings and community dwellings.

B) Flat roofs will not be allowed.

C) In the case of sunrooms (only), glass will be considered an acceptable material.

5. EXTERIOR PAINTING & FINISHES

A) Dwellings

Exterior repairing or painting of new construction with regards to the dwellings or structure itself, doors, trim, garage doors, gutters & downspouts.

1. If the exterior colors are to be the same as the original colors, ACC submission and recommendation will not be required.

2. If the new exterior color is not the same as the original color, ACC submissions and recommendation is required.

B) Fences

1. All original and new fencing shall be maintained in its natural finish, finished to match existing colors or stain, or be a color submitted to and recommended by the ACC and have written BOD' approval.

2. A fence between two houses shall match the original community finish, or with consent of the adjoining neighbor and the approval of BOD may be of one of the two adjoining house colors.

6. LANDSCAPING

A) Every homeowner shall be responsible for installing and maintaining landscaping in good and attractive conditions. Landscaping shall include lawns, shrubs, trees, and flowers. The use of artificial materials, such as plastic plants or flowers, artificial turf, gravel or bark gardens will not be approved. Nothing contained herein shall prohibit the limited use of gravel or bark in flowerbeds between or under substantial vegetation. The homeowner shall undertake no modifications of landscaping unless the plans and specifications showing the nature, kind, shape, and location of materials are submitted to the ACC for review and recommendation.

B) Landscaping projects shall be completed within 60 days from the start of work. Extensions of such time may be granted upon application to the ACC.

C) Any proposal to use walkways, steps, decorative rock, gravel, sand, mulch, or any other substance in the front yard in place of grass must first be submitted to the ACC for review and recommendation.

D) No hedge type planting will be allowed adjacent to sidewalks where such plantings exceed 18 inches in height at maturity.

E) Vegetable and herb gardens will be restricted to the rear or side yard and not within view from common areas.

F) Ivy and other ground covers will be kept contained within property lines, off of adjacent neighbor or association structures and within the originally planned boundaries.

G) No trees, shrubs, structures or other landscaping items shall be installed which will ever obstruct a neighbor's front or backyard views or that are not compatible with the

architectural characteristics of the neighborhood setting. Homeowners must keep in mind the mature growth (width of canopy and heights) as well as root system. Consideration should be given to limbs hanging over party fences at maturity and the bi-products such as fruit, leaves, seedpods, and other undesirable maintenance issues.

H) Decorative edging shall not be more than 3" above grade.

I) Exterior landscape lighting and fixtures should be subdued, should enhance the building design and landscaping and provide for safety and security. The source of illumination should not create glare to occupants of neighboring properties.

7. LANDSCAPING MAINTENANCE

A) Minimum standards of landscaping maintenance shall be maintained on all lots. These shall include but not be limited to: regular lawn mowing, weeding, trimming and fertilizing. Minimum maintenance also includes control of all lawn and ground infestations and pest in all areas of the lot, both front and back.

B) All sidewalks, walkways and driveways will be swept on a regular basis to maintain a neat and clean appearance.

C) Weeds within the landscape area and lawns will be hand picked and or chemically treated on a continuing basis to assure proper appearance at all times.

D) Riprap and rear slope maintenance shall include regular weeding as well as removal of tide carried flotsam. Special attention should be given not to allow any fertilizer, herbicide or pesticide to enter the lagoon.

E) Unacceptable lawn conditions
- Ongoing dead or bare spots in the lawn
- Lawn turned to seed, grass too high
- Weeds untreated
- Weed grasses taking over lawn
- Lack of watering and fertilizing

F) Trees and shrubs will be kept neatly trimmed so as to maintain an attractive, balanced appearance while not overgrowing a neighbor's property or the sidewalk.

G) Any dead trees or bushes will be removed immediately to prevent fire and safety hazards as well as removing an unsightly condition.

H) Leaves must be removed periodically as warrants by the types of trees and weather conditions.

8. SWIMMING POOLS, SPAS AND ABOVE GROUNG POOLS

A) Pool and spa equipment additions and modifications shall require ACC submission and recommendation prior to the commencement of the work. Drawings must indicate the location of pool equipment, and the means of access to the proposed construction as well as all documentation required for a complete submission.

B) Pool and spa construction, drainage, grading and fencing will be required to conform to City & County building codes and health ordinances.

C) Pool and spa equipment must be located in such a manner and location as not to become an annoyance or nuisance, which may in any way interfere with the quiet enjoyment of each neighboring homeowner and common areas.

D) Final location of pool, spa and equipment shall not be visible from a street location.

E) Pool and spa equipment shall be concealed within an enclosure having sound deadening capabilities.

F) Above ground pools must be located in accordance with city codes with regards to set back limitations. In addition pools must be not visible from any street or sidewalk vantage points and camouflaged from casual view from common area locations by way of planting or screening. ACC review and approval is required prior installation.

9. OVERHANGS, ARBORS, SUNSHADES, TRELLISES, GAZEBOS, DECKS, PLATFORMS, PATIOS AND OUTBUILDINGS

A) Decks, platforms, gazebo floors, and patios will not exceed a height that will intrude on your neighbor's privacy.

B) Patio, sunshade, arbor, trellis and gazebo structures shall be of wood construction or a select high quality alternate material. Vertical supports and columns may be of compatible material, stucco or masonry.

C) Unacceptable construction material for structures in this section: (not all-inclusive).

- Metal or prefabricated structures of metal (certain exceptions considered)
- Corrugated plastic vinyl
- Corrugated fiberglass
- Plastic webbing, split bamboo, reeded or straw-like materials
- Flat plastic vinyl, or metal panels
- Composite rock

D) Structures in this section shall have a form matching existing rooflines.

G) Horizontal and vertical surfaces shall be stained, painted to match colors used on the dwelling, painted white or sealed with a marine varnish to properly maintain natural wood finish. Other colors & finished shall be subject to ACC evaluation.

H) No part of any structure in this section shall be permitted to extend beyond the "privacy" section fence between neighbors.

10. AWNINGS

A) Awnings may be permitted provided they are first submitted to ACC for evaluation. Approval will be based upon size, scale, color and materials. Aluminum or vinyl awnings will not be approved.

B) Maintenance of Awnings:
It shall be understood that as a condition of approval, all awnings will be maintained and cleaned on an ongoing basis. Faded, worn, torn, damaged or unsightly awnings shall be repaired, replaced or removed.

11. DRAINAGE AND GRADING

A) Drainage:
Homeowner's shall not do any work, construct any improvement, place any landscaping or cause the existence of conditions whatsoever which will alter or interfere with the drainage pattern of their property or any adjacent lots, parcels or common areas.

B) Homeowners are legally responsible to ensure that the original course of surface water flow is not disturbed or amended. In special circumstances, the ACC may require that a licensed landscape architect or civil engineer certify that the proposed change will not adversely affect drainage or water flow in conformance with the above.

12. ROOF PROJECTIONS, EXTERNAL FIXTURES

No television or radio poles, antenna, flag poles, clotheslines, basketball standards, or other such external fixtures, except those approved in writing by the BOD shall be constructed, enacted or maintained on any lot.

13. COMMUNICATION DEVICES

Communication devices, such as satellite dishes, must be in compliance with current FCC guidelines. It is highly suggested that appropriate camouflage treatments, such as painting and landscaping. be used when installation in locations visible from the street and other lots is made.

14. AIR-CONDITION EQUIPMENT, HEAT PUMPS

A) Any mechanical equipment, which includes but is not limited to; air conditioning units, heat pumps, pool filter and heaters (including their related wiring, insulation and piping) and any other machinery or equipment exposed or within a structure, shall be submitted to the ACC for consideration and approval prior to construction.

B) Duplicate replacement of equipment at the same location will not require ACC submission or review.

C) Mechanical equipment must be located, and/or relocated within the confines of the fenced portions of the property and in such a manner that it cannot be seen from front or side streets, or be readily apparent from common areas. Heights are not to exceed fence heights.

15. SOLAR ENERGY SYSTEMS

Subject to limitations imposed by California Law, the ACC shall be entitled to adopt as part of the architectural guidelines, reasonable guidelines regarding the installation of solar energy systems.

16. WINDOW TINTING

Windows may be tinted in all homes. No reflective materials may be used to create a mirror effect from the outside, or be a color or tint inconsistent with neighborhood design harmony.

17. STORAGE SHEDS AND EQUIPMENT ENCLOSURES

Sheds and enclosures must not be seen from the front or side streets or be readily apparent from common areas. Heights are not to exceed fence heights.

18. BASKETBALL STANDARDS, PLAY EQUIPMENT, SPORTS APPARATUS

Basketball standards, sports apparatus and or play equipment shall not be attached to any residence, garage, tree or light pole nor may freestanding basketball standards be permanently placed or stored in the front yard of any lot without ACC approval. Placement of hoops must be portable and must be removed daily from the front yard and stored so as not to be visible from front or side streets, and consideration given to their appearance and visual impact on neighbors.

19. DOCKS & MARINAS

All dock repairs and modifications must first be presented to the ACC for approval prior to the commencement of work.

Important Terms:
Fairway: clear distance between docks that create the navigable channel for vessels.
Freeboard: Distance from the top of the dock to the water surface.

Docks may not be modified, located, relocated or extended in any manner that would reduce or encroach upon the existing fairway. Further, the clear distance from the dock to land (rip-rap) may not be reduced from their existing location.

Dock lengths may not be increased if the change would extend towards a neighbor's dock and make docking procedures difficult or unsafe in all weather conditions and as it pertains to prevailing winds and tides applicable to the specific location of the dock and the docks of neighbors.

The applicant shall be responsible for providing plans that will assure that any dock modifications will be structurally sound and will not damage the channel or the riprap (structural guidelines for appropriate standards for docks are on file at the management company).

The ACC shall consider the affect, if any, of the proposed dock modifications on the existing fairway, riprap, and relationship to abutting property. Where feasible dock expansion should minimize encroachment.

Dock boxes should be located and not exceed the floatation limits of the docks. If boxes create an uneven or sinking of the dock or portion they shall be removed or extra floatation installed. Dock boxes shall be of a quality and material that will withstand the elements and require minimum maintenance and blend with dock. Dock boxes should not exceed 3 feet in height.

Boatlifts and Drive-on Systems are generally prohibited but may be considered for approval by the ACC.

Dock modifications will be completed within 90 days from the date of ACC approval. If not completed in this time period the approval will be considered null and void. Re-application will be then necessary.

Completed dock modifications must be reviewed and accepted to be in full conformity with the homeowner's application by a member of the ACC or BOD. Compliance certification is required for final and full acceptance by the ACC.

Modifications to match the existing.

Dock modifications must be done with permanence and continuity in mind. Modifications must match the existing in detail, material and color. Flotation product must be of the same material, color and density as the existing so as to maintain a freeboard that will support and sustain both static and live loads equal to the existing. As a condition of approval by the ACC, the entire dock must be painted or stained in its entirety for uniformity in color and appearance, unless the entire dock is unfinished and left in a "natural" state.

Approved materials that will be considered (not all inclusive)

- Pressure treated wood
- Vinyl covered aluminum
- Composite products
- Natural wood compatible with existing

Modifications using materials Different than the Existing:

Materials other than the existing may be considered, however the entire dock must be re-surfaced and detailed using only the proposed new material for uniformity and consistency of appearance. Dock modifications or repair will not be permitted using more than one type of material, detail or color.

Dock Maintenance
It shall be understood that as a condition of approval, all docks will be maintained and cleaned on an ongoing basis. Peeling paint, damaged or rotting materials or unsightly conditions shall be repaired, replaced or removed.

Flotation:
Any flotation materials used in modifications to the dock must match the existing in color and density. If this is not possible then new flotation must be installed on the entire dock for uniformity and appearance.
Flotation product must be engineered and selected to maintain a 12"-20' (inches) freeboard supporting it's own dead load. With the introduction of a live load of 20lbs per square foot the freeboard shall not be less than 10" (inches).
Docks shall not be overloaded or unbalanced in such a manner that will detract from it's overall appearance and cause an uneven freeboard through out the entire dock.

Homeowners Deed
It is the homeowner's responsibility to make changes to their deed of record reflecting the dock modification completed. Applicants who have grant deeds (which limit the length of docks) must submit a copy of the grant deed when making an application for modifications. See the attached map and list that defines these docks.

20. HOLIDAY DECORATIONS AND LIGHTING

Holiday decorations and lighting are permitted from Thanksgiving to January 15th. All other minor holiday lighting and decorations are limited to within a time period of one week before and one week after the holiday itself.

21. STORM AND SCREEN DOORS

All storm and screen doors must have ACC approval prior to installation except as noted.

A) **Front Door**
The only approved screen doors for the front are:

- "Phantom Screens" (www.phantomscreens.com or call1-888-PHANTOM for the name of the nearest distributor).
- Forever "Total View" slide away screen, as distributed by Home Depot.

These unit may be installed without the need for written request or submission to the ACC. Painting of these front units may be white but the homeowner is encouraged to paint them the same color as the door and frame to which they are attached.

B) **Back, Side, 2nd Floor Balcony Doors**
"Phantom Screens" as well as metal or aluminum storm & screen doors of a finish that is white or the same color, as the door and frame to which they are attached may be acceptable.

22. MAILBOXES

Mailboxes must be placed at U.S. Post Office approved locations.

- Receptacles – metal painted black match existing original. Oversized mailboxes will not be permitted.
- Post – natural wood, cedar, to match existing original.

All other receptacles or post will not be accepted.

23. SIGNS, BILLBOARDS, POSTERS

No sign, billboard or poster of any kind shall be displayed to the public view on or from any unit or any portion of the property or common area without the approval of the ACC, except as follows.

A) One sign of customary and reasonable dimensions advertising a lot for sale, lease, rent or exchange.

B) Such other signs and notices as are required by law or as are necessary to perfect the right provided for in law.

24. RETAINING WALLS, COLUMNS, DECORATIVE WALLS

Must have design compatibility, scale, color, materials and workmanship continuity, which is established by use of the same or similar materials of the original house or Napa Yacht Club neighborhood. The size of the proposed alteration should relate well to the adjacent structures and its surroundings.

25. DOG HOUSES/RUNS

A) Must be located at lease 5'0" from a property line and not visible from street, sidewalk, neighbor's property or common area.

B) Notwithstanding, serious consideration must be given regarding any situations under this section which may or become an annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of neighboring owners' units or common area.

26. SKYLIGHTS

A) The installation of skylights must have architectural approval prior to installation. The ACC will review and evaluate each submittal on an individual basis and approval will be based, to a great extent, on the resident's ability to design and accommodate the installation with the least amount of exposure to adjacent lots.

B) Exposed flashing shall be painted to match the roof color or the color of the existing painted roof flashing.

27. SUNROOMS, CONSERVATORIES

Sunroom and conservatory additions will need ACC approval prior to beginning the work. In addition, City and/or County permitting will be required, taking into consideration setback and other code restrictions.

A) Framework and Structural Members

Acceptable materials are wood, natural finish or stained and painted metal, white finish. Other colors and tile may be considered by the ACC for approval subject to design compatibility of the applicant's house and neighborhood settings.

B) **Glass and Glazing**

Glass and glazing materials may be tinted; in fact energy efficiency is encouraged. However, no reflective materials may be used to create a mirror effect from the outside, or be of a color or tint inconsistent with neighborhood design harmony.

C) **Kick panels, Transoms, Solid Panels**

Solid panels used in place of glazing will be permitted only as low kick panels, in a limited manner. Panel inserts of glass used throughout the structure are preferred.

D) **Roofing**

Materials approved for the roofs of sunrooms and conservatories shall be of glass or of materials that replicate and match the existing structures' roof or the character and detail of community houses.

28. CONDITIONS NOT INCLUDED

Any condition or materials not included within this guideline shall become a matter of judgment on the part of the ACC and BOD.

MAP OF ENTIRE COMPLEX TO BE ATTACHED AS AN EXHIBIT

NYC EXTERIOR PAINT COLOR GUIDELINES

Developed by the NYC Color Palette Committee
Adopted by the NYC Board of Directors May 24,2010

"Nothing evokes more emotion than when the environment in which we live is threatened with change, and the planning office staff appear as heroes or villains in equal measure".
[From Cyburbian Harry Fossetts Hat: Glamour comes to planning]

The committee has been considering its role in contributing to the harmony of our living together in the Yacht Club. How can we walk the fine line that respects and allows some individuality and, at the same time, also presents an interesting and inviting character to us in our own mileau and to the larger Napa community?

We live in close proximity. We have chosen to live in this atmosphere. Yet, even a limited perusal of our neighbors tells us that we aren't interested in having identical automobiles, clothing, haircuts, furniture styles, etc. Such is human nature with the freedom that we have to make a variety of choices.

Being attentive to what provides "friction" has framed our planning as we try to satisfy a number of people. Science has given us a start: Color affects what we think and how we feel. Questions have arisen: Are our houses too "standardized?" Too homogeneous? "Boring and dated," as a one realtor has labeled our community of houses.

To counter a variety of dissatisfactions, some large and others minor, the committee has updated and broadened the number of exterior paint choices, hence, a greater variety of combinations is available. The hues have a freshness that we believe will appeal to the homeowners. To be in tune with changing tastes, we hope you will want to retire the original colors and replace them with more up to date colors. However, retiring the original colors will not be mandatory.

We suggest that the front entrance door to each home reflect the owner's preference; therefore the committee is not offering front door choices. This provides a modicum of freedom for some personal expression. Please remember, the front door color must be submitted and approved by the Architecture Committee.

Napa Yacht Club Exterior Paint Colors as of May 24, 2012.

We have selected over 40 paint color schemes. Each scheme has 3 colors which harmonize with each other and, when applied correctly, will look up to date and handsome in our neighborhood. The colors have been divided into 4 Binders for your convenience. When you are ready to select a color, just contact the Architectural Committee Chairman to check out the binders.

Once you have made your color selection you will simply complete the application and submit it to the Architectural Committee for approval. Once you have approval you may proceed with painting your house.

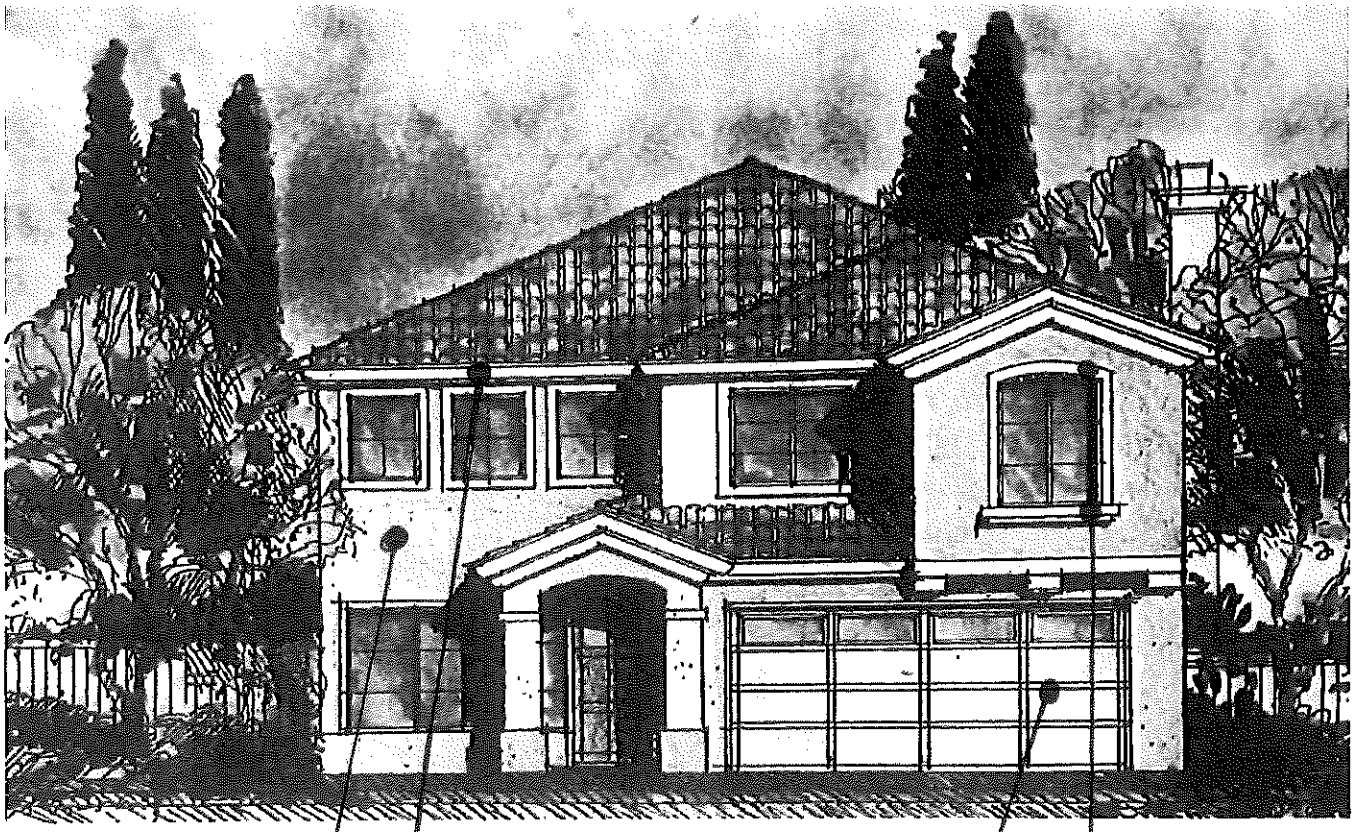
These colors were chosen from Kelly Moore Paint Company. Kelly Moore Paint Company has agreed to offer the residents of the Yacht Club a 35% discount. You do not have to use Kelly Moore as long as your selections match the Kelly Moore palate. When you decide on your color selections, please fill out and sign the form in the front of the binder and return the form and the binder to the Architectural Committee Chairman. We require this form be signed by you and returned before any painting is started.

PAINT APPLICATION
Body Color-**Flat Finish**
Trim & Garage Door-**Satin Finish**
Front Door-Gloss or Semi-**Gloss or Satin**

FRONT DOOR
You may customize the color of your front door to your own personality. Remember exterior painting or decorating requires the Architectural Committees' approval before it takes place.

I HAVE READ THESE RULES THOUROUGHLY AND UNDERSTAND THEM.

Homeowner's Signature Date



Body Color _____

Accent Color _____

Trim Color _____

Garage Color _____