

ARCHITECTURAL IMPROVEMENTS APPLICATION

MESA RIDGE TOWNHOME ASSOCIATION
P.O. BOX 278
PARACHUTE, CO 81635

BEFORE beginning any exterior improvement project, submission of this completed application to the Mesa Ridge Townhome Association (MRTHA) Architectural or Landscape Committee is required.

This application process is in accord with the Declaration of Covenants, Conditions and Restrictions (CC&R's) and the MRTHA Amended Exterior Modification Regulations. Homeowners are required to be familiar with the CC&R's and regulations and to comply with them.

Instructions:

This is to assist the homeowner in ensuring the application submittal includes all information necessary for a thorough review process.

Projects include, but are not limited to the following:

- 1) Deck restoration, including replacement, repair or refinishing.
- 2) Satellite dish installation location.
- 3) Evaporative cooler or air conditioner replacement, including roof jack.
- 4) Replacement windows and doors.
- 5) Outdoor plantings or irrigation.
- 6) Any project requiring work on the exterior of your unit.

The homeowner must contact the Association Manager to make certain that the contractor to be hired by the homeowner for the project has the necessary insurance coverage & licenses to work on the exterior of your townhome unit, which by law is MRTHA property.

Before work on the project begins, the homeowner must supply the Association Manager with a copy of:

- 1). The selected contractor's certificate of necessary insurance coverage.
- 2). All required building permits.

Kindly complete the attached application form in its entirety. The Architectural Committee will use the information provided to evaluate your application. A majority of committee members is required for application approval. Applications normally are reviewed within 7 days of submittal. Homeowners must notify the Architectural & Landscape Approval Committee when work has been completed. Approvals expire at 6 months; approved projects not completed within six months of application approval must be resubmitted.

Homeowner supplied information:

Name: _____

Project address: _____

Your mailing address: _____

Your primary phone: _____ Mobile phone: _____

Your e-mail: _____

Submittal date: _____

Proposed start date: _____ Est. completion date: _____

Your description of the proposed project(s):

Submit documents noted below:

____ 1). Site Plan drawings to scale to include address and locations for patios, decks, walkways, and any other exterior improvements.

____ 2). Architectural Drawings to scale to include all dimensions, elevations and other design details; show in detail how Project attaches to the Townhome.

____ 3). Material Specifications to include manufacturer, model numbers, material type, fastener types, stain, colors and installation procedures. Attach manufacturer's Specifications.

____ 4). Landscape/Irrigation plans to include the planting plan (areas of placement for trees, shrubs, ground cover, drip irrigation etc.), plant material listed by species of trees and shrubs, ground cover material with weed control barrier material.

Homeowner acknowledgements and agreements:

I, _____, acknowledge and agree to the following five points:

1). Compliance: Construction of improvement projects which are determined to be not compliant with this application and conditions of approval issued by the Architectural Committee, may lead the committee to require removal or reconstruction of said improvement, in order to come into compliance, or may lead to litigation initiated by the MRTHA Board of Directors to enforce compliance.

2). Changes: Any change to the approved plan requires that I submit a revised application for approval. I agree that I will not proceed with the revised plan until approved by MRTHA.

3). Completion:

I ____ (*initials*) agree that this Project shall be promptly completed in accordance with the plans and specifications approved by the MRTHA Board of Directors, at my sole cost and expense.

4). Owner Responsibility:

I ____ (*initials*) shall be fully responsible for any and all losses, injury and/or damage to person(s) or property, and any and all claims, demands, or causes of action whatsoever, of any nature and kind, asserted by any person and alleged to arise from or in connection with the Project.

5). Indemnification:

I ____ (*initials*) agree to fully and unconditionally indemnify and hold MRTHA harmless from all loss, injury and/or damage to person(s) or property (including but not limited to common elements of MRTHA and all property for which the MRTHA is responsible), and any and all claims, demands, of causes of action whatsoever, of any nature and kind, asserted by any person and alleged to arise from, in connection with, or resulting from the Project and/or my actions in furtherance thereof.

Homeowner's Signature

Date

MESA RIDGE TOWNHOME ASSOCIATION
ARCHITECTURE or LANDSCAPE COMMITTEE ACTION

Regarding the proposed Application for Improvement:

Submitted by: _____

Dated: _____

Description: _____

The application is APPROVED. _____ (Initialed by committee member.)

Conditions (if any):

(Or, if applicable.) The application is DENIED for the following reasons:

Signed for the Architectural/ Landscape Committee by:

Print Name *Signature & Date*

Print Name *Signature & Date*

MRTHA Board of Directors *Signature & Date*