

Woodland Ponds HOA Architectural Review Application

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Preface. Please review and become familiar with the Declaration of Covenants, Conditions and Restrictions for the Woodland Ponds Subdivision (WPHOA CC&Rs) as well as the Architectural Review Board (ARB) Guidelines and HOA Policies before completing this form. It is the homeowner's responsibility to abide by all WP Covenants. Work on specified building or lot improvements may not begin until ARB written approval has been received. ARB approval does not constitute municipal or county building department approval. Applicant agrees to obtain the necessary municipal/county building permit(s) prior to commencement of any work. Failure to comply with all requirements will result in a withdrawal of approval. ARB approval does not guarantee structural safety or engineering soundness. Applicant agrees not to alter existing drainage patterns on lot without written approval of the ARB.

Upon completion of the improvement, the applicant agrees to immediately notify the ARB and to authorize ARB entrance onto property to inspect the improvement(s). Failure to complete this step will result in withdrawal of ARB approval. Applicant further agrees to allow the ARB entrance to the property at any time during the construction phase to determine if the plan submitted is being followed and to assure that the CC&Rs and Guidelines are in compliance. Refusal by the applicant shall result in withdrawal of approval. Failure to start or complete the improvement(s) within the time specified on the application shall result in withdrawal of approval unless an extension of time has been requested and approved in writing.

Date of Submission: _____

Applicant requests approval for the following construction or improvement:

____ New Structure

____ Addition/ alteration of Existing Structure

____ Fencing and/ or Landscaping ____

Other: Please Describe _____

Name(s) of Homeowner: _____

(Please Print) Street Address: _____

Lot Number: _____

Mailing Address: _____

Cell Phone: _____

Email Address: _____

Description of

Project: _____

Start Date: _____ End Date: _____

Name and Contact Information for Architects, Builders, Contractors, Overseeing

Project: _____

Please include the following with application:

1. Detailed description, drawings and explanation of proposed construction, improvement(s), and or landscaping plans. Blueprints for new home construction.
2. Dimensions of proposed improvement/ landscaping, i.e., Plot plan.
3. Description of materials and color schemes with SAMPLES if possible.
4. Distance from adjacent lot and property lines. 5. Copies of any permits as may be required by the County of Montrose.

The undersigned nearest 3 neighbors have reviewed this request:

No Objection

Objection

Adjacent Neighbor's Signature & Address

Adjacent Neighbor's Signature & Address

Adjacent Neighbor's Signature & Address

The neighbors have seen the plans submitted to the Woodland Ponds ARB. I understand that neighbor objections do not, in themselves, cause denial. However, if there is an objection, the ARB will contact the objecting neighbor and make a final determination as to the appropriateness of their objection. If the ARB determines that the objection has merit, all parties will be convened to meet with the ARB to discuss and work out a solution. Further, I understand that WPHOA CC&Rs and Guidelines will be used to provide guidance to determine approval or denial of my submission hereby attached. All decisions made by the ARB will be final and non-appealable.

By signing and submitting this ARB Application, applicant/ homeowner hereby agrees to obtain all required building permits from the County Government, agrees to adhere to all legally required inspections and processes and agrees to WPHOA CC&Rs.

Applicant/Homeowner's Signature

Date

Name of Applicant: _____

Date of Review: _____

Action of the ARB

_____ Full Approval

_____ Denial

Rationale for ARB decision regarding this application: _____

Signed and Dated by ARB Members:

ARB Member Signature

Date

ARB Member Signature
Date

ARB Member Signature
Date

By my signature below I acknowledge I have received a copy of the ARB application that I have submitted, and that I have received a copy of the ARB decision. A member of the ARB has reviewed the decision(s) of this application with me.

Applicant's Signature
Date