

M.O. HOMEOWNERS ASSOCIATION (MEADOW OAKS)

ARCHITECTURAL APPROVAL APPLICATION

Date: _____

Applicant Name: _____

Mailing Address _____

Property Address _____

Daytime Phone Number: (____) _____ E-Mail Address: _____

Tract: _____ Lot No.: _____

Modification Requested _____

Per the Association's Governing Documents, the review processing timeline is 45 days. Please take this into consideration when submitting plans for exterior improvements.

Include a \$65.00 check for grading or \$100.00 for house plans payable to Randall Hamerly

Work Schedule _____

Commencement Date _____

Development Review Committee:

You are hereby advised that the work described above is proposed and approval is requested. Attached are 3 ~~sets~~ of drawings of work submitted for approval, as well as types of materials, colors and other pertinent information to be used as indicated. We understand building permits for home improvements are required by the County of Riverside, or appropriate governing agency, and the cost of the permits, and subsequent inspection(s), will be borne by us.

We acknowledge that all approved changes in the original design will be at our expense; that any and all damage to or relocation of existing sprinkler systems, swales and exterior landscaping or other damage resulting from the construction of the proposed improvement(s) shall be at our expense. Additionally, any maintenance of permitted improvements shall be at our expense, and we agree to hold harmless Meadow Oaks Homeowners Association for the maintenance cost of same.

Furthermore, we agree to hold harmless M. O. Homeowners Association from any liability, damage and/or loss resulting from the construction or performance of the proposed modification, whether or not constructed pursuant to approved plans, drawings and/or specifications.

Signature(s) of Owner(s): _____

.....

RETURN APPLICATION TO
RALSTON MANAGEMENT
28441 RANCHO CALIFORNIA RD SUITE 101
TEMECULA CA 92590

FOR COMMITTEE USE ONLY:

Do not write below this line

FURTHER INFORMATION REQUESTED: _____

Date Requested: _____

Date Received: _____

DECISION:

Approved: _____

Rejected: _____

Date: _____

By _____
Committee Member

Please Print Name

By _____
Committee Member

Please Print Name

By _____
Committee Member

Please Print Name

ARCHITECTURAL APPROVAL APPLICATION
ADJACENT & IMPACTED NEIGHBOR AWARENESS STATEMENT

On or about _____, 20____, I notified the below-listed neighbors of my intent to submit plans to the Development Review Committee for approval. I agree to make these plans available to these neighbors for review, including those that adjoin at the rear of my property.

Signature of Submitting Owner

Please Print Name

Address: _____

Where Applicable:

Neighbor's Signature: _____

Please Print Name Above

Neighbor's Signature: _____

Please Print Name Above

Neighbor's Signature: _____

Please Print Name Above

Project: _____
Date Submitted: _____
Lot Number: _____

Meadow Oaks Development Review

Article IV, Section 10:

1. Plot Plan:

- | | | |
|--------------------------|--------------------------|--|
| appr | def | |
| <input type="checkbox"/> | <input type="checkbox"/> | Net buildable area indicated on plot plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Contour lines appropriate to show site topography. |
| <input type="checkbox"/> | <input type="checkbox"/> | Locations of all existing and/or proposed improvements with areas and construction types shown. |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage plan specifically addressing flow patterns around improvements as well as across property lines. Significant natural drainage patterns are not altered or obstructed. |
| <input type="checkbox"/> | <input type="checkbox"/> | Locations of all existing trees and significant vegetation. All trees to be removed are indicated on plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Locations of all existing and proposed utilities. |
| <input type="checkbox"/> | <input type="checkbox"/> | Septic system design approval by Riverside County Department of Environmental Health Services. Sizes and locations indicated on plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Septic system does not pose a health hazard or nuisance to those occupying or using surrounding lots. |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed improvements are not incompatible with the physical site, the adjoining lots, or the environment. |
| <input type="checkbox"/> | <input type="checkbox"/> | Fire hazard fuel modification zone is indicated on plot plan. |

2. Floor Plan:

- | | | |
|--------------------------|--------------------------|---|
| appr | def | |
| <input type="checkbox"/> | <input type="checkbox"/> | Minimum square footage of 2,250 square feet of enclosed floor area devoted to living purposes, exclusive of porches, decks, patios, garages and other non-living areas. |

3. Exterior Elevations:

- | | | |
|--------------------------|--------------------------|--|
| appr | def | |
| <input type="checkbox"/> | <input type="checkbox"/> | Exterior elevations show all sides of proposed improvements. |
| <input type="checkbox"/> | <input type="checkbox"/> | Floor levels, plate heights and ceiling heights are clearly indicated. |
| <input type="checkbox"/> | <input type="checkbox"/> | All exterior materials, colors, finishes and textures are shown. |
| <input type="checkbox"/> | <input type="checkbox"/> | Maximum height of roof and chimneys are dimensioned. |

4. Working Drawings:

- | | | |
|--------------------------|--------------------------|---|
| appr | def | |
| <input type="checkbox"/> | <input type="checkbox"/> | Complete set of drawings sufficient to communicate scope, scale and quality of construction proposed. |

5. Submittals:

- | | | |
|--------------------------|--------------------------|---|
| appr | def | |
| <input type="checkbox"/> | <input type="checkbox"/> | Color samples of all exterior materials have been reviewed and approved by the Architectural Review Committee. |
| <input type="checkbox"/> | <input type="checkbox"/> | Adjacent and Impacted Neighbor Awareness Statement has been completed. |
| <input type="checkbox"/> | <input type="checkbox"/> | Description of provisions for replanting removed trees and vegetation, protecting existing trees and vegetation during construction activity, and for stabilizing slopes during and after construction. |
| <input type="checkbox"/> | <input type="checkbox"/> | Owner's proposed schedule of construction activity and estimated date of completion. |

Article V, Use Restrictions:

- | | | |
|--------------------------|--------------------------|---|
| clr | restr | |
| <input type="checkbox"/> | <input type="checkbox"/> | Developed lot is used exclusively for single-family residence only, except as provided in the Covenants, Conditions and Restrictions. |
| <input type="checkbox"/> | <input type="checkbox"/> | Adequate parking for resident and guest vehicles on site. Storage of motor homes, campers, trailers, boats and other such vehicles is within enclosed structure or is screened from view of roads, adjoining lots and common areas. |

Article V, Use Restrictions: cont'd.

clr restr

- All walls and fences along public streets have been reviewed and approved by the Architectural Review Committee. All wall and fence materials are acceptable as specified in the Covenants, Conditions and Restrictions.
- All patio covers, arbors and similar accessory structures conform to the architectural character of the primary dwelling. Said structures are of wood construction only except that vertical supports may be of stucco or masonry.
- All trash containers are kept within an enclosed space and are screened from view of roads, adjoining properties and the common area.
- All proposed improvements shall be constructed of new materials (excepting rock and used brick). No used or salvaged structures are proposed to be placed on or relocated to the site.
- No exterior lighting is proposed to be installed or maintained on the site the source of which is visible from any road, adjoining property or common area, except as required for security measures. Said security lighting shall be equipped with motion sensors and an automatic shutoff capability.
- Maximum structure height is compatible with the physical site, adjoining property development, and does not adversely affect the views of adjoining properties.

Declaration:

The proposed improvements, when brought into compliance with the above noted corrections, will conform to the Declaration of Covenants, Conditions and Restrictions for Meadow Oaks Development. Please resubmit appropriate revised documentation.

Signed

Date

Declaration:

The proposed improvements, as submitted, conform to the Declaration of Covenants, Conditions and Restrictions for Meadow Oaks Development.

Signed

Date

Notice to Applicant:

1. Upon approval from Development Review the applicant shall commence work on the proposed improvements within one year of the date of approval. Failure to commence work within the specified period shall result in a revocation of approval unless the applicant submits a written request to the Development Review Committee prior to the expiration of the one year period.
2. Applicant shall obtain all necessary permits and approvals from the County of Riverside and shall submit copies of same to the Association prior to commencing construction.
3. Copies of all changes to the plans required by the County of Riverside shall be submitted to the Development Review Committee as a matter of record..
4. All construction activity shall proceed in an orderly manner with minimum disruption or inconvenience to the neighborhood.
5. Any damage as the result of site construction activity to the common area or development improvements shall be restored to their former condition prior to occupancy.
6. Applicant shall give written notice to the Development Review Committee upon completion of any work for which approval is required. The Association retains the right to inspect the improvements for substantial compliance with the approved application.
7. All plans and work including, but not limited to, those relating to building and grading shall be approved by the Association prior to commencement of any work on this project. Failure to comply with the conditions stated herein may result in legal action by the Association to prevent violations.
8. The Association and the Development Review Committee take no position with regard to the riparian rights and uses, and all Development Review Committee approvals are subject to the Owner's compliance with applicable federal, state and local laws.