

Jun 2, 2014

Dear Matiko Homeowner,

A meeting of the Architectural Control Committee (ACC) was held on May 19. In the meeting we discussed the key requirements regarding exterior home and lawn maintenance. In addition, we discussed updates to the CC&R's, and a proposed revision recommended by the ACC will be distributed for review and comment to all home owners in several weeks.

As a reminder, the members of the ACC appointed last year by our Homeowner's Association (HOA) Board of Directors, are:

- Dan Morse – Lot 26, [danielmorse@comcast.net](mailto:danielmorse@comcast.net)
- Scott Davis – Lot 31, [sdavis@fhcrc.org](mailto:sdavis@fhcrc.org)
- Cindee Stephens – Lot 2, [CindeeStephens@yahoo.com](mailto:CindeeStephens@yahoo.com)
- Nancy Gagnon – Lot 16, [Nancy.Gagnon@hotmail.com](mailto:Nancy.Gagnon@hotmail.com)
- Chris Gallagher – Lot 24, [CRG0101@aol.com](mailto:CRG0101@aol.com)

Since summer is almost here, we want to remind everyone again of the requirements defined in the CC&Rs regarding exterior paint colors, roofing materials, and exterior maintenance.

You received a copy of the Matiko CC&Rs when you closed on the purchase of your home and another copy was distributed to each household last year after the HOA meeting. Please read and familiarize yourself with the CC&Rs. The CC&Rs are legally binding and enforceable by the HOA.

The Matiko Home Owners Association (HOA) now has a website at the following address:

<http://www.neighborhoodlink.com/Matiko>

For a copy of the Matiko CC&Rs see the following link at the HOA website:

[http://docs.neighborhoodlink.com/resources/509889/Matiko\\_CC\\_R\\_Compressed.pdf?AWSAccessKeyId=0C2W8NMC9MHASRBVPN02&Expires=1400646845&Signature=GSEMemGn%2BfSKMShWJOFSH49YgBM%3D](http://docs.neighborhoodlink.com/resources/509889/Matiko_CC_R_Compressed.pdf?AWSAccessKeyId=0C2W8NMC9MHASRBVPN02&Expires=1400646845&Signature=GSEMemGn%2BfSKMShWJOFSH49YgBM%3D)

Here is a summary of the CC&Rs regarding exterior paint color, roofing material and exterior maintenance.

#### Exterior Paint Color -

If you plan to have your home repainted this summer, you are required to get prior approval of the paint color from the ACC. If you are planning to paint your house the same color you will still need to get approval from the ACC as there are homes that are not currently painted with an approved color. If you are unsure of what colors you can choose from, please contact the ACC for more information.

#### Roofing Materials -

The CC&Rs state that only roofing materials approved by the ACC are permitted. If you plan to have your roof replaced, please contact the ACC before purchasing the materials. According to the CC&Rs, the preferred roofing materials are cedar shakes/shingles and earthen colored flat tile or slate. This has since been amended by the Homeowner's Association to include 2 or 3 ply asphaltic fiberglass shakes such as the Presidential series shakes by CertainTeed. Asphaltic

roofing material that is less than 2 ply is strictly prohibited. All other roofing materials must be pre-approved by the Architectural Control Committee. Also, since tile roofing and asphalt roofing materials come in a variety of colors, the color must also be pre-approved, to ensure harmony with the color scheme of the neighborhood.

#### Exterior Maintenance -

Homeowners are required to maintain their landscaping in order to maintain home values and the aesthetics of the neighborhood. The following are the minimum requirements expected for maintaining your landscaping. These requirements apply to the entire portion of a property owner's lot that is visible from the street.

- Weeding and mulching your flower beds and trimming their hedges on a regular basis
- Mowing your lawn at a minimum of each week during the growing season in the spring, summer and fall
- Watering your plants and lawn as needed during the summer dry season

Please note that exterior lawn maintenance is required when you are away from your home on an extended vacation or business trip.

Your cooperation in abiding by the CC&Rs and helping to create a friendly, aesthetically pleasing community is greatly appreciated.

Sincerely,  
Dan Morse  
ACC Chairman