

REAL ONE PROPERTY MANAGEMENT, LLC

PO Box 590035 Fort Lauderdale FL 33359

Ph: (866) 205-2250 | Fax: (866) 205-2250 | Email: westwood3@realonepm.com

ARCHITECTURAL REVIEW FORM

Name of Association: WESTWOOD THREE COMMUNITY ASSOCIATION, INC

Owners Name: _____

Property Address: _____ Tamarac, FL 33321

Telephone: _____ Cell: _____

Email: _____

I/We hereby make application to the Architectural Review Committee to make the following changes and/or additions to my residence (Use additional page if needed):

- The ARB has 21 days from the time the completed application is received to vote on it. However, in no event, if a response is not received by the applicant within this timeframe, shall the applicant start or install any products or improvements that are in conflict with the Association Governing Documents.
- ARB meetings are held prior to each month's Board meeting. Please try to submit your applications so that they can be reviewed at the regularly scheduled meetings.
- This application must be accompanied by the documents listed below in Submission Requirements. Contractor license and insurance are requested as well.
- Plans/surveys must be accompanied by the documents, materials, colors and locations of the proposed modification. Color chips must be submitted before repainting a home in a color other than the existing color. See Submission Requirements.
- The applicant(s) hereby assumes responsibility for the maintenance, repair, renovation or replacement of the modification(s) and agrees to maintain same in the approved condition.
- The applicant(s) shall insure that the proposed modification conforms to all applicable building, fire, health and safety codes and shall obtain such permits as may be required by other authorities.
- The applicant(s) shall be responsible for any damage caused to common areas or the property of others during the course of modification.
- The Association's approval is granted only to the extent required by the governing Documents and shall not be construed to supersede existing municipal, county, state or city ordinances and shall be denied to be an opinion of structural integrity.
- Work must be completed within 120 days from the date of approval. Building materials should be kept out of sight as much as possible and all debris removed promptly. Work will not commence until approval of the ARB has been granted.
- We, the undersigned applicant(s) do hereby make application for approval of the modification(s) detailed below and agree to be bound by the terms hereinbefore set forth.

- **Please attach a detailed description of your modification along with drawings and surveys (if applicable). Your description must include, but is not limited to: materials, colors, site, etc.**

I agree: 1- That if the modification is not completed as approved, said approval can be revoked and the modification removed by the owner. 2- That I am responsible to pay for and repair any and all damage done to the common areas as a result of the modification. 3- To abide by the decision of the Architectural Review Committee or the Board of Directors. 4- To comply with the state, county, and city building, electrical and plumbing codes. 5- To obtain all necessary permits if applicable.

I have read, understand and agree to all of the above.

Owner's Signature: _____ Date: _____

Where to submit it?

Please submit the ARC with the additional document (See next page) to:

MAILING ADDRESS:
Real One Property Management
PO Box 590035
Fort Lauderdale FL 33359

PH: (866) 205-2250
FAX: (888) 436-0522
EMAIL: westwood3@realonepm.com

FOR BOARD OF DIRECTORS USE ONLY

IN ACCORDANCE WITH THE FOREGOING, THE BOARD OF DIRECTORS HEREBY:

Approved Disapproved Date: _____

Comments: _____

Signature of Board Member: _____ Print Name: _____
Board member Title: _____

SUBMISSION REQUIREMENTS

Please be advised that any modification request being done your home, outside of painting or adding seal coating to your driveway requires a permit in the City of Tamarac.

A: Contractor's license and Insurance. The insurance certificate holder must be reflected as such: Westwood Three Community Association c/o Real One Property management. P O Box 590035 Fort Lauderdale FL 33359.

B: Document by type of summation. See table below.

TYPE OF SUBMISSION	SUBMIT THE FOLLOWING:
Fence Installation	2 copies of survey showing location of fence, style, color and brochure sample
House or Trim Painting	Color sample noting location of proposed colors, brand name, color name, color number of paint. A 4"x4" (four inch by four inch) sample should be attached to the paint chip
Pool Installation	2 copies of survey showing location, surface and deck color, layout plan, screen/ fence enclosure details and landscape plan.
Driveways, Aprons, & Roof Replacement	Brochure or samples showing style, color of driveway and apron or roof
Landscape	2 copies of survey or drawn plan showing plan type and height of plant at planting
Awnings & Decorative Shutters	A photo of the face of the home with the windows where the shutters or awnings are to be installed and a product brochure showing the style and color.
Accessory Structures & Playground Equipment	2 copies of survey showing location and placement, a brochure of product showing style and color.
Basketball Goal	2 copies of survey sowing location and brochure of product.
Exterior Lighting	2 copies of survey showing location and a brochure showing stile, color and intensity.

NOTE: The ARB may request additional information as deemed necessary and owners may need to amend or supplement their applications. Large samples DO NOT have to be sent to management; a picture will suffice.