

NORTHRIDGE ESTATES

Application for Modifications or Improvements

(District use) Received on: _____

A. General Information:

Owner(s): _____

Property Address: _____

Email Address: _____ Phone Number: _____

A \$50 Review Fee* is required with all application submittals. The \$50 fee is made payable to *Northridge Estates Metropolitan District* and is due at the time the application and plans are submitted for review.

B. My request involves the following type of improvement:

- | | |
|---|--|
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Deck / Patio / Slab |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Roofing |
| <input type="checkbox"/> Drive / Walk addition or improvement | <input type="checkbox"/> Patio Cover / Awning / Pergola |
| <input type="checkbox"/> Storm doors | <input type="checkbox"/> Painting (please see Section D) |
| <input type="checkbox"/> Room addition | <input type="checkbox"/> Other _____ |

C. Description of work (include materials, kind, exterior color(s), & location of improvement)

Please remember to call 811 before you dig!!

D. Paint form for exterior paint (if applicable)

Please include a sample of the requested paint colors and fill out the below box indicating the color name and code that you are requesting for each area to be painted. Home exterior paint does not need approval for original home colors.

Base / Body	
Trim	
Front Door	
Accent	

E. Contractor Company & Representative Name, if any:

F. Attachments:

- | | |
|---|---|
| <input type="checkbox"/> Color sample / description | <input type="checkbox"/> Plot plan |
| <input type="checkbox"/> Specifications (e.g. brochure) | <input type="checkbox"/> Elevation drawings |
| <input type="checkbox"/> Construction plans | <input type="checkbox"/> Architectural drawings |
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Sample of materials |
| <input type="checkbox"/> Other _____ | |

**The review fee for your initial application for backyard landscaping was collected at closing. Any subsequent modifications will require an addition \$50 review fee.*

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I understand that I must receive the written approval of the Architectural Control Committee (ACC) in order to proceed. I understand that the District may request additional information prior to reviewing this request. ACC approval does not constitute approval of the local building or zoning department, drainage design, structural or engineering safety and/or soundness. I understand that I may be required to obtain building or other permits prior to the commencement of any work. I agree that my failure to obtain required building or other permits/approvals will result in the withdrawal of ACC approval.

I further agree not to alter existing drainage patterns on the Lot without the express approval in writing by the Board or ACC. I will not damage or alter District property at any time and resulting damages may be repaired by the District and my responsibility to pay. Upon completion of my improvement, I hereby authorize the ACC or its delegate to enter onto my property for exterior inspection at a mutually agreed upon time, if requested. I agree that my refusal to allow inspection may result in the withdrawal of ACC approval.

I further agree that if, at any time during the process, the ACC requests to enter onto the Lot or requests further information to determine if the improvement is being constructed in accordance with the approval plan and/or Covenants, I will comply with the request. I agree that my failure to comply with the request shall result in the withdrawal of ACC approval. In addition, I agree that my failure to start or complete the Improvement within the time specified on the application shall result in withdrawal of ACC approval unless an extension is requested in writing and approved in writing.

Planned start date: _____ Planned completion date: _____

Homeowner Signature

Date

Architectural Control Committee

The ACC / Board of Directors, having reviewed the submission above, hereby finds that the request is:

- Approved as submitted.
 Approved with the following provisions and/or subject to HOA governing documents: _____

Must be completed by: _____

Further information is requested: _____

Denied for the reason(s) stated below:

- Improvement does not comply with governing documents: _____
 Improvement is not reasonably suited for the lot.
 Not an approved exterior paint color
 Other reason: _____

ACC / Board Member / Authorized Representative

Date