

CANON DEL SOL HOMEOWNERS ASSOCIATION, INC.

(SHORT FORM APPROVAL APPLICATION)

Dear Property Owner:

Since Canon del Sol is a planned development and not a community of individual private homes, individual owners are not permitted to make **unapproved** changes to the external aspects of their units, as these actions are legally governed by the **majority of the owners** and the **CC&Rs** of the Association. Under the **CC&Rs** the Architectural Review Committee/Board is created and established to approve, suggest revisions or reject architectural plans and applications.

The Architectural Review Committee/Board has created two approval application forms, one for those changes that comply with standards established by Architectural Review Committee/Board and the second for all other requested changes. The attached application form applies to window, sliding door, front door and garage door replacements, satellite dishes installations and other changes that comply with the requirements set forth in the exhibit to the form. It may only be used for such changes. Application for approval of any other requested change must be submitted on the second form. **It should be noted that any changes resulting in the addition of internal floor space to the modified unit, will result in a direct increase in the monthly maintenance fees, based upon the % increase in floor space over the initially built-to floor plan.**

Any questions or concerns regarding this application should be directed to the Architectural Review Committee, Board of Directors, or the management company, Anderson & Company. Failure to obtain association approval may result in demolition of all changes at owner's expense.

**CANON DEL SOL
BOARD OF DIRECTORS**

**CANON DEL SOL HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE/BOARD
APPROVAL APPLICATION - SHORT FORM***

Name of Owner/Applicant _____ Telephone _____

Address of Subject Property _____

Description of Proposed Work _____

NOTE: FAILURE TO OBTAIN APPROVAL OF THE ASSOCIATION MAY RESULT IN DEMOLITION OF ALL CHANGES AT OWNER'S EXPENSE.

Notice. Any approval by the Association does not negate the necessity for obtaining necessary building and other permits or for the performance of the work of improvement in accordance with applicable building and other codes. It is the Applicant's responsibility for obtaining all permits and complying with all federal, state, and local codes. The Association's approval is limited to consideration of factors such as the harmony of the design of improvement with existing structures, the location of the improvement in relation to the surrounding structures, topography and grade elevation. No inference regarding necessary permits and compliance with federal, state, and local codes is to be drawn from Association's approval."

PROCEDURES, CHARGES, CONDITIONS

1. Homeowner to submit Application with a **non-refundable review fee** of twenty-five dollars (\$25.00) to the Association. An application received "after the fact" for installing new windows, satellite dish antennas, etc., without first obtaining required approval, the application fee increases to seventy-five dollars (\$75.00).
2. If the change impacts other homeowners they will be given the right to comment on said changes prior to approval being given by the ARC or Board. A letter will be sent to all the homeowners and applicant will be charged for the mailing costs.
3. Work to be completed by a licensed contractor in full compliance with all applicable federal, state and local laws, codes and regulations to paragraph 3 of the form, and must be completed within 12 months unless approved with other stipulation(s).
4. Owner understands and agrees that all changes shall meet the requirements set forth in Exhibit A attached hereto and made a part hereof and to assume all maintenance and repair responsibilities with respect to the approved changes.

THE UNDERSIGNED AGREES AND ACCEPTS ALL CONDITIONS AS OUTLINED HEREIN ABOVE:

NAME: _____ DATE: _____

*** For use only for window, sliding door, front door and garage door replacements, satellite dish installations and other changes set forth in Exhibit A hereto.**

PLEASE NOTE: Send or deliver all application items to the Association's property management firm:
ANDERSON & COMPANY, INC. 783 Rio del Mar Blvd. #59, Aptos, CA 95003. Phone 831/ 688-1090.
Applicants will be notified within thirty (30) days after receipt of all required information and application items as to the status of the pending application.

FOR ASSOCIATION USE ONLY	
APPROVAL _____	DENIAL _____
DATE _____	
_____ Architectural Review Committee Member Authorized Signature	

Board of Directors Confirmation of Approval Authorized Signature

EXHIBIT A

1. WINDOW / SIDING DOOR REPLACEMENT CHARACTERISTICS***

VINYL FRAMED IN WHITE (MILGARD BRAND – TUSCANY OR SYLE LINE MODELS)

TWIN PANED SAFETY GLASS (TEMPERED WHERE REQUIRED BY CODE)

MUST BE TOTALLY SEALED BY CONTRACTOR

MUST EFFECTIVELY SEAL AGAINST ALL COASTAL NATURAL ELEMENTS AND CORROSIVES

WINDOWS MUST BE WITHIN 2% OF EXISTING HEIGHTS ON ITS STRUCTURAL BUILDING

NO POLICY REGARDING GRIDS (ADOPTED OCTOBER 1, 2007)

2. FRONT DOOR REPLACEMENTS***

HARDWOOD, STEEL COMPOSITION OR FIBERGLASS

MUST BE OF SOLID CONSTRUCTION (NO HOLLOW CORE)

MUST HAVE INTERNAL WEATHER SEALS

MUST BE PAINTED PER OTHER DOORS ON THE SAME STRUCTURAL BUILDING

HARDWARE (hinges, locks, handles, plates, etc.) MUST BE MADE OF SOLID BRASS, ANODIZED ALUMINUM OR PRE-OXIDIZED STEEL

3. GARAGE DOOR REPLACEMENTS***

HARDWOOD, STEEL COMPOSITION OR FIBERGLASS

MUST HAVE AUTOMATIC OPENERS

EITHER EXACT DUPLICATE OF OLD DOOR OR ROLL-UP, 4 PIECE SECTION, 8 PANEL, METAL CLAD

MUST BE PAINTED OR MATCHED PER OTHERS ON SAME STRUCTURAL BUILDING

NO WINDOWS

4. SATELLITE DISHES

SATELLITE DISHES MEETING FCC SPECS MAY BE PLACED IN INCONSPICUOUS PLACES. SIZE LIMIT IS 2 X 3 FT. BOARD APPROVAL IS REQUIRED. ANY MAINTENANCE OF "LINE- OF- SITE" TREE TRIMMING WILL BE AT OWNER EXPENSE.

***DOORS MUST BE CONSISTENT IN STYLE TO OTHER DOORS IN THE SAME STRUCTURAL BUILDING

ANY SEQUENTIAL INTERNAL DAMAGE CAUSED BY THIS INSTALLATION IS AT THE
EXPENSE OF THE OWNER...NOT THE HOMEOWNERS ASSOCIATION