

Amy Ow

From: Camille Leung
Sent: Wednesday, May 25, 2022 8:49 AM
To: Amy Ow
Subject: FW: Deed Restriction Conditions
Attachments: Chamberlain LOD Minor Mod 2014.pdf

Importance: High

From: Camille Leung
Sent: Tuesday, May 24, 2022 2:44 PM
To: melissa@leet.com
Cc: noel chamberlain (noel@nexgenbuilders.com) <noel@nexgenbuilders.com>
Subject: Deed Restriction Conditions
Importance: High

Hi Melissa,

Please see all conditions attached. Conditions 4u, 6, and 39 relate to Deed Restrictions on Lots 9 and 10.

4.u: **Mitigation Measures HAZMAT-2:** As required by the San Mateo County Fire Protection Ordinance, Section 3.84.100, individual property owners for Lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of up to 100 feet from its exterior circumference, for the life of the project. Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations or “major removal” of vegetation requiring an RM Permit. For the twelve parcels that constitute the project site, the removal of trees or other vegetation providing screening of the eleven residences such that the residences are made significantly more visible from public viewing location(s) shall constitute a “major removal” requiring an RM Permit. This requirement shall be recorded as a deed restriction on Lots 1 through 4, and 9, 10, and 11 when the lots are sold.

6. Colors and Materials: The following language shall be recorded as a deed restriction on the applicable parcels when they are sold:

- a. Lots 1 through 11: Development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the open space parcel. All exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. The applicant shall utilize roof materials that perform as a “cool roof.” Roof colors shall be of a medium tone, subject to the approval of the Community Development Director. Exterior lighting shall be minimized and earth-tone colors of lights used.

39. Lots 9 and 10: Future construction in areas outside of the building envelope may require supplemental geotechnical evaluation. The above statement shall be added as a deed restriction to the respective lots when the lots are sold. Recorded deed restrictions shall be produced prior to the issuance of a Certificate of Occupancy for any residence on these lots.