DWELLING IMPROVEMENTS

DWELLING IMPROVEMENTS are attached to the dwelling units and include sun and patio rooms, greenhouses, window improvements, and skylights. All such structures shall conform to these guidelines and to the Foster City building and zoning code.

MATERIALS

New construction: Shall match the existing dwelling in color, material, texture, height, scale, trim and architectural style.

Shop-fabricated: Metal and wood to be painted to match dwelling color and trim.

Glass: Plexiglas and other transparent substitutes are not permitted except for skylights. Only clear glass is permitted.

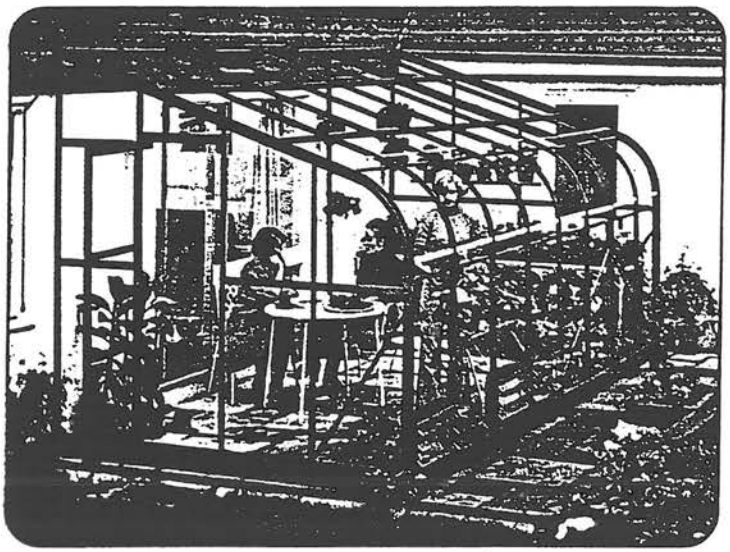
LOCATIONS

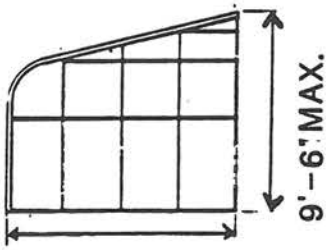
Sun/patio rooms and attached greenhouses are allowed in side and rear yards within an area defined by projection of the house walls, and to within five (5) feet of the side property line and five (5) feet of the rear property line. In addition they may be located in entry courtyards between units. (See illustrations on page 2-6).

SUN/PATIO ROOMS, ATTACHED GREENHOUSES AND TRELLISES SHALL BE LOCATED WITHIN AN AREA AS SHOWN ABOVE AND AS DEFINED BY THE PROJECTION OF THE TOWNHOMES WALLS. IN ADDITION PRE-MANUFACTURED GREENHOUSE WINDOWS NOT EXTENDING MORE THAN TWO FEET FROM FACE OF TOWNHOME, MAY BE LOCATED WITHIN AREA AS SHOWN PREVIOUSLY, AND AT ALL EXTERIOR KITCHEN WINDOWS.

Skylights shall not exceed the height of the roof ridge to which they are attached and are to be flush mounted.

ATTACHED GREENHOUSE





FRAME: ALUMINUM EXTRUSION BAKED ENAMEL FINISH COLOR TO MATCH TRIM OF HOUSES.

GLAZING: TEMPERED GLASS,