

CAPITOLA KNOLLS HOMEOWNERS ASSOCIATION
Architectural Modification Application
Patio, Deck and/or Fence

Please complete and return to: Capitola Knolls, c/o Shoreline Property Management, 1100 Water St. Suite 2A, Santa Cruz, CA 95062

* Name of Owner(s): _____

* Unit Address: _____

* Telephone Numbers: (H) _____ (W) _____

Applicant agrees and understands that the application does not fulfill all of the conditions and requirements for an approval. **In addition to this completed "Architectural Application" form, the applicant must submit to the Board acting as the Architectural Committee drawings and specifications showing the nature, kind, shape, height, materials and locations of the proposed architectural modification.** It is also understood by the applicant that the submission must be in writing. The Architectural Committee may require additional information, as it deems necessary to make a decision. Until all information is submitted to the committee, the application will be deemed incomplete and the application will stand disapproved. **If the application includes expanding a deck or fence into the Association's common area approval of at least 51% of all homeowners is also required.**

* General Description of Proposed Work: _____

Applicant further agrees and understands that in the event that the Committee approves the modification, that they may impose "Special Conditions" of construction and maintenance on the approved work. Any special conditions shall be attached and be part of the approval. Any deviation from the approved plans, specifications or special conditions shall cause the permit to terminate and become null and void. Applicant agrees and understands that failure to conform to these requirements will be automatic authorization by the applicant to have the work brought into conformance with approved plans, specifications and special conditions. Applicant further agrees and understands that all costs incurred by the Association as a result of bringing said work into compliance should be a charge against the owner's lot. Such costs shall include costs of construction, reconstruction, administration, fees, attorney fees and reasonable court costs, if incurred. It is also agreed that no work will be initiated which will 1) be a violation of any of the provisions of the Association's Declaration of Covenants, Conditions and Restrictions or any applicable building code, 2) be an annoyance to the residents or 3) increase the cost of insurance.

It is further agreed that in the event the application is approved, all maintenance repair or replacement of the approved item will be the sole responsibility of the unit owner and further that any expense incurred by the Association that is the direct or indirect result of the approved change shall also be the sole responsibility of the unit owner. All work should be initiated with consideration of the grounds, esthetics, time and noise factors.

Owner agrees that this Architectural Improvement Agreement, if approved, shall be a covenant running with the land as it relates to Owner's Lot/Unit and shall bind and be a charge on Owner's Lot/Unit and to his/her successors or assigns. This covenant shall be binding on all parties and all persons claiming under it.

***Required field**

*** Describe proposed architectural modification including drawings that include measurements of proposed fence/deck and relationship to the unit and common area. Specify materials to be used. Generally, a planting space of not less than 18" from any walkway is required. The fence may not extend past the width or length of the unit. The board considers each application in relation to the unit(s) involved.**

Attach any pertinent documents that will further describe the modification such as the drawings:

* Name of Contractor: _____

Address: _____

Phone: _____

* Contractor's License Number: _____

Insurance information for Contractor: _____

The Association may require a Certificate of Insurance from the contractor before commencement of work.

With signature below, I hereby agree to all terms of approval and understand that all maintenance/damages that result from this modification and future maintenance costs from this modification will be the responsibility of the property owner at the time the costs are incurred. If I sell my unit, I agree to inform the buyer of this agreement.

* _____
Homeowner(s) Signature _____ Date _____

Association Approved _____ Date _____ Association Denied _____ Date _____
Conditions, if any: _____

*** Required fields**
ARC Patio/fence1-2007