

STONERIDGE VILLAGE NO. 6 OWNERS ASSOCIATION

◆ 2140 PROFESSIONAL DRIVE, SUITE 260 ◆ ROSEVILLE, CA 95661 ◆ (916)784-6605 ◆

ARCHITECTURAL APPLICATION INSTRUCTIONS

If you plan to change the appearance of the exterior of your home in any way, you must submit an Architectural application and indemnity agreement.

Important!!! Please read prior to submitting your application to ensure that your application is complete and will be accepted by the Association at the Johnson Ranch Management office for processing.

Painting: If painting your home, you must choose a paint scheme from the approved paint policy. A photograph of the home prior to repainting must be submitted with the ACC application and the application must clearly depict each color that will be applied to every element of the home's exterior. Paint samples can be viewed in the Johnson Ranch Management office during regular business hours or on the website <http://www.johnsonranch.biz/stoneridge-village-no.-6.html>.

Landscaping: If you plan to make changes to your front yard landscape, you must provide two (2) copies of your plans with specific details. A rough drawing (or photos) of your front yard showing placement, number and species of plants, ground cover, rock or bark, etc. If installing rock or bark, please provide a photo or brochure showing the size, type, color etc. If installing artificial turf, a minimum 8"x8" sample of the turf, along with specifications, must be submitted with your application.

Pools: If installing a swimming pool, you must provide two (2) copies of your plans for review. The plans must show the location of your pool, including setbacks, the location of the pool equipment and the new drainage plans necessary from the change of topography in your yard. *Please note that pools require a deposit that is refundable, when requested in writing at the completion of your project, and a final inspection to determine that no damage has occurred to the common area and all front yard or access areas have been restored to their previous state.*

Structures (including storage sheds): If you are installing a structure anywhere on your property, you must submit two (2) copies of your plans for review. Plans must include specific details regarding the structure (include a brochure or photo if possible) showing the dimensions, color, material (including roof material) and location of the structure, including setbacks.

Roof Replacement: If you are replacing your roof, a full size sample of the roofing material must be brought into the Johnson Ranch Management office for review.

All other modifications: Any changes to the exterior of your home not listed above must still include two (2) copies of your plans and the plans must be specific enough for the committee to visualize the finished product. Photos and brochures are extremely helpful.

Please make sure that you have complied with the above information prior to submitting your application. Incomplete applications will not be accepted by the Association at Johnson Ranch Management. If you have any questions, please feel free to call Johnson Ranch Management for assistance. **All applications must be submitted to Johnson Ranch Management for processing. Applications submitted directly to committee members may be delayed or not processed at all!**

Please make sure that you allow adequate time for review when submitting your application. Review time averages two to three weeks for a full turn-around. Your committee is made up of volunteer homeowners that have chosen to donate their time to keeping Stoneridge Village No. 6 a place we are all proud to call home. Planning ahead and understanding that there is a process in place to protect your home values eliminates frustration on both ends.

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ARCHITECTURAL CONTROL COMMITTEE APPROVAL REQUEST

Owner _____

Property Address _____	City _____	Zip _____	Telephone _____
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Nature of Application:

- | | |
|--|---|
| <input type="checkbox"/> Pool/Spa Installation (submit full set of plans including drainage) | |
| <input type="checkbox"/> Accessory Building (shed, storage unit) | <input type="checkbox"/> Landscape/Hardscape/Irrigation |
| <input type="checkbox"/> Repaint Residence | <input type="checkbox"/> Replace Roof |
| <input type="checkbox"/> Satellite Dish/Antennae | <input type="checkbox"/> Other (Describe) _____ |

GENERAL CONDITIONS OF APPROVAL

1. Submit signed application with **two (2) copies of your plans (one returnable), Deposit (if applicable) and signed Indemnity Agreement.** The site plan shall identify any trees to be removed and the elevation plan shall identify specifications of all exterior materials to be used.
2. If painting your home, please choose a paint scheme from the approved paint policy.
3. Comply with applicable Association Governing Documents and final Subdivision Map.
4. Obtain all necessary governmental approvals and permits. Construction shall comply with applicable laws, ordinances, codes and regulations.
5. **All building/work must be completed within one (1) year of approval.**
6. Construction waste and/or excavation materials shall be disposed of properly. **Adjoining properties shall be kept clean and are not to be disturbed.**
7. No construction materials or debris of any type shall be stored or dumped on any street or any other lot within the subdivision.
8. The location of any exterior heating/air conditioning units, including solar units, is to be approved prior to installation.
9. Owner shall be responsible for all damage caused by their contractor to the association's common area or to any adjacent lot while in the process of installation or construction of this unit.
10. Please indicate the following if **painting home:**
 1. Light Body color _____
 2. Dark Body color _____
 3. Accent color _____
 4. Trim color _____
 5. Front Door color _____

The undersigned applicant(s) requests approval of the improvements described above based upon the plans included with this application and understands and agrees to comply with the general condition stated above.

Date _____

Applicant _____

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INDEMNITY AGREEMENT

The Owner is responsible for the activities of his contractors, guests, and invitees and is therefore, responsible for all damage to Association or other owner's property that may result from any construction activity.

I (We), as owner (and co-owner) have read and understand the CC&R's and hereby agree(s) to indemnify, defend and hold harmless the **Stoneridge Village No. 6 Owners Association**, its officers, agents, and employees, against any claims, expenses, losses, damage, including Attorney's fees, arising out of the my/our acts or omissions, or those of my/our contractor(s), his sub-contractors, agents, employees, and assignees, occurring during construction of or related on any way the work of improvements on my lot(s) within the Stoneridge Village No. 6 subdivision. The defense obligation stated above shall be with counsel of the Association's choice.

Please describe improvement(s) to be done (attach separate page for full written description of project):

Owner

Property Address

Date