

Architectural Modification Request

Name of Owners(s):	_____				
Address of Condo:	_____				
Home Phone:	_____	Work Phone:	_____	Mobile Phone:	_____
E-mail Address:	_____	Other Contact:	_____		

BRIEF DESCRIPTION OF PROPOSED ARCHITECTURAL MODIFICATION

Contractor's Name & License #:	_____
Will City Permits Be Pulled?	_____
When Would You Like to Start Work?	_____
Any Other Additional Comments:	_____

Applicant agrees to the terms and conditions on page two of this application form and accepts those terms and conditions as evidenced by the owner's	
Signature: _____	Date: _____

MARIPOSA HEIGHTS BOARD OF DIRECTORS USE ONLY			
APPROVED: _____	DENIED: _____	SIGNATURE: _____	DATE: _____
REASON FOR DENIAL:			



TERMS AND CONDITIONS OF ARCHITECTURAL MODIFICATION REQUEST

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 Modification Request" form, the applicant is encouraged to submit to the Architectural Review Committee (and/or Board of Directors) a set of plans and specifications showing the nature, kind, shape, height, materials and locations of the proposed architectural alteration. There may be additional information required as deemed necessary to make a decision. Until all information is submitted to the committee, the application will be deemed to be incomplete and the application will stand unapproved.

Applicant agrees and understands that, in the event the modification is approved by the Architectural Review Committee or Board of Directors, that they may impose "Special Conditions" of construction and maintenance on the approved work. Any special conditions shall be attached and be a 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 the 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 shall be a charge against the applicant'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 would be a violation of any of the provisions of the Association's Declaration of Covenants, Conditions and Restrictions or any applicable building code; be an annoyance to the residents; or increase the cost of insurance. Applicant agrees to indemnify the Association against any and all acts or claims arising in connection with the approval, construction, operation, maintenance, repair, use or removal of the improvement, including attorney fees and costs of litigation in connection therewith. Applicant agrees 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. Applicant understands that all necessary permits and approvals from municipalities or other jurisdictions are the sole responsibility of applicant and that Committee/Board approval of this application is subject to the applicant receiving all such necessary permits and approvals.