REQUEST FOR ARCHITECTURAL/LANDSCAPE CHANGE APPROVAL

Architectural Control Committee

c/o Huntington West Properties, Inc. P.O. Box 1098 Westminster, CA. 92684-1098

LOT#:			
OWNER:			
ADDRESS:			
PHONE:()(HOME)	()(WORK)	
DESCRIPTION OF WORK AN	TTICIPATED:		
PROPOSED: START DA	TE	_ COMPLETION DATE	

Please include the following with your plans:

- 1. Description and specifications of all improvements including photos and or brochures.
- 2. Color schemes for improvements, i.e., paint chips for house, fence, etc.
- 3. Plot plan with critical dimensions of improvements proposed with regard to unit.
- 4. Detailed drawings (architectural blue prints as necessary) for any proposed changes/additions including elevations. Plans must be accurate and note the scale in the legend.
- 5. Include two (2) copies of plans and (1) copy of the Neighbor Awareness Statement with completed Unit-Improvement Form.
- 6. Show means of drainage for your unit after improvements.

PLEASE NOTE that plans that are approved are not to be considered authorization to change the original plans as designed by the developer and approved by the County of Orange. The review is intended to consider aesthetic appearance. Owner may also need to acquire city permits for any possible structural changes.

NEIGHBOR AWARENESS

Neighbor's approval is not a condition to plans being approved by the Architectural Committee; however, the intent is to advise the neighbors who own property within 100 feet of the property to be improved or altered of the proposed improvements or alterations. **Failure to obtain these signatures could delay approval**. Neighbors who would like to make comments to the association regarding the proposed improvements should direct comments within **three days** of having seen this application to the following:

Mail comments to:

SMOKETREE STANTON HOMEOWNERS ASSOCIATION C/O Huntington West Properties, Inc. P.O. Box 1098 Westminster, Ca. 92684

1

By signing below, I am acknowledging the fact that I have had an opportunity to review neighbors proposed improvements or alterations to their home. I understand that this is a requirement for the owner to obtain my signature and that in the event I have concerns or issues I may address them with the applicant and/or submit my concerns in writing to the management company in the time frame mentioned above.

Neighbor Name	Address	Signature
Neighbor Name	Address	Signature

General Terms and Conditions

- 1. Smoketree Stanton Homeowners Association architectural approval does not constitute waiver of any requirements set forth by applicable government agencies.
- 2. Architectural approval of plans does not constitute acceptance of any technical or engineering specifications and Smoketree Stanton Homeowners Association assumes no responsibility for such. The function of the Architectural Control Committee is to review submittals as to aesthetics, community design, and compliance with the CC&R's.
- 3. All technical and engineering matters are the responsibility of the owners.
- 4. An oversight of a Covenant, Condition or Restriction, or a Committee policy does not constitute waiver of that rule and therefore must be corrected upon notice.
- 5. Access for equipment used in construction must be through your property only. Access over Community Property will not be permitted without prior, written approval from the association Board of Directors or management.
- 6. Streets may not be obstructed with the objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, dumpsters, sand and building materials may not be stored on streets, sidewalks or community Property.
- 7. Building permits may be required for certain improvements from the City of Stanton and/or the County of Orange.
- 8. Any damage to Smoketree Stanton Homeowners Association property will be replaced or repaired by a Smoketree Stanton Homeowners Association subcontractor. All applicable charges for restorations will be charged back to the unit owner by the Smoketree Stanton Homeowners Association and is due within 30 days from notification or assessment of penalties.
- 9. **The approval process is a 30-day process**. All reasonable efforts will be made to expedite the review of your plans. If and when the association grants approval, the approval will be valid for **6 months** from the issuance of the approval letter from the association. Any work not completed within that time frame will be deemed unapproved and the owner must resubmit their application to the association's Architectural Committee.
- 10. All terms and condition noted in the association's CC&R's and Approval Procedures and Design Guidelines are applicable and may be enforced by the Board of Directors.

Subject Address:		
Date:	Applicant Signature	

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Date:	Applicant Signature	
Architectural Committee Revie	ew Only Date submitted to committee:	
[] Recommended Approval	[] Conditional Approval Recommended as follows:	
[] Recommended Disapproval f	for the following reason(s):	
Date:	Signature:Architectural Committee	
Board of Directors Review	Date submitted to Board of Directors:	
[] Recommended Approval	[] Conditional Approval Recommended as follows:	
[] Recommended Disapproval f	for the following reason(s):	
Date:	Signature:Board Member / Account Manager	