

Submit to:
Foster Management
700 Ken Pratt Blvd, Suite 111
Longmont, CO 80501

Prairie Village South Homeowners Association Inc.

Telephone: 720-699-9033
Email: Frances@Fostermgmt.net

APPLICATION AND REVIEW FORM
FOR ARCHITECTURAL IMPROVEMENT OR EXTERIOR CHANGE

Name: _____

Email: _____ 1st Phone: _____ 2nd Phone: _____

Address within community: _____

Owner mailing address if other than unit: _____

Nature of Improvement: _____

Color and Construction Material: _____

A detailed drawing of all improvements must be attached to the application to show location and dimensions, including plot plan. For painting projects, a 2' by 2' test patch including some of the trim color shall be painted on a sample board or house siding, facing the street for review. The DRC will look at this test patch before approving any paint colors.

Contractor: _____

Planned Start Date: _____ Completion Date: _____

I understand I must receive the **written approval** from the Association Design Review Committee **before the commencement of any work**. The DRC shall have up to 45 days after receiving a COMPLETE application to approve or deny the application, as stated in the Association's Guidelines Section III. F. Approval is granted for 12 months. If work is not completed in that time frame a new application must be submitted. I have read, understand and agree to be bound by the Hold Harmless Acknowledgement and the Other Conditions on page 2 of this application form. **This form must be signed here and on page 2 to be considered.**

Signature of Homeowner _____
Date Submitted

Architectural Control Committee (ACC) Action _____

Approved as submitted.

_____ **Approved subject to: See page 2 of application.**

_____ **Disapproved: See page 2 of application.**

Architectural Control Chairman Signature: _____

Print Name: _____ **Date:** _____

This work must be completed by _____ or the approval shall be deemed withdrawn and you must reapply for permission to do the work.

Final Inspection Signature: _____ Date: _____

HOLD HARMLESS ACKNOWLEDGEMENT

There shall be no liability on the Board of Directors, the Architectural Control Committee (hereinafter referred to as the ACC), the Management Company, nor any authorized committee representative of the Association for any loss, damage or injury arising out of, or in any way connected with, the performance of the duties of the ACC.

I agree to hold harmless the Board of Directors and/or Architectural Control Committee in their review of any matter submitted to such Committee. Neither the ACC nor the Board of Directors is responsible for passing on safety, whether structural or otherwise, on conformance with building codes or other governmental laws and regulations, nor shall any such Committee's approval of an improvement of property be deemed approval of such matters.

OTHER CONDITIONS

1. I will pay for and secure any/all necessary licenses and permits as may be required by law and will not start on the improvement until I have obtained all required approvals and permits. Approval of the improvement or change by the Association DOES NOT constitute approval by local governmental entities, including but not limited to local building or zoning departments; nor drainage design, nor structural soundness.
2. I will be responsible for future maintenance and repairs of the improvement or change. The Association will NOT maintain the improvement or change, nor will the Association be responsible for repairing any damage to the improvement or change, nor any damage caused as a result of the improvement or change. In the event the construction of the requested improvement or change causes damage to any other property within the community, I will bear the full responsibility for that damage.
3. I will be responsible for immediate, proper disposal of any/all trash, debris, material, etc. generated as a result of the work. Use of Association trash receptacles is prohibited.
4. All applications, denied or approved, are further subject to the Association governing documents; Declaration of Covenants, Conditions and Restrictions, By-Laws and Articles of Incorporation. Any improvement which, although mistakenly approved by the Board of Directors and/or ACC, is in contravention of a provision of the Declaration, Rules and Regulations or any governmental code, regulation, statute or ordinance is deemed denied regardless of the consent previously given and such consent shall not be a waiver of the Association's right to enforce said covenant, rule or regulation as if the request for the improvement had been denied.
5. I must contact the Association for a final inspection when the improvement or change is complete, and I authorize entry onto my property for exterior inspection. Failure to notify the ACC or refusal to allow inspection shall result in the withdrawal of the ACC's approval of my request.
6. I will be responsible for the Association's reasonable attorney fees and costs related to my failure to obtain approval or to properly complete the improvement regardless of whether my request or application is later approved.
7. The Association may request additional information relating to my improvement prior to approving this request and/or prior to the completion of the improvement and I will immediately comply with any such request(s). Failure to comply shall result in the withdrawal of the ACC approval, if previously granted, and waiver of any time limits imposed upon the Association.
8. If the improvement as built or completed does not conform to the improvement as approved by the ACC, upon written request of the ACC, I will at my own expense and cost, promptly restore the property to substantially the same condition as existed prior to commencement of the improvement.

Signature of Homeowner _____ **Date submitted** _____

This application must be signed here and on page 1 to be considered.

APPLICATION APPROVED SUBJECT TO: _____

APPLICATION DISAPPROVED FOR THE FOLLOWING REASONS: _____
