

Heritage Grove at Los Gatos Homeowners Association

APPLICATION FOR ARCHITECTURAL APPROVAL ARCHITECTURAL APPLICATION/LIABILITY AGREEMENT

Name of Owner(s): _____

If rented, tenants' name: _____

Unit Address: _____

Home Phone: _____ Work Phone: _____ Fax _____

Applicant agrees and understands that submission of this form does not necessarily fulfill all of the conditions and requirements for an approval. In addition to a completed Architectural Application form, the applicant must submit to the Architectural Review Committee (Committee) and/or the Board of Directors (Board) a set of plans and specifications showing the nature, kind, shape, size, materials and locations of the proposed architectural alteration. The Committee/Board will review application on a case-by-case basis. There may be additional information required as deemed necessary to make a decision. Until all information is submitted to the Committee/Board, the application will be deemed to be incomplete and the application will stand unapproved.

Applicant understands that all necessary permits and approvals from municipalities or other jurisdiction are the sole responsibility of the applicant and that Committee/Board approval of the application is subject to the applicant receiving all such necessary permits and approvals.

Description of Proposed Work:

The following information is required for consideration of the application.

Contractor's Name: _____ License Number: _____

- | | |
|--|---|
| <input type="checkbox"/> Copy of Contractors License | <input type="checkbox"/> Copy of plans, drawings and specifications |
| <input type="checkbox"/> Copy of Contractors Insurance | <input type="checkbox"/> Does the local government require a building permit? |
| <input type="checkbox"/> Copy of estimate | <input type="checkbox"/> Copy of any required city building permits |

Applicant agrees and understands that the Committee/Board may impose "Special Conditions", as a condition of approval. Any special conditions shall be attached and be a part of the approval. Applicant agrees and understands that failure to conform to these requirements will be automatic authorization by the applicant to have the work brought into conformance with the approved plans, specifications and special conditions.

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Applicant agrees to be responsible for damage to the exterior of the building that may arise as a result of the above stated addition, change or alteration and will be responsible for maintenance of same. It is also agreed that any necessary insurance coverage for the protection of these additions will be the sole responsibility of the owner(s). Further, applicant agrees that if and when this unit is sold, this agreement must be included as part of the sale and agreed to by the new owner(s). After the sale is complete, it will be the OBLIGATION of the new owner(s) to sign a new copy of this agreement and deliver it to the Secretary of the Association so that it will be on file whenever needed. This will apply to ALL subsequent owners, and must be disclosed to any potential buyers of the property.

Applicant further agrees and understands that all costs incurred by the Association as a result of bringing said work into compliance would be a charge against the owner and the owner's condominium, to the full extent authorized by the law. Such costs shall include: construction, reconstruction, administration fees, attorney fees and reasonable court costs, if incurred. It is also agreed that no work will be initiated which will be in violation of any of the provisions of the Association's Declarations of Covenants, Conditions and Restrictions or any applicable building code; be an annoyance to the residents; or increase the cost of insurance.

Applicant agrees to indemnify the Association against any and all acts or claims arising in connection with the improvements, including but not limited to, any and all omissions, or claims arising in connection with the approval, construction, operational maintenance, repair, use or removal of the improvement, including attorney fees and costs of litigation in connections therewith.

Applicant agrees to hold the Association, its Board of Directors, members, employees and agents harmless for any liability, injury, damage, or costs that may be incurred as a result of the above stated addition, change or alteration.

Applicant agrees that, upon approval, all maintenance, repair or replacement of the approved item will be the sole responsibility of the unit owner and further that any expense incurred by the Association that is the direct or indirect result of the approved change shall also be the sole responsibility of the unit owner.

Applicant understands that the Association maintains the right of approval of the above stated addition, change, or alteration and may require its removal, should it become necessary for safety, maintenance of surrounding structures, or lack of proper maintenance.

Applicant agrees to the foregoing conditions and accepts these conditions as evidenced by the owner's signature.

Signature: _____ Date: _____

Signature: _____ Date: _____

**Submit to the Association by postal or electronic mail to: Heritage Grove at Los Gatos Board of Directors
c/o Grayson Management helpdesk@graysoncm.com**

Heritage Grove at Los Gatos Homeowners Association Use Only:

Approved: _____ Denied _____

Conditions of Approval

Signature: _____ Date: _____