

# KEENELAND HOMEOWNERS ASSOCIATION

## Architectural Review Committee Approval Request Application

*A drawing of your plans and specification is required and will be retained by the Board of Directors. Only those improvements submitted to the appropriate Committee will be approved. Any alterations to the following requested approval or any additional improvements must have separate approval and are not considered as part of this approval.*

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

You are hereby advised that the following work is proposed and approval is requested. Attached is a draft of work, plans and specifications and drawings for the requested improvement for above address.

Modifications are:

Work Schedule: Expected Commencement Date: \_\_\_\_\_

Expected Completion Date: \_\_\_\_\_

**The homeowner must obtain all required city or county building permits and adhere to all appropriate county and city codes and regulations.** The cost of any permits and responsibility of obtaining permits and subsequent inspection will be provided by the homeowner.

**BUILDING AND SAFETY REGULATIONS:** Approval of plans by the ARC does not relieve the Property Owner of complete adherence to all codes and regulations approved by the Codes Dept., as well as appropriate utility companies. Please note that all items which require approval of the Codes Dept. are as follows, but not limited to, obtaining building permits as required by law.

**DAMAGE DUE TO CONSTRUCTION OR MAINTENANCE:** If any existing landscaping or property, public improvements or utilities are damaged or destroyed during any phase of construction to which these approved plans apply, the property owner shall, at his own expense, replace and/or repair such damage, subject to the final approval of the appropriate governing agencies or utilities or committee.

**LOT LINES:** Nothing in this approval constitutes permission to construct any improvement of the specific property boundaries of this lot. Permission to locate any improvement on another lot or the common grounds must be obtained from the ARC.

**COLORS:** Colors of proposed structure (or change in color of existing structure) shall be compatible or identical to the colors used on the building structure's trim.

**Materials:** Construction materials and Landscaping materials must be complementary and in harmony to the adjacent and surrounding area.

**Maintenance:** Maintenance and/or repairs of additions, improvements, modifications or alterations shall be the responsibility of the homeowner.

**Drainage:** During and subsequent to construction of any improvement, the drainage pattern of your lot must not divert water in any manner to the adjacent property. No improvement shall be made that blocks or diverts water from the adjacent slope.

**By Laws:** All construction and landscaping modification, alterations, repair, upgrades shall be in compliance with Keeneland Declaration of Covenants, Conditions and Restrictions.

We acknowledge that all approved changes in the original design will be at our expense, that any and all damage to or relocation of existing underground utilities, building structure, and exterior landscaping or other damage resulting from the construction of the improvements shall be at our expense. We agree to hold Keeneland Homeowners Association, its Board of Directors and/or ARC members unharmed by any liability, damage and/or loss resulting from the construction, improvements or performance of the above-said proposed modification, whether or not constructed pursuant to approved plans, drawings and/or specifications.

**Signature of all Owner(s):**

X \_\_\_\_\_

X \_\_\_\_\_

**KEENELAND HOMEOWNERS ASSOCIATION**  
**Architectural Review Committee Approval Request Application**

**\*\*\*\*\*BELOW FOR COMMITTEE USE ONLY\*\*\*\*\***

Date Received from Homeowner: \_\_\_\_\_ Committee member Initial: \_\_\_\_\_

Date Additional Info Requested by Committee: \_\_\_\_\_

Additional Information Requested by Committee: \_\_\_\_\_

Date Requested Additional Information Received by Committee: \_\_\_\_\_ Initial: \_\_\_\_\_

**The following is the findings by the Keeneland Architectural Review Committee:**

**Conditions, Reasons, or Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**KEENELAND ARCHITECTURAL REVIEW COMMITTEE: (3 signatures required)**

**Per the above noted comments, this committee grants:**

**APPROVAL    DISAPPROVAL    (circle one)**

BY: \_\_\_\_\_

Date: \_\_\_\_\_

BY: \_\_\_\_\_

Date: \_\_\_\_\_

BY: \_\_\_\_\_

Date: \_\_\_\_\_

Date Copy Returned to Homeowner: \_\_\_\_\_

Initial: \_\_\_\_\_

Upon completion:      Original copy to the Board of Directors (with all original drawings, samples, pictures, etc.)  
One (1) copy to Architectural Review Committee  
One (1) copy of request to be returned to homeowner