

QUAILRIDGE II HOMEOWNERS ASSOCIATION

ARCHITECTURAL and LANDSCAPE APPROVAL REQUEST

OWNER INFORMATION:

NAME: _____ DATE SUBMITTED: _____

PROPERTY ADDRESS: _____

Home Phone: _____ Bus Phone: _____ Proposed Starting Date: _____

NEIGHBOR ADVISEMENT: (Adjacent Neighbors, both sides and behind)

Signature	Address	Objections? (Yes/No)
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_____	_____	_____
_____	_____	_____
_____	_____	_____

*Neighbor objections do not in themselves cause denial. However, the Architectural Committee will contact the neighbors to consider their concerns.

SUBMITTAL:

Attach **two** copies of the following information:

1. Completed Architectural Request Form.
2. Complete description of improvements (included dimensions, material to be used, and color(s). If change involves plants please provide plant names.
3. Drawing (plot plan) of property showing location of improvement and dimension to fence line (a sketch will be adequate as long as the location and nature of the improvement is clear). Include elevations of proposed improvement in relation to existing dwelling.
4. Any changes to the external appearance of house must be consistent in design and materials (e.g., original roof, stucco, siding, doors, and windows).

If the requested changes are extensive, it may be necessary to submit the proposed plans to an engineer or architect; the homeowner will be responsible for any incurred expenses in evaluating the request.

The application request will not be considered if anything is missing. Please refer to notes on sheet 2 and 3 of this form for additional information.

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DESCRIPTION OF ARCHITECTURAL REQUEST: (Attach additional sheets as required)

Guidelines: The following tips are provided to assist with completing the application form. Please consult your CC&R, Rules and Regulations or the Management Company for complete details.

General: You will need to apply for Association approval for any building, fence, wall, structure, exterior addition or change, landscape changes, changes to front walkways or driveways, addition of any new front walls, patio covers, patio replacements, window replacements, and any item of backyard landscaping or lighting that will extend above the top of your fence. For a complete list, refer to your CC&Rs and Community Rules & Regulations.

When painting your house: Board approval is required prior to painting your house. Color boards with approved paint schemes are available in the Cabana upon request. Even if you intend to repaint your house the same color, you must review the color boards to obtain the paint color codes and submit these with your application.

Front walkways, front gates, and garage doors, and supplemental front lighting: Pictures or brochures of these items must be submitted with the request.

Plants: Plants that will grow higher than your fence require Association approval.

This approval shall be limited to the items specifically set forth herein and is hereby granted upon the following terms and conditions. The violations thereof or non-compliance therewith will be grounds for the rescinding and revocation of the approval hereby granted.

1. No work on this request to commence until written approval of the Architectural Review Committee has been received.
2. Any planting shall not interfere with designated operation of sprinkler heads or hinder landscaping maintenance in any HOA maintained area.
3. Any exterior modification must not alter existing construction design or the function thereof.
4. Any work done in an owner's home, or on the common property, shall be subject to all existing State, City, County and Association laws, ordinances and regulations.
5. All work will be subject to inspection by the Association. The homeowner will be held responsible for any deviations to the approved plans and will be required to make any necessary corrections at the owner's expense.
6. By the execution and acceptance of this application, and the terms and conditions hereof, the owner acknowledges that he has been advised that the above installation, when completed, forming a part of the common elements, will not be the subject of any insurance coverage or loss prevention of indemnification coverage by the Association.

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7. Owner, by the execution and acceptance of this authorization, has remised, released, and forever discharged, and by these presents does remise, release, and forever discharge the said Association of and from all obligations, controversies, suits, actions, causes of actions, trespasses, variances, damages, claims or demands, in law or in equity, which against the said Association the resident ever had, now has, or hereafter can, shall, or may have, for, upon or by reason of any damage to the above installation occurring in any manner whatsoever.

If the Board approves this request, I accept this approval upon the terms and the conditions set forth which have been fully read by me.

HOMEOWNER'S SIGNATURE

DATE

Mail Certified Mail Return Receipt

To: Spectrum Property Services
PO Box 5286
Ventura, CA 93005

ARCHITECTURAL REVIEW COMMITTEE RECOMMENDATIONS

Date received (Mgmt Co.) _____ Date sent to Committee _____
Date received from Committee _____

() APPROVED () DISAPPROVED () CONDITIONAL APPROVAL:

Conditions of approval or reason for disapproval: _____

Architectural Committee Signature

Date