

(Please do not return this page with your application)

*****Please read instructions carefully;
incomplete applications will not be accepted.*****

SERRANO DEL VISTA HOMEOWNER'S ASSOCIATION

INSTRUCTIONS FOR SUBMISSION OF PRELIMINARY ARCHITECTURAL APPROVAL

According to the Homeowner's Association governing documents, any change made to a homeowner's property requires prior written ***preliminary approval*** by the association's Architectural Committee. Homeowner's must submit the attached written application, along with a detailed description of the proposed changes, in ***TRIPLICATE (one original and 2 copies)***, to any member of the Architectural Committee. Once received, applications will be reviewed on the *2nd Tuesday* of each month. At that time, the committee will determine whether to grant *preliminary approval*, disapprove the application, or request further information from the homeowner. ***Final approval*** will not be granted until all work is completed and reviewed by the committee.

In the event that a homeowner's application is disapproved, the homeowner may request a hearing before the Board of Directors, held in accordance with Civil Code Section 1363.05. *The request before the Board must be made in writing.* The Board has the authority to override the decision of the Architectural Committee and approve the homeowner's application. Any and all decisions made by the Board are final.

In addition, the homeowner is advised that the Architectural Committee review period is limited to 45 days, however, the 45-day architectural review period will not commence until a properly completed and submitted application has been received by the Committee. In the event that the Committee fails to approve or disapprove a properly completed and submitted application within the 45-day review period, approval by the Committee is not required, and the homeowner will be deemed to have complied with the architectural control provisions of the CC&R's.

Please read all pages of this application and follow all instructions to avoid a delay in processing your application.

Thank you,

The Architectural Committee

(Revised 01-25-2022)

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SERRANO DEL VISTA HOMEOWNER'S ASSOCIATION

Architectural Guidelines

Please be advised of the following general guidelines. For a full list of guidelines please refer to the SERRANO DEL VISTA HOA RULES AND REGULATIONS dated July 2012:

1. All changes must comply with the requirements set forth by the CC&R's.
2. It is the homeowner's responsibility to obtain all necessary permits for any construction and to comply with all local laws and ordinances. In addition, any work performed in the city or county right of way may require an encroachment permit and/or approval by the city or county. Copies of any and all permits and approvals must be submitted with your application.
3. It is highly recommended that any modifications to established drainage facilities, existing grading, and slopes on your property be undertaken only after consultation with licensed civil engineer. Copies of all such plans, along with specifications and calculations, must be submitted with your application. Also, any damage resulting from such changes, and the cost to repair and return the damaged areas to their original state, is the sole responsibility of the homeowner.
4. No improvement or vegetation may be in a location or of such height as to unreasonably obstruct the view from any other lot in the vicinity of the subject lot, nor any vegetation be allowed to grow to such a height as to unreasonably obstruct such views. Any potential obstruction may require additional approval of the homeowners affected by the obstruction. (If applicable, please request a copy of the Neighbor Awareness Form.)
5. All vegetation is the homeowner's responsibility regarding future root system damage or issues with leaf or fruit droppings. Fruit trees and cactus are not approved for front yard landscape.
6. Arbors and trellises are not approved for front yard landscape.
7. All desert landscape requires Architectural Committee approval. Samples of rock or gravel and a list of proposed plant material must accompany your application, along with a detailed drawing of the proposed change. Proposal must include 35% or more of plants, ground cover, or greenscape.
8. Any improvements done by any homeowner, with or without Committee approval, and which cause damage to his/her property, a neighbors property, or common areas of the community, is the sole responsibility of the homeowner, along with any and all costs to repair the damage.
9. All work is limited to between the hours of 8:00 a.m. and 5:00 p.m., Monday through Saturday.
10. As a reminder, trash cans must be stored out of site except on trash days.

(Revised 01-25-2022)

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APPLICATION for PRELIMINARY ARCHITECTURAL APPROVAL

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*Only complete applications will be accepted. Submit application in “**TRIPLICATE,**” (1 original and 2 copies), to any member of the Architectural Committee, Monday – Friday 10am -4pm only. Phone calls accepted during the same business hours.*

HOMEOWNER'S NAME: _____

PROPERTY ADDRESS: _____

MAILING ADDRESS: _____

PHONE #: _____

PROPOSED START DATE: _____ # OF DAYS TO COMPLETE: _____

(For ARC use only; please do not write below this line)

PRELIMINARY APPROVAL GRANTED: [] Date: _____
(prior to commencement of scope of work)

NOT APPROVED: [] Date: _____

Reason/comments: _____

BY _____
Committee Member

BY _____
Committee Member

BY _____
Committee Member

BY _____
Committee Member

BY _____
Committee Member

SERRANO DEL VISTA HOMEOWNER'S ASSOCIATION

APPLICATION for PRELIMINARY ARCHITECTURAL APPROVAL

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SCOPE OF WORK:

- [] **CHANGE TO FRONT LANDSCAPING:**
(Include a detailed drawing in the space provided below, (or attach a separate drawing), with the names and sizes of proposed plants, a description/photo of any hardscape materials, ie. rock, flagstone, pavers, etc., and samples of any gravel. (Yard ornaments/pots are limited to 4).
- [] **FENCE PAINTING/REPLACEMENT:**
(Include a sample of any proposed color change in the space provided below. Vinyl fencing is limited to white or almond; please include a color sample from your contractor.)
- [] **CHANGE TO EXISTING EXTERIOR PAINT COLORS:**
(List each color name/color # and location where each color will be used in the space provided below. Homeowner is limited to a total of 4 color choices. The list of approved colors and where they can be used is located in the library turn-about.
- [] **OTHER (describe briefly):** _____

(Use space below for scope of work details or drawings)



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APPLICATION for PRELIMINARY ARCHITECTURAL APPROVAL

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Homeowner is hereby advised that the work described in this application is proposed, and no work may commence until preliminary approval is granted. The application must include all required drawings, descriptions/samples of materials or color choices, permits, and any information deemed pertinent by the Architectural Committee. The homeowner also acknowledges that all costs associated with the proposed and approved improvements, including the cost of any and all permits and subsequent inspections, is the sole responsibility of the homeowner. In addition, the homeowner agrees to hold harmless the Serrano Del Vista Homeowner's Association and the Architectural Committee from any liability resulting from damage or loss from the construction or performance of the approved improvements.

Homeowner's Signature: _____ Date _____

(For ARC use only; please do not write below this line)

.....
FINAL APPROVAL GRANTED [] Date: _____
(after completion of scope of work)

NOT APPROVED [] Date: _____

Reason/comments: _____

BY _____
Committee Member

BY _____
Committee Member

BY _____
Committee Member

BY _____
Committee Member

BY _____
Committee Member