

NELLIE GAIL RANCH OWNERS ASSOCIATION
Architectural Application Form

(Exhibit A)

Fee:\$_____ Deposit:\$_____ (2 separate checks) Today's Date: _____

Owner/Applicant's Name: _____

Property Address: _____

Mailing Address (if different than property address): _____

Phone: _____ E-mail: _____

Contractor/Architect Name & phone number: _____

Scope of work (Please check appropriate items):

___ Roof	___ Landscape ___ Front ___ Rear	___ Play Equipment
___ Painting	___ Hardscape ___ Front ___ Rear	___ Pool & Equipment
___ Gate (s)	___ Door(s) – Garage, Front, Patio	___ Spa & Equipment
___ Patio Cover / Gazebo	___ Irrigation/Drains	___ Lighting
___ Deck	___ Sports/Basketball Court	___ Barbeque
___ Fence(s)	___ Tennis Court	___ Fire Pit
___ Wall(s)	___ Gazebo/Shade Structure	___ Outdoor Kitchen
___ Window(s)	___ Addition to House > 300 sq ft	___ Driveway
___ Solar Panels	___ Addition to House < 300 sq ft	___ Barn
___ Walkway	___ Tree Removal	___ Fire Place
___ Auxiliary Structure	___ View Issue	___ Corral

Other: _____

Please submit two (2) sets of plans, with applicable fee/deposit (2 separate checks) to the Association office at 25211 Empty Saddle Drive.

Once plans have been approved, a digital copy of all plans will be required for Association records.

Owner's Signature

NOT ACCEPTED WITHOUT PLANS, APPLICABLE INFO AND FEE(S).

General Conditions and Disclaimers:

1. ***Once plans have been approved, a digital copy of all plans will be required for Association records.***
2. ARC approval does not waive or constitute or reflect compliance with any federal, state, or local law, ordinance, or code.
3. ARC approval does not constitute acceptance of any technical or engineering specifications; and the Association assumes no responsibility for such. The property owner is responsible for all technical and engineering specifications. The ARC reviews for aesthetic purposes only.
4. Any oversight of a provision of the CC&Rs, or a provision of the Architectural Guidelines, does not waive the rule. Corrections may be required. Only improvements depicted on the plans can be reviewed by the ARC. The Owner is responsible to ensure all improvements are depicted on the plans submitted. Any improvements not depicted on the plans are not approved.
5. Building permits from the appropriate governing agency are required on many improvements. Owners are responsible to secure any required permits prior to starting a project.
6. Approval of plans is not authorization to proceed with improvements on any property other than the property reviewed by the ARC and owned by the Applicant.
7. Substantial construction must start within 120 days of approval and be entirely completed within 365 days of approval. If a project has not commenced within 120 days after approval, the application becomes null and void and must be resubmitted for approval. Extensions may be granted if requested in writing to the ARC and if granted in writing by the ARC. Extensions will be granted at the discretion of the ARC.
8. Applicant understands and agrees that Applicant must comply with all of the provisions of the Architectural Guidelines and specifications of plans.
9. The applicant has read and understands all provisions of the Architectural Guidelines and CC&Rs and agrees to comply therewith.
10. In the event that the City requires modifications to the plans and specifications previously approved by the ARC, the Owner shall submit to the ARC all modifications to the plans. The ARC shall have the right to review and impose further conditions on such modifications which are not inconsistent with the requirements imposed by the City. The ARC shall have the right to impose conditions of approval of proposed improvements which are more restrictive than conditions as may be imposed by the City.
11. **The use of property owned and/or maintained by the Association for construction access or storage is not permitted, unless authorized in writing by the Association. A \$500 Trail Permit Deposit for repairs of damage will be REQUIRED from any Owner who needs access or temporary encroachment on any equestrian easement or common area for construction purposes. Arrangements must be made with the Association Office PRIOR TO THE START OF CONSTRUCTION. The applicant may be required to sign an indemnification agreement for damage.**
12. Meetings with the ARC are intended to provide an Applicant opportunity to explain the modifications and answer questions the ARC may have with the application. Dialogue between the Applicant or Applicant's representative and the ARC must be professional and courteous. Behavior that is deemed by the ARC to be hostile, abusive or unprofessional may result in the termination of the meeting and require that all future communication be in writing, rather than at a meeting.

The approval SHALL NOT be held to permit any violation of federal, state or local regulations.

PROPERTY OWNER CERTIFICATION: I have read and understood the above.

Name _____ Signature _____

Property Address _____ Tract # _____ Lot # _____

Date _____