

OAKMONT

IN THE VALLEY OF THE MOON

OAKMONT VILLAGE ASSOCIATION
ARCHITECTURAL COMMITTEE

UNDERDECK ENCLOSURES POLICY

***Please note that the removal of lattice is not an OVA Architectural Committee requirement.**

To accommodate the goal of reducing the potential fire risk from wooden lattice screening, the Architectural Committee has alternative solutions that include:

- Replacement of wooden lattice with non-combustible screening material, e.g., metal lattice or fiber cement siding such as Hardi ® Siding products.
- The color of the screening material should closely match and be compatible with the color of the dwelling or decking, or a natural wood finish, as determined by the Architectural Committee.
- Removal of the bottom 6-10" of wooden lattice (so it does not touch the soil level) together with installation of small mesh over the entire remaining lattice.

Should a homeowner wish to remove the entire wooden lattice and not replace with non-combustible material (this option subject to Sub HOA requirements, if applicable):

- No storage of *anything* under the deck is allowed.
- Members keep the area under the deck free of leaf and other debris.

Members are reminded that, like any change to the visual appearance of the exterior, a fully approved "modification application" is needed before any work can begin.

Properties that are in a Sub HOA must also obtain approval from their Board of Governors for their said Sub HOAs.