

MEADOWVIEW COMMUNITY ASSOCIATION
Architectural Review Committee Application

**Submit Application To:
Meadowview Community Association
Att: ARC
41050 Avenida Verde
Temecula, CA 92591**

MEADOWVIEW COMMUNITY ASSOCIATION

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P R E A M B L E

In order to maintain the architectural character and integrity of the Community as well as preserve the value of the homes situated therein, it is necessary to enact and enforce the following Architectural Review Guidelines.

The Meadowview Architectural Review Committee (ARC) obtains its authority to enact and enforce from the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Meadowview Community Association, dated October 22, 2001, pursuant to Article VIII, together with amendments One through Nine. It is strongly recommended that all Meadowview property owners read and familiarize themselves with the CC&R's. The CC&R's affect all Meadowview property held improved and conveyed.

P U R P O S E

The purpose of the CC&R's is to assure proper development and use of the lots within Meadowview. They also protect each owner against improper development and use of surrounding lots so that they might not depreciate the values of the other lots. They encourage proper maintenance and upkeep and, in general, attempt to provide for a high standard and quality of improvements for all of Meadowview.

Prior to construction, improvements must be approved, in writing, by the ARC. The ARC's review includes, but is not limited to, harmony of exterior design with existing structures, effect of drainage, the structure's location upon the property, and total compliance with the CC&R's and the Architectural rules.

The purpose of compliance with the Architectural Review Committee is to ensure the property values of the community.

Any improvement or addition including but not limited to, painting, fence Installation, landscaping, patio covers, pool/spa, etc must first be approved by the Architectural Committee and/or Board of Directors. Provisions regarding the Committee can be found in the Association's CC&R's. The Committee is responsible for reviewing proposed plans.

The "Architectural Approval Procedure" and "Request For Architectural Approval" forms are enclosed with this notice and are to be submitted with the actual set of plans that will be used. IMPORTANT, If prior approval is not obtained, the owner may be asked to remove the improvement at owner's expense and may be subject to a fine.

If the Committee does not approve the submitted plans, the Committee will notify the owner of the denial in writing, in accordance with the time limit provided for in the CC&R's. The owner may request a hearing with the Board of Directors if the owner wishes to arbitrate the denial.

The important issue of Meadowview Community Association is to maintain the overall appearance of the community. The Board of Directors urges every homeowner to abide by the CC&R's and architectural improvement procedures to achieve this goal.

APPROVAL OF PROPOSED PLANS DOES NOT WAIVE THE NECESSITY OF OBTAINING ANY REQUIRED CITY PERMITS. OBTAINING A CITY PERMIT DOES NOT WAIVE THE NEED FOR ASSOCIATION ARCHITECTURAL CONTROL APPROVAL.

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APPLICATION FOR PLAN REVIEW

INFORMATIONAL SHEET

Plan Review Fee	1. A one-time \$25.00 Plan Review fee is required for all plan submittals. (Please make checks payable to MEADOWVIEW COMMUNITY ASSOCIATION.) Fee is non-refundable.
How to submit	2. Submittals for approval may be brought in or mailed to: MEADOWVIEW COMMUNITY ASSOCIATION, 41050 AVENIDA VERDE, TEMECULA, CALIFORNIA 92591. Telephone (951) 676-4429. Fax (951) 695-2409. (A complete application package is received at the office begins the 45 day time period, not the mailing date.) 3. NO APPLICATION WILL BE ACCEPTED BETWEEN THANKSGIVING AND NEW YEARS DAY.
Grading and new Construction	4. One (1) set of CITY APPROVED Grading and Construction plans and specifications, including drainage and cut sheets, covering all aspects of the structures and improvement(s). (SUBMITTED DOCUMENTATION WILL NOT BE RETURNED TO APPLICANT)
Grading/Minor	5. Requires Compliance deposit of \$500.00
Compliance Deposit (New Residence Construction)	6. A Compliance deposit of \$500.00 is required for new residence construction. This deposit is used to insure proper and timely completion and clean up of the construction site. Upon verification of proper clean up at final inspection, the deposit will be returned.
Remodel/Major	7. Requires \$200.00 surveyor's/engineering fee and \$500.00 Compliance Deposit
Remodel/Minor	8. Requires \$200.00 surveyor's/engineering fee.
Surveyor's/Engineer Fee	9. A \$200.00 surveyor's/engineer's fee is required for residence construction. This fee includes services for a licensed surveyor or engineer to verify the actual height of the structure when the roof is completed and/or verification of the setbacks, easements, grading or drainage. If not used, fee will be returned when plans are approved or withdrawn.
Approval within 45 days	10. The ARC must act upon all submittals for approval within 45 days from the receipt of a <u>complete application package</u> (plans, fees, cut sheets) or the plans automatically become approved. There are NO rush approvals.
What to include	11. Application should clearly include and indicate: a) Owner's name, property address, mailing address, telephone number, tract & lot number. b) City Approved Grading and Plot Plans showing structure/improvement location, property lines, setback distances from all property lines and structures, including neighboring structures for horse facilities, and drainage excavation limits. (Two thousand (2,000) square feet is the minimum residence livable area. <i>(if City Approval is not required - Homeowner must submit a statement that permit is not required)</i>) c) All exterior elevations and materials (walls and trim, roofing material (mission tile or concrete tile only - submit cut sheet), color scheme (submit sample or cut sheet), location, size, and shape for any/all structures/improvements (including fencing, landscape, pools, accessory buildings, etc.) d) Payment of required fee for project.
Construction Timeline	12. Construction must start within 120 days of approval by the ARC or the plans must be resubmitted. a) Construction must be completed within one (1) year of the date of ARC approval of plans and no building shall be occupied until all Meadowview CC&R and ARC requirements are met. b) The owner shall notify the ARC of completion of the Work within 5 days of such completion. The ARC will inspect the work and notify the responsible owner of any non-compliance within 60 days of written notice of completion.
Landscaping (new homes) <i>(see Landscape Rules)</i>	13. Landscaping on new homes must be installed on street facing yards within 90 days of Notice of Completion of the residential structure. a) Improvement locations must be maintained in good condition and repair. Service yards and LPG Tanks must be blocked from view from surrounding lots and/or streets.
Roofing Material	14. Complete list of approved roofing material is available in the office.
Equestrian Easements	15. All owners of properties on which equestrian easements exist are responsible for maintaining them in a safe and passable condition AT ALL TIMES . No improvements or obstructions (fencing, structures, trees, plants, etc.) may be placed within the easement that would restrict its use.
**Noncompliance with the CC&R's and/or the ARC's requirements will result in disapproval. If disapproved, a letter explaining the reasons for the disapproval will be sent first class mail.	

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Homeowner Name: _____ Date: _____

Property Address: _____ Temecula, CA 92591

Mailing Address: _____

Home Phone: (____) _____ Alternate Phone: (____) _____

VACANT LOT: Yes _____ No _____ Tract: _____ Lot: _____

√	Type of Project	Plan Review Fee	* Surveyor/Engineering Fee	**Compliance Deposit	****Documentation to be submitted	Total	Check No.
	New Residence	\$25.00	\$200.00	\$500.00	1,2,3,4,5,6		
	Major Grading	\$25.00	\$200.00	\$500.00	1,2,3,4		
	Minor Grading	\$25.00	\$200.00	\$200.00	1,2,3,4		
	Major Remodel (25% of existing structure)	\$25.00	\$200.00	\$200.00	1,2,3,4		
	Minor Remodel	\$25.00	\$200.00	0	1,2,3,4		

Total Amount Paid: \$ _____ Amount Refundable \$ _____

PLAN REVIEW FEE FOR THE FOLLOWING PROJECT (S) IS \$25.00 PER EACH APPLICATION

	Accessory Building		OTHER INFORMATION/COMMENTS:
	Barn	1,2,3,4,6	
	Garage	1,2,3,4	
	Playhouse	1,2,3,4	
	Shed	1***,2,3,4	
	Gazebo /Pergola	1,2,3,4	
	Room Addition	1,2,3,4	
	Pool House	1,2,3,4	
	Other	1,2,3,4	
	Pool	1,2,4	
	Spa	1,2,4	
	Patio No Fee	1***,2,3,4	
	Porch/Decking No Fee	1,2,3,4	
	Landscaping No Fee	1***,2,4,5	
	Drainage No Fee	1,2,4	
	Roofing Improvement No Fee	1,2,3	
	Fencing/Corals No Fee	1,2,4,5,6	
	Garden Wall No Fee	1***,2,4	
	Retaining Wall / Other	1***,2,4	

Vacant Lot Information

*Surveyor/Engineer fee may be used to verify questionable setbacks, easements, drainage, grading and/or height of structure. If not used, fee will be returned when plans are approved or withdrawn.

**Compliance Deposit Refunded upon notification of construction completion, Certificate of Occupancy, verification landscaping and proper clean-up of lot by Architectural Review Committee (ARC).

*** May require a City of Temecula permit, verify with the City of Temecula before submitting your application.

**** Please attach the following documentation when submitting an application:

- | | |
|---|--|
| √ | 1. One (1) complete set of City Approved plans. <i>(Plans will NOT be returned to homeowner - Plans will remain on file in the office)</i> |
| □ | 2. Building/drainage plans, including building footprint, setback distances from property lines, elevations, and views of all four sides. |
| □ | 3. Brochure/Materials <i>(Sample of roofing material is required)</i> must be included with application. |
| □ | 4. Drawing of proposed improvement(s) to scale must be included with application. (three dimensional) |
| □ | 5. Brochure or description of fence and materials must be included |
| □ | 6. Barns/Corals/Horse Facilities require distance to adjoining structures. |

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PLEASE READ ALL RULES AND REGULATIONS ON ALL PAGES THOROUGHLY PRIOR TO SIGNING

I/WE submit this Application and attached plans (one set) for Association review. I/We understand that building permits for these Improvements may be required and the cost of any permits and the responsibility for obtaining permits and subsequent City inspection will be the responsibility of the undersigned. I/We acknowledge that the architectural approval is not intended to be, nor shall it be considered, a substitute for approval by the necessary and appropriate City agencies.

_____ (initials)

I/WE acknowledge that all approved changes to the original design will be at our expense; that any and all damage to or relocation of existing sprinkler systems, underground utilities, buildings structure, slopes, drainage system, swales and exterior landscaping or other damage resulting from the construction of the proposed improvements shall be at my/our expense. Additionally, any maintenance of permitted improvements shall be at our expense, and I/we agree to hold Meadowview Community Association harmless for cost of maintenance of same.

_____ (initials)

I/WE AGREE THAT NO CONSTRUCTION MAY BEGIN UNTIL THE APPROVAL OF THE ASSOCIATION HAS BEEN RECEIVED PURSUANT TO THE ASSOCIATION'S CC&R'S and ARC Rules and Regulations. In certain cases, usually involving common area improvements, approval will be required from the Board of Directors. Committee approval alone will not be sufficient in such cases.

_____ (initials)

I/WE acknowledge that the Architectural Review Committee shall respond in the most timely manner to these completed requests for review and reserves forty-five (45) DAYS in the event of difficulties related to the proposed improvements or timing. Submittals must include: (A) Completed Plan Review Application and (B) A complete set -of drawings and specifications, bearing the City Approved stamp. Plans which have not been stamped Approved by the City of Temecula or are incomplete will be returned without ARC approval. THERE ARE NO RUSH REVIEWS.

_____ (initials)

I/WE acknowledge Construction/Improvements must begin within 120 days of ARC/Board approval, or plans must be re-submitted. Construction/Improvement(s) must be completed within one (1) year of ARC/Board approval or fines will commence.

_____ (initials)

I/WE acknowledge that I/We have checked with the City of Temecula and/or County of Riverside and obtained any and all required permit (s).

_____ (initials)

I/WE acknowledge that improvements to this property are not allowed to be occupied/or rented as secondary residence.

_____ (initials)

Owner's Affidavit

I hereby certify that all the information contained in this application is to the best of my knowledge and belief, truly and correctly represented. Furthermore, I have read and understand the application requirements. I understand and agree, once approved, to comply with all applicable Meadowview Governing Documents (CC&R's) and ARC rules, regulations, and guidelines of the Association, and any special conditions that may be placed on the approval of the application. Failure to comply with the applicable rules, regulations, architectural guidelines and/or conditions of approval may result in enforcement actions by the Association.

Homeowner (s) Signature: _____ Date: _____

Homeowner (s) Name (please print): _____

