

MEADOWVIEW HOMEOWNERS ASSOCIATION, INC.

1499 W. 121st Avenue, #100
Westminster, CO 80234
Office: 303-457-1444 Fax: 303-457-0670

Architectural Improvement Request Form (revised Oct. 2019)

Home Owner _____

Unit Address _____

Owner Address if other than Unit _____

Phone #(s) _____

Email Address _____

***You must sign on page 2.**

Nature of Improvement: _____

Location (if applicable) _____

Dimensions (if applicable) _____

Contractor _____

Estimated Start Date: _____ Estimated Completion Date: _____

A detailed drawing of all improvements must be attached to the Application to show location and dimensions.

Check Box if Painting Exterior - If you are painting the exterior of the house, You Must include a signed Exterior Paint Request Form

HOLD HARMLESS ACKNOWLEDGEMENT

There shall be no liability on the Board of Directors, the Architectural Control Committee (hereinafter referred to as the ACC), the Management Company, nor any authorized committee representative of the Association for any loss, damage, or injury arising out of, or in any way connected with, the performance of the duties of the ACC.

I agree to hold harmless the Board of Directors and/or Architectural Control Committee in their review of any matter submitted to such Committee. Neither the ACC nor the Board of Directors is responsible for passing on safety, whether structural or otherwise, on conformance with building codes or other governmental laws and regulations, nor shall any such Committee's approval of an improvement of property be deemed approval of such matters.

OTHER CONDITIONS

1. I will pay for and secure any/all necessary licenses and permits as may be required by law and will not start on the improvement until I have obtained all required approvals and permits. Approval of the improvement or change by the Association DOES NOT constitute approval by local governmental entities, including but not limited to local building or zoning departments; nor drainage design, nor structural soundness.
2. I will be responsible for future maintenance and repairs of the improvement or change. The Association will NOT maintain the improvement or change nor will the Association be responsible for repairing any damage to the improvement or change, nor any damage caused as a result of the improvement or change. In the event the construction of the requested improvement or change causes damage to any other property within the community, I will bear the full responsibility for that damage.
3. I will be responsible for immediate, proper disposal of any/all trash, debris, material, etc., generated as a result of the work. **Use of Association trash receptacles is prohibited.**
4. All applications, denied or approved, are further subject to the Association governing documents: Declaration of Covenants, Conditions and Restrictions, By-Laws, and Articles of Incorporation. Any improvement which, although mistakenly approved by the Board of Directors and/or the ACC, is in contravention of a provision of the Declaration, Rules and Regulations or any governmental code, regulation, statute or ordinance is deemed denied regardless of the consent previously given, and such consent shall not be a waiver of the Association's right to enforce said covenant, rule, or regulations as if the request for improvement had been denied.
5. I must contact the Association for a final inspection when the improvement or change is complete, and I authorize entry onto my property for exterior inspection. Failure to notify the ACC or refusal to allow inspection shall result in the withdrawal of the ACC's approval of my request.

6. I will be responsible for the Association's reasonable attorney fees and costs related to my failure to obtain approval or to properly complete the improvement regardless of whether my request or application is later approved.
7. The Association may request additional information relating to my improvement prior to approving this request and/or prior to the completion of the improvement, and I will immediately comply with any such request(s). Failure to comply shall result in the withdrawal of the ACC approval, if previously granted, and waiver of any time limits imposed upon the Association.
8. If the improvement as built or completed does not conform to the improvement as approved by the ACC, upon receipt of notice of non-compliance, I will at my own expense and cost, promptly restore the property to substantially the same condition as existed prior to commencement of the improvement.
9. If the improvement as built or completed does not conform to professional standards, upon receipt of notice of non-compliance, I will at my own expense and cost, correct any specified deficiencies.

I, _____, understand that I must receive written approval from the Association's Architectural Control Committee before the commencement of any work. Improvements not completed within six (6) months of the approval date must be resubmitted for secondary project and materials review. I have read, understand, and agree to be bound by the Hold Harmless Acknowledgement and Other Conditions as specified above.

*****Homeowner Signature** (This form must be signed to be considered) _____ Date Submitted _____

HOMEOWNER, PLEASE DO NOT WRITE BELOW DASHED LINE.

Architectural Control Committee (or Board of Directors) Decision

- | | |
|---|---|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Approved with stipulations | <input type="checkbox"/> Provisional Approval |

Comments: _____

ACC signatures:

 Date Date Date

ACC Review of Completed Improvement or Change

- | | |
|---|---|
| <input type="checkbox"/> Completed as requested: Final approval | <input type="checkbox"/> Not completed as requested |
|---|---|

ACC signatures:

 Date Date Date

Provisional Approval Status

- | |
|---|
| <input type="checkbox"/> Future use of this improvement allowed for all homeowners |
| <input type="checkbox"/> Completed as requested: Final approval granted but future use denied for this home and/or other HOA homes. _____ |

ACC signatures:

 Date Date Date