

ROYAL PALM RANCH HOA
Architectural Request Application Forms

1. Please return two (2) completed applications to include two (2) sets of plans and color chips to:
Haven Management, LLC.
9201 Archibald Ave.
Rancho Cucamonga, CA 91730
2. Applications (2) must be mailed or delivered to management for distribution. No email or faxed applications will be accepted.
3. Please include all dimensions, plans, specifications, drawing, height, color, drainage, and any other pertinent information. All applications must be submitted and signed by the owner of record. The application will be deemed incomplete if the owner fails to sign and provide the necessary supporting documentation. Incomplete applications will be mailed back to the owner and marked "incomplete".
4. Haven Management LLC will forward your application to the Architectural Committee/Board for action.
5. The response time per the Association's CC&R's is thirty (30) days to process and return to owner. **Work cannot begin until the committee/board has approved the application and returned as approved by the Committee.**
6. If a homeowner does not seek architectural approval from the Association's Architectural Committee, the Association has certain rights specified in the CC&R's. The homeowner is advised to review the CC&R's pertaining to the rights of the Association regarding lot improvements.
7. As a homeowner, you have the right to appeal the Architectural Committee decision.
8. Final product may be inspected for conformity to application. Applicant agrees to allow the Association and/or the Architectural Committee access for such inspection.
9. Any improvement or addition, structural in nature, i.e.: patio cover, spa, electrical, etc., may require a separate application to the appropriate city and/or county agencies to obtain building permits. **It is the responsibility of the homeowner to obtain all necessary approvals, including building permits, etc.**
10. If you have any questions, please feel free to contact Haven Management LLC at (909) 948-0777.

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ROYAL PALM RANCH HOA
ARCHITECTURAL APPROVAL FORM

Homeowner: _____

Address: _____

City: _____ Zip Code: _____

Phone: () _____ Work: () _____

Proposed Start Date: ____/____/____ Date of Completion: ____/____/____

Submittal For: ___ Front Door ___ Security Door ___ Porch Light ___ Windows
 ___ Garage Door ___ Painting ___ Landscape ___ Hardscape
 ___ Fence/Block Wall ___ Satellite/Cable ___ Other ___ Other

Description of improvement: _____

I UNDERSTAND AND AGREE THAT no work on this request shall commence until written approval has been granted by the Architectural Committee. I agree to complete all improvements and maintain my lot in accordance with my approved plans and the CC&R's of the Association. I am also aware that any improvement or addition may require a separate application to the appropriate city/county agency to obtain proper building permits and that it is my responsibility to obtain such permits, inspections, approvals, etc.

Owner Signature

Owner Signature

Date

Date

FOR ARCHITECTURAL COMMITTEE USE ONLY:

___ APPROVED ___ DISAPPROVED ___ FURTHER INFORMATION REQUIRED
(See comments below)

COMMITTEE COMMENTS OR CORRECTIONS:

1. _____
2. _____
3. _____

Architectural Committee / BOARD (Signature)

Date

8/16/16

Royal Palm Ranch HOA

Home paint colors: Behr Paint - Scheme #3: Beach Grass S280-S for fascia / eaves / trim / gutters / downspouts, Stonington D14-3 for stucco walls / doors, Earl Gray D18-4 for siding.

Fencing: Vinyl fencing, color: Sand, Height: six (6) feet, Style: 6X6 Washington, Caps: contemporary 5X5, no lattice.

Garage door: Metal roll-up, 16 squares, 4 panels, 4 squares on each panel, no windows.

residents and to allow servicing time for the maintenance people, although not all maintenance to these areas will necessarily be performed outside of these hours.

- Common Area sidewalks, including pool decks, are for pedestrian use only. Use of skateboards, bicycles, roller skates, roller blades, tricycles or other wheeled recreational items is not permitted in these areas. Traffic, both vehicular and pedestrian, is not to be diverted, slowed or hampered because of resident/guest activity in the Common Area. Team sports are not permitted on the Common Area (i.e., sidewalks, driveways, streets or planted Common Area).
- Due to insurance and liability concerns, no inflatable bounce houses and/or jumpers are allowed in the Common Area at any time.
- Owners shall be held responsible for the actions of their tenants and guests at all times.
- No hanging of towels or laundry on balconies, patio structures or other part of a structure or building. Clotheslines and drying racks may only be used in the backyard of an owner's Lot, and only as allowed by Civil Code section 4750.10.

ARCHITECTURE AND LANDSCAPING

- Exterior alterations or additions of any type are not permitted without the written consent of the Board of Directors. Submit your written request plus a sketch to the management company for review by the Board.
- Windows shall only display coverings such as curtains, blinds, shutters. Any variations must be approved by the Board. Windows, window screens and window coverings: Curtains, blinds and screens must be kept in good condition. Any damaged curtains, blinds, and/or screens must be repaired/replaced. Tin foil is not permitted as a window covering and is not allowed.
- No portable air conditioners in windows that can be seen from Common Area.
- Repainting of dwelling exteriors shall be done using the following materials and color scheme: Behr Paint - Scheme #3: Beach Grass S280-S for fascia/eaves/trim/gutters/downspouts; Stonington D14-3 for stucco walls/doors; Earl Gray D18-4 for siding.

- The color scheme for dwelling exteriors as described above is accurate for Behr Paint as of May 2015. Note, however, that paint color names are subject to change and variation over time, which could lead to confusion over whether a color is the same as those listed above. So, owners must nevertheless first submit an architectural application, to minimize the potential for color error and in an exercise of caution. Responsibility rests with the owner to apply for and obtain prior Association approval before commencing repainting.
- Fence replacement by owners (see attached Maintenance List for identification of fences for which owners are responsible) shall be done in the following materials, color scheme and style: Materials – vinyl fencing; Color scheme – Sand; Fence Style – 6x6 Washington (design), Caps – Contemporary 5x5, No Lattice.
- The fence scheme as described above is accurate for Home Depot as of March 2015. Note, however, that fence color and style names are subject to change and variation over time, which could lead to confusion over whether materials, colors and styles are the same as those listed above. So, owners must nevertheless first submit an architectural application, to minimize the potential for installation error and in an exercise of caution. Responsibility rests with the responsible owner(s) to apply for and obtain prior Association approval before commencing fence replacement.

ARCHITECTURAL CONTROL (CC&Rs, ARTICLE V)

- Article V, Section 5.1. Restrictions.

No building, fence, wall, planting of trees or shrubs which would obstruct the view of any other lot or other structure or improvement shall be commenced, erected, placed or altered on any lot by any lot owner until the location and complete plans and specifications showing the nature, kind, shape, height and materials (including the color scheme) have been submitted to and approved in writing as to harmony of external design and location of surrounding structures and topography by the Board or by an architectural committee appointed by the Board and composed of three (3) members.

- Article V, Section 5.2. Approval.

In the event the Board or its designated committee fails to approve or disapprove such location, plans and specifications or other requests within thirty (30) days after submission thereof to it, then such approval shall not

thirty (30) days after submission thereof to it, then such approval shall not be required, provided that, any structure or improvement so erected or altered conforms to all of the conditions and restrictions herein contained and is in harmony with similar structures erected within the properties. Grade, level or drainage characteristics of the lot or any portion thereof, should not be altered without the prior written consent of the Board or its designated committee.

GUIDELINES FOR GARAGE DOORS

GARAGE DOOR REPLACEMENT POLICY

The Board of Directors of Royal Palm Ranch has established the following policy for the replacement of Garage Doors on individual units. This policy was established not only to maintain a uniform look throughout the complex, but to also allow for the upgrade of the existing wood doors to the lighter weight aluminum roll-up doors.

Written permission must be asked for and received from the Board of Directors prior to the installation of any garage door. (Architectural Approval) The following regulations must be adhered to for any regular or roll-up door:

1. Metal roll-up doors only, having 16 squares (i.e., 4 panels, 4 squares per panel).
2. No Windows or exterior decorative trim/hardware will be allowed.
3. Doors must be painted to the same color as the existing door, to match the color scheme of the unit, unless the door painting is being done in conjunction with an update to the overall color scheme, in which case the door shall be painted in Behr Paint, Stonington D14-3 to match the stucco walls of the residence. The color scheme for updated color scheme garage doors is accurate for Behr Paint as of May 2015. Note, however, that paint color names are subject to change and variation over time, which could lead to confusion over whether a color is the same as those listed above. So, owners must nevertheless first submit an architectural application, to minimize the potential for color error and in an exercise of caution. Responsibility rests with the owner to apply for and obtain prior Association approval before commencing repainting.

Royal Palm Ranch HOA

When you purchase Behr paint at Home Depot show this and you will receive a 20% discount on the paint.



PROREWARDS #
909-948-0777

Contact BehrPro Sales Rep
Luis Medina at (760) 486-5559
with questions or to request deliveries.

BEHR | **KILZ**