

ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST

EXHIBIT A

**East Bluff Unit No. 4 Homeowners Association
c/o Avalon Management
3618 Ocean Ranch Blvd.
Oceanside, CA 92056**

Please complete and include EXHIBIT A, EXHIBIT B, EXHIBIT C & EXHIBIT D, along with your proposed improvement plans and **\$50.00 inspection fee** made payable to East Bluff HOA, for approval. **Payment must be in the form of a check or money order. Online credit card payments are not accepted. Mail to 3618 Ocean Ranch Blvd., Oceanside, CA 92056.**

HOMEOWNER NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL ADDRESS: _____

PROJECT DESCRIPTION: _____

PROPOSED START DATE: _____

ANTICIPATED COMPLETION DATE: _____

NAME OF CONTRACTOR: _____

CONTRACTOR'S LICENSE NUMBER: _____

HOMEOWNER'S SIGNATURE _____

PLEASE INCLUDE THE FOLLOWING INFORMATION WITH YOUR REQUEST:

1. Drawing, professional plans or photo of the intended improvement.
2. Location of improvement in relation to home and all necessary dimensions.
3. Description of all materials, plants and their sizes and/or color schemes.
4. Complete signatures from adjacent and facing neighbors.
5. Signed copy of Condition for Approval and Disclaimer attachment.
6. Signed copy of Indemnity Agreement attachment.

ARCHITECTURAL COMMITTEE: _____ DATE: _____

() APPROVED

() APPROVED with the following conditions

() DISAPPROVED, please resubmit with additional information noted or elimination of item(s) noted

CONDITIONS OF APPROVAL AND DISCLAIMER

EXHIBIT B

Unless specifically agreed otherwise in writing by the Board of Directors, approval of the submitted plans is expressly conditioned upon the owner agreeing to assume the cost for any additional maintenance directly or indirectly caused by the proposed modification(s), addition (s), or improvement(s).

During the approval process, the Association may require that its architect, landscape consultant, attorney, contractor, etc., review the proposed plans. SUCH REVIEW(S) ARE VERY LIMITED IN SCOPE AND MAY NOT BE RELIED UPON BY THE OWNER TO ENSURE CORRECTNESS OF PLANS FROM EITHER A LEGAL, ARCHITECTURAL, STRUCTURAL, ENGINEERING, LANDSCAPING, ETC., STANDPOINT.

The requestor FURTHER AGREES AND REPRESENTS that, as a condition of submittal, they have independently reviewed and confirmed that the proposed plans are correct from a legal, structural, architectural, engineering, and/or landscaping standpoint and will not in any way, other than that which has been disclosed in the application, negatively impact the Association or cause damage or additional maintenance to Association-owned land and/or Association maintained property. Any costs that may result in damage to adjacent properties as a result of this change, now and in the future, will be the requestor's fiscal responsibility.

The requestor FURTHER AGREES AND REPRESENTS that the requestor has complied with all applicable Federal, State, County and City laws and ordinances and has obtained all necessary permits in connection with the proposed plans. Requestor further agrees to send copies of all permits to the Association prior to the actual implementation of the proposed plans.

The requestor FURTHER AGREES AND REPRESENTS that the requestor will not make any changes that will alter the existing drainage patterns.

PLEASE NOTE THAT APPROVAL OF THE PROPOSED PLANS BY THE ASSOCIATION DOES NOT CHANGE OR ABROGATE THE REQUESTOR'S OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND/OR COMPLY WITH ALL APPLICABLE GOVERNMENTAL REGULATIONS.

Dated: _____

Accepted by: _____

Requestor's Signature: _____

Requestor's Name: _____

FACING AND ADJACENT NEIGHBOR STATEMENT
EXHIBIT C

REQUESTOR'S NAME: _____

ADDRESS: _____

PHONE: _____

This is intended to advise your neighbors who own property adjacent to your lot/property line of the improvements you plan to make. This includes side, rear and the possibility of front, or across the street neighbors. **Have each of your neighbors sign this form in the corresponding spaces in accordance with the diagram below.**

This is information only and is not for your neighbors to approve or disapprove of the plans. Any neighbor that does not approve the proposed plans should submit a written statement for the consideration of the Architectural Committee separately from this application form.

NOTE: If no neighbor exist, or there is a vacant lot, please specify "NO NEIGHBORS," "VACANT LOT," OR "NOT APPLICABLE (NA)." If a neighbor is not available after multiple attempts, or if a neighbor refuses to sign the application, please specify this information in the spaces below. **The Architectural Committee will contact neighbors that were unavailable or chose not to sign.**

C	D	E
A	YOUR HOME	B

F	G	H
---	---	---

NEIGHBOR	NAME	ADDRESS	ACKNOWLEDGING SIGNATURE
A			
B			
C			
D			
E			
F			
G			
H			

NOTICE OF COMPLETION

EXHIBIT D

Notice is hereby given that the undersigned is the Owner of the property located at:

Address: _____

City and Zip: _____

The work of Improvement on the described property was COMPLETED on:

_____ day of _____, 20____, in accordance with the Architectural Review Committee's written approval through the above owners plans and submitted package.

LOT #: _____

OWNER'S SIGNATURE: _____

OWNER'S NAME (PLEASE PRINT): _____

DATED: _____

ARCHITECTURAL COMMITTEE _____ DATE: _____

- INSPECTION APPROVED
- INSPECTION APPROVED with the following conditions:

- Disapproved, due to the following reasons:

UPON COMPLETION OF IMPROVEMENTS MAIL TO:

East Bluff Unit No. 4
Homeowners Association
c/o Avalon Management
3618 Ocean Ranch Blvd.
Oceanside, CA 92056