



Palatino

Homeowners Association

Property Improvement Application

Name of Applicant: _____

Address: _____

Phone: _____ Date of Application: _____

E-Mail: _____

Requested Start Date: _____

Palatino Code of Covenants, Conditions & Restrictions – Section 9.4 Approval of Plans.

(a) Approval Required For all Improvements. No Improvement shall be constructed, installed, expanded, made, planted, commenced, erected, or maintained upon the Covered Property except in compliance with plans and specifications therefor which have been submitted to and approved by the Architectural Committee.

(b) Basis of Approval. The Architectural Committee shall review and approve or disapprove all plans and specifications submitted to it for any proposed Improvement solely on the basis of compliance with the Architectural standards, aesthetic considerations and the overall benefit or detriment which would result to the immediate vicinity and the Project generally. The Architectural Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings, landscaping, color schemes, exterior finishes and materials, and similar features.

(Please refer to the Palatino CC&R's for complete conditions.)

Instructions:

1. Please submit photos of the proposed improvements with the application, if applicable. (For example, picture of pavers, stone or decorative rocks, etc.)
2. If you have professional plans or drawings, please submit copies.
3. Please submit copies of complete written proposals from contractors. Information regarding costs/prices may be redacted if desired.
4. Please submit contact information for all contractors who will be performing work at your residence.



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5. If you require a large trash bin or porta-potty, please note this on the application.
6. If you are applying to change exterior paint colors, you must provide the following:
 - a. An actual painted color sample in a minimum 2' x 2' square painted on your residence for each color to be used (i.e., wall color and trim color.) Samples should be painted on the wall on the right side of the garage door. Please notify the Association Manager when the paint samples are available to be inspected. Applications will be denied if a color sample is not provided.
 - b. State the brand of paint and the manufacturer's name of the color for all colors to be used.
 - c. Please specify all places where the trim will be painted.
 - d. Please specify if the garage door will remain the existing color. If not, then provide an additional painted color sample for the garage door.
 - e. Please specify if the wrought iron gate leading to the side yard will be painted. If so, there is a choice of either painting it white or the same color as the trim.
 - f. Please specify if the wrought iron gate in front of the trash can area will be painted. If so, there is a choice of either painting it white or the same color as the trim.
 - g. Please specify if the wrought iron fence in the backyard will be painted. If so, there is a choice of painting it dark green, dark bronze or black.
7. When painting the stucco wall between your house and your neighbor's house, the home that is on the higher incline (uphill) shall paint the top of that stucco wall the same color as their house.
8. Please allow up to 30 days for the Architectural Committee's initial response.
9. Applications may not be expedited unless there are extenuating circumstances.



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Acknowledgement:

I hereby acknowledge and agree to the following:

The Architecture/Landscape Committee may condition its approval of plans and specifications for any improvement and may require submission of additional plans and specifications or other information before providing approval or disapproval. The Architecture/Landscape Committee may take up to 30 days to provide a response.

Plans and specifications shall be approved by the Architecture/Landscape Committee as to style, exterior design, appearance, and location, and are not approved for engineering design or for compliance with zoning and building ordinances and other applicable statutes, ordinances, regulations or easements. By approving such plans and specifications, neither the Architecture/Landscape Committee, the Association, the Board, the Members nor any agents, employees or representatives assume liability or responsibility therefore, or for any defect in the Improvement constructed from such plans and specifications.

Signature: _____ Date: _____

For Palatino Use Only

Architectural Committee Review By: _____ Date: _____

☐ Approved ☐ Rejected ☐ Additional Information Required

Architectural Committee Review By: _____ Date: _____

☐ Approved ☐ Rejected ☐ Additional Information Required

Board of Directors Review: ☐ Approved ☐ Rejected Date: _____