

The Ridge at the Bluffs Homeowners Association, Inc.

Date Received: _____

Approval Expires: _____

APPLICATION MUST BE RECEIVED BY WEDNESDAY NOON THE WEEK BEFORE THE ACC MEETING FOR CONSIDERATION

Lot Address: _____ **Owner Name:** _____

Owner Phone: _____ **Owner Email:** _____

Owner Mailing Address: _____

Contractor Name(s): _____

Check off requested modification(s) and provide supporting information:

- ☐ Doors: Front Entry / Side Garage Entry: provide specs Color ☐ Black ☐ Bronze ☐ House Trim ☐ White
- ☐ Door Garage Overhead: Provide detailed proposal/specs/brochure or photo (8 Panel or Flush)
- ☐ Driveway/Walkway Stain Only ☐ Walkway ☐ Driveway | ☐ Mindful Gray ☐ Bombay
- ☐ Ext Lighting: Exterior Security & Equipment Provide detailed specs/brochure/location/color
- ☐ Ext Lighting: Garage/Entry Provide specs/brochure or photo Color: ☐ Black ☐ Bronze ☐ Silver ☐ White
- ☐ Fence/Gate adjacent to common areas: Submit drawing showing all dimensions/see Diagram 8
- ☐ Gate: Submit drawing showing all dimensions/(See Diagram 7) Color ☐ Black ☐ Bronze ☐ White
- ☐ Gutters/Downspouts: Show proposed locations on Diagram 3 no mill finish metal
- ☐ Paint: ☐ New Color Scheme # _____

Colors checked by: _____ on _____ Left: _____ Applicant: _____ Right: _____

- ☐ Pavers ☐ Walkway ☐ Driveway: Show proposed layout on application Diagram 5, (Ex/Diagram 6)
Provide paver brochure, photo page is fine w/color images of an area large enough to show variations
- ☐ Pool/Spa: Provide detailed proposal/drawing/specs/Must show drainage
- ☐ Roof/Asphalt: Submit Proposal/contract/Color: ☐ Amber ☐ Birchwood ☐ Quarry Gray ☐ Williamsburg Gray
- ☐ Roof/Metal: Submit manufacturer's brochure showing that all Architectural Standards are met. Include roofer's proposal, contract showing same, color choice: ☐ Sandstone ☐ Silver Metallic ☐ Slate Gray ☐ White
Must Include signed Metal Roof Contractor's Requirement Page
- ☐ Shutters: Mark locations on Diagram 4, provide detailed proposal/specs/brochure/color
- ☐ Skylights: Show proposed location on Diagrams 4, provide brochure (photo of page is fine)
- ☐ Windows/Sliders: Show proposed modification(s) on Diagrams 4, provide detailed proposal/specs/brochure (photo of page is fine). Frame color: ☐ Black ☐ Bronze ☐ White
- ☐ Other: _____

Please review current Architectural Standards, then provide sufficient information for the ACC to understand what you are requesting.

For example: Manufacturer's brochures, Photographs of existing area to be modified, Survey showing location of modifications, Architectural or vendor diagrams, drawings, images of requested modification. Indicate your request on the application diagrams.

Please be sure your contractor has read and understands the current standards.

I have read and will comply with current Architectural Standards. _____
(Owner Initials)

ACC Decision: ☐ Approved ☐ Approved with Modifications ☐ Disapproved

Date of ACC decision: _____ Verified by: _____

ACC Modifications:

The Ridge at the Bluffs Homeowners Association, Inc.

Lot Address: _____

ACC Application Terms and Conditions:

1. Owner represents to the Ridge at the Bluffs Homeowners Association, Inc. ("Association") that he/she is not a tenant but the lawful owner of the property that is the subject of this Application and has full authority to make this request for the modifications.
2. In accordance with the Declarations Article VIII, Owner must provide "...proposed plans, specifications, exterior colors and/or finishes, landscaping plan, and plot plan..." sufficient for the ACC to evaluate the request.
3. Owner hereby represents and warrants to the Association that the modification(s) requested herein shall be completed exactly as described and identified in the approved version of this Application. Owner shall not make any changes, alterations, modifications, substitutions and/or deviations from the approved application without further written approval by the Association. In the event that completed alteration(s) deviate from this Application in any manner or are not compliant with Architectural Standards, Owner agrees to rectify all deviations, at Owner's sole expense, within 30 days of written notice from Association. If Owner fails to promptly correct any deviation(s), no matter how small the deviation, after receiving written notice from the Association, Owner agrees to be responsible for all of the Association's expenses associated with compelling Owner's compliance with the original approved Application, including reimbursement of all attorneys' fees, and court costs if suit is filed. Owner waives the defense of economic waste that might be related to any request by the Association for Owner to strictly comply with his/her Application that was approved. Also, it is no defense that the Owner's contractor failed to perform as requested or substituted similar or like materials that were approved in the Application. Owner is responsible to ensure that all work performed by any contractor complies with the approved Application.
4. Owner shall obtain all permits required by law.
5. Owner shall defend, indemnify and hold harmless the Association for any and all claims resulting from the construction, operation or maintenance of the proposed modification.
6. Owner shall restore all damage to common areas and/or other individual lots, caused by the construction, maintenance or operation of the requested modification(s). This includes, but is not limited to: landscaping, irrigation system, storm water control, utilities, driveways, walkways, patios, fences, walls, gates and personal property.
7. Access to the areas of construction is permitted only through Owner's property.
8. Modifications shall be completed within 6 months of the approval date below.
9. The ACC does not pass upon the structural integrity, engineering feasibility or safety of the proposed activity or its compliance with municipal rules and regulations. ACC review is solely for the purpose of aesthetic appearance and ensuring that said activity does not increase the maintenance costs of the Association. Nor does the ACC or the Association guarantee that applicant is not in violation of any easements on the said property.
10. **Irrigation/Sprinklers:** Homeowner is responsible for reconfiguration of irrigation if necessary and removal and replacement of pavers or any other modifications should future repairs be necessary

Lot Owner Signature _____ **Date:** _____

Closed, no work started, by _____ Date: _____ Property Mgr./ACC

Completion inspected on _____ by _____ and _____ ☐ Approved ☐ Not Approved

Re-inspected on _____ by _____ and _____ ☐ Approved ☐ Not Approved

Re-inspected on _____ by _____ and _____ ☐ Approved ☐ Not Approved

Comments:
