

Owners Acknowledgements:

I understand:

- That no work on this request shall commence until I have received approval of the Architectural Review Committee (ARC);
- Any construction or alteration to the subject property prior to approval of the Architectural Review Committee is strictly prohibited. If I have commenced or completed any construction or alteration to the subject property and any part of this application is disapproved, I may be required to return the subject property to its original condition at MY OWN EXPENSE. If I refuse to do so and the HOA incurs any legal fees related to my construction and/or application, I will reimburse the HOA for all such legal expenses incurred.
- That any approval is contingent upon construction or alterations being completed in a neat and orderly manner;
- That there are architectural requirements covered by the Covenants and a board review process as established by the Board of Directors;
- All proposed improvements to the property must comply with city, county, state and local codes. I understand that applications for all required building permits are my responsibility. Nothing herein shall be construed as a waiver of modification of any codes. My signature indicates that these standards are met to the best of my knowledge.
- That any variation from the original application must be resubmitted for approval;
- That if approved, said alteration must be maintained per the Declaration of Covenants, Conditions and Restrictions for the HOA.
- This alteration will not detrimentally affect the proper drainage of any common areas or surrounding lots. I will be responsible at my expense to correct any drainage problems to such areas that may occur as a result of this work or alteration.
- *The Applicant acknowledges and agrees that the Committee and Association assume no liability resulting from the approval or disapproval of any plans submitted. The Committee and the Association assume no liability and make no representations regarding the adequacy or quality of any submitted plans or whether such plans comply with any or all governing authority requirements. The Committee's review, comments, and/or approvals do not relieve the Applicant of their responsibility and obligation to comply with the Master Declaration, Master Design Guidelines, or Subdivision Guidelines as applicable. The Applicant agrees to grant the Association accesses to property at any reasonable hour to inspect for compliance issues. It is the duty of the owner and the contractor employed by the owner to determine that the proposed improvement is*
- *structurally, mechanically and otherwise safe and that it is designed and constructed in compliance with applicable building codes, fire codes, other laws or regulations and sound practices. Your association, the ARC Committee and any employee or member thereof, shall not be liable in damages or otherwise because of the approval or non-approval of any improvement.*

I certify that the above information is an accurate representation of the proposed improvements and that the work will conform to applicable codes, covenants and standards. I also certify that the improvements will be completed in accordance with the approved application. I understand that construction is not to begin until approval has been received from the Architectural Review Committee.

Owner/Applicant Signature: _____ **Date:** _____

Co-Owner/Applicant Signature: _____ **Date:** _____

Informational Addendum

REVIEW PROCESS – Your association's governing documents stipulate the amount of time the ARC may take to render a decision. However, the ARC will make every reasonable effort to expedite the review process. Applications will be reviewed during the time frame for completeness and the ARC may request additional information to help clarify your proposal.

APPLICATION – The application must be accompanied with necessary documents, photos, drawings, brochures, and information necessary to present to the ARC. Property owners must sign the application. Contractor’s signatures for property owners will not be accepted. **Modifications are not permitted to commence until the modification has been reviewed and approved by the ARC.**

NOTIFICATION - All owners will be notified in writing by email once the request has been approved or denied.

EXHIBIT A-PART 1- PRIVACY FENCE APPLICATION SUPPLEMENT:

The applicant agrees to adhere to the ARC Design Review standards below and the privacy fence exhibit to this application.

Please read through thoroughly and fill in the appropriate material types below.

No fence or wall of any kind shall be erected, maintained, or altered on any Property without prior written approval of the reviewer of plans and specifications for such fences and walls. Wood fences must be installed so that the finish side of the fences faces outward from the Owners Unit, so that the support structure side of the fence should face the Owner’s Unit. All fences shall conform to the privacy fence exhibit. Privacy fences cannot be constructed in a manner where they do not extend to the property lines of the property, and must be constructed in a manner so that neighbors can easily tie in to the fence. In all areas of the neighborhood, except the garden home section, fences must tie into the rear of the home in the back 1/3 of the side walls of the home. It is preferable and optional for the reviewer to require the fence to tie into the back corners of the home. As a matter of clarification to the fence exhibit that has been adopted by the ARC, any individual cannot turn their support rails out on their side yard or rear yard fencing. This is often done in assumption that a neighbor will tie into the fence, but the ARC does not allow this under any circumstances.

1. Material; Types

All fences shall be submitted for approval. Materials used treated pine or cypress 6’ dog ears. Wrought iron or powder coated aluminum gates can be approved on a case by case basis at the sole discretion of the reviewer.

2. Reviewer’s Authority

The Declarant, prior to the expiration or termination of the Declarant Review Period and the reviewer, after the expiration or termination of the Declarant Review Period, shall have the authority from time to time to create, revise, or eliminate a list of pre-approved fence types and/or fence materials.

3. Maintenance

Any fences or walls, whether constructed by the Owner or builder, shall be well repaired and maintained consistent with the community-wide standard. In the event a fence or wall is damaged or destroyed, the Owner shall repair or recondition the same at the Owner’s expense.

Material Specs – Fill out the sections below indicating materials.

1) Fence Material – Please Circle the material that applies to your fence

- a. 6’ dog eared Cypress Boards
- b. 6’ dog eared Pressure Treated Pine Boards

2) Gate Material – Please Circle the material that applies to your fence

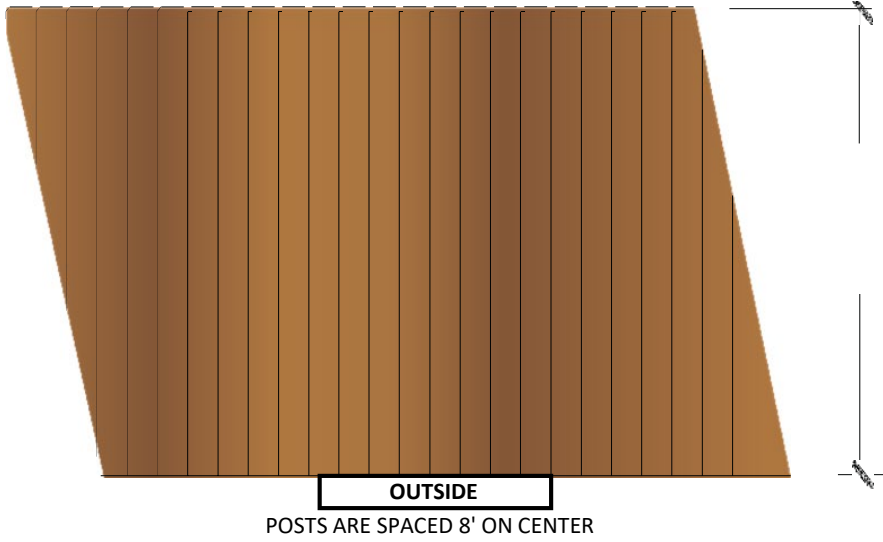
- a. 6’ dog eared Cypress Boards
- b. 6’ dog eared Pressure Treated Pine Boards
- c. Wrought Iron Black
- d. Powder Coated Aluminum
 - i. If you circled C or D, then please specify the height of fence. _____ feet
 - ii. If you circled C or D, then indicate the gate top finish by circling below:
 - 1. Flat
 - 2. Arched
- a. Wrought Iron Black
- b. Powder Coated Aluminum

Professional Site Map REQUIRED. Show the fence on the boundary lines, and where it is going to tie into the home on the back or sides- you must show exact measurements in feet. Show the location, material type, and size for all gates. Be sure to label the front of the home and the street. If you are requesting to install a fence that is wrought iron or powder coated aluminum, then please indicate that on the site plan. If application is not filled out completely and correctly by adhering to the ARC/CCR guidelines there may be a resubmission fine on your account.

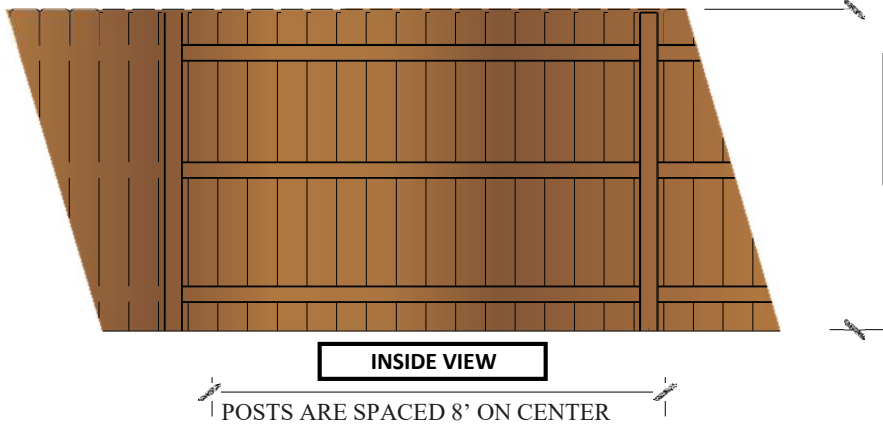
OWNER SIGNATURE: _____ Date _____

NOTE: FENCE TO FOLLOW EXISTING LANDSCAPE TERRAIN, NOT TO BE STEPPED DOWN IN SECTIONS.

EXHIBIT A- PART 2



FENCE TO BE 6' TALL
UNLESS OF HIGH
VISIBILITY AREAS. 4'
TALL IN HIGH
VISIBILITY AREAS.



FENCE TO BE 6' TALL. UNLESS OF
HIGH VISIBILITY AREAS. 4' TALL IN
HIGH VISIBILITY AREAS.

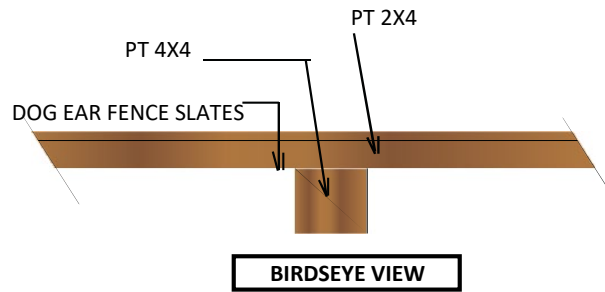
BASE WOODEN FENCE

APPROVED STAIN COLOR

ATTENTION STONE MARTIN COMMUNITY RESIDENTS:



All Stone Martin Builders' residents will be required to purchase the **Olympic Maximum Semi-Transparent - Tobacco (707)** stain color from Home Depot. The only products that should be purchased have the following item #'s:
1003-202-093 (gallon) and **1003-202-094** (5 gallon).



Homeowner Acknowledgement:

Homeowner Signature/Date

EXHIBIT B - LANDSCAPE APPLICATION SUPPLEMENT:

The applicant agrees to adhere to the ARC Design Review standards below and the other exhibits to this application. Please read through thoroughly and fill in the appropriate information below.

No additional plantings or landscaping shall take place on any property without reviewer approval. Although additional landscape is encouraged, **reviewer approval is required** prior to any owner installing any tree, shrub, grass, bush, hedge, hardscape, landscape bed, etc. on their property. Also, **no turf removal** is to take place on the property without reviewer approval. The ARC encourages the planting of native or commonly found species. Plantings of exotic or invasive species are prohibited. The approval of any landscape plan is the sole discretion of the acting ARC.

Design Review Questions for Landscaping Activities Applications:

- 1) Please insert the appropriate data below pertaining to plant species, size, and quantity:
- 2)

Species of Plantings	Size (Height)	Quantity

- 3) Please list the materials below of any Hardscape Installation that will be visible from the street (Walls, Bed Borders, Mulch, etc.):

Applicant is to use a site plan of their lot to mark all landscape changes requested. Mark where your fence and/or boundary lines are located. Show the location and use exact measurements of where the landscape modification are requested to be installed.

OWNER SIGNATURE: _____ Date: _____

EXHIBIT C - PLAYSET APPLICATION SUPPLEMENT:

The applicant agrees to adhere to the ARC Design Review standards below and the other exhibits to this application. Please read through thoroughly and fill in the appropriate information below.

All playhouses or Playsets visible from any street must be approved by the ARC. In addition, a playhouse shall be considered an accessory building if it measures more than 24 square feet, is more than 6 feet high from peak to ground or is constructed on a concrete slab or footing. Playsets that are subject to ARC approval and are to be built from wood that is stained to match the privacy fence detail. Plastic playsets are not allowed. Playset approvals are generally limited to the area that is inside the boundary of each side of the home and within 20' from the rear of the home, unless the ARC determines there may be a more discrete location on the property.

Design Review Questions for Playset Building Applications:

- 1) Will the proposed playset sit behind an existing 6' wooden privacy fence? Please circle the correct answer.
 - a. Yes
 - b. No

- 2) Please give the dimensions of the structure below:
 - a. Height (from the ground to the ridge of structure) _____ feet _____ inches
 - b. Width (side to side) _____ feet _____ inches
 - c. Length (front to back) _____ feet _____ inches

- 3) What is the exterior cladding materials: Please circle the appropriate one.
 - a. Frame and Tower (if applicable)
 - i. Pressure Treated Lumber
 - ii. Composite Lumber (Trex)
 - iii. Plastic - NOTALLOWED

- 4) What are the colors of the exterior?
 - a. Frame and Tower _____

Any prefabricated playset requests must have a picture of the structure attached to the application.

Applicant is to use a site plan to draw in location of requested playset. Show dimensions and use exact measurements of where the playset will be located.

OWNER SIGNATURE: _____ Date: _____

EXHIBIT D - STORAGE BUILDING APPLICATION SUPPLEMENT:

The applicant agrees to adhere to the ARC Design Review standards below and the storage building exhibit to this application. Please read through thoroughly and fill in the appropriate information below.

Owners shall secure reviewer approval prior to construction of any accessory building, including garden or tool sheds or permanently installed playhouses. A detached garage is not considered an accessory building, and its construction shall require reviewer approval on a case-by-case basis. Accessory buildings shall meet the following criteria:

1. An accessory building must be of the same color, material, and architectural style as the main residence or of color, material, and style that is generally recognized as complementary to that of the main residence. An accessory building's roofing materials shall match those of the main residence. Accessory structure must be enclosed by a privacy fence that conforms to the ARC guidelines; the ARC may grant a variance to allow different materials than the main structure. However, in no instance shall more than 2' of the accessory building be visible from the outside of the privacy fence. ARC will require the materials that stick above the privacy fence for the 2' allowable section to be built of similar colors and the same roofing material and roofing colors as the primary residence. Note: If the lot has topography that will allow visibility into the back yard from any street, then the accessory structure has to conform to the standard.
2. Any utilities servicing accessory buildings shall be installed underground.
3. Accessory buildings shall be located in the rear yard but may not be located within an easements area, shall not unreasonably obstruct any adjacent neighbor's views.
4. The maximum dimensions for an Accessory Structure are 10 feet by 12 feet with a maximum 4/12 roof pitch. Only No.3 tab shingles will be allowed on any structure that is visible from any street.

Design Review Questions for Storage Building Applications:

- 1) **The proposed storage building must sit behind an existing 6' wooden privacy fence. Please circle the correct answer.**
Note: Under no conditions will the ARC grant a variance on a storage building that brought onto a lot with the intentions of installing a privacy fence afterwards.
If you do not have a fence have you submitted a fence application?
a. Yes b. No
- 2) **Please give the dimensions of the structure below:**
a. Height (from the ground to the ridge of structure) _____ feet _____ inches
b. Width (side to side) _____ feet _____ inches
c. Length (front to back) _____ feet _____ inches
- 3) **What is the exterior cladding materials: Please circle the appropriate one.**
a. Sides b. Cornice c. Roof
 Brick Vinyl/Aluminum Architectural Shingles
 Fiber Cement Siding Fiber Cement
 Wood Siding Wood
- 4) **What are the colors of the exterior?**
a. Sides _____ b. Cornice _____ c. Roof _____

Any prefabricated storage building requests must have a picture of the structure attached to the application. Any Site Built building must have all of the documentation. Applicant is to use the professional site map of your lot and draw the proposed storage building. Show the location with setbacks, location and size.

OWNER SIGNATURE: _____ DATE: _____