NORTH SILVERWOOD 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 provide one copy of the color samples (each color sample MUST be painted on an 8x10 inch size paper or sturdy card). Photocopies, computer generated color chips, paint brochures or similar items will not be accepted. The committee requires the actual paint be painted on sturdy card for review.

Landscaping: If you plan to make changes to your front yard landscape, you must provide one copy 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 one copy 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.

Structures (including storage sheds): If you are installing a structure anywhere on your property, you must submit one copy 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 one copy 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 are not subject to the time deadline and 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, although the committee has up to thirty (30) days to render a decision. Your committee is made up of volunteer homeowners that have chosen to donate their time to keeping North Silverwood 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
N				
Nature of Application:	. (1 . (11 . (1	. 1 1.	1	
	ion (submit full set of pl			/ T · · · ·
	ng (shed, storage unit)		_ Landscape/Hards	scape/irrigation
Repaint Residence Satellite Dish/Ant			Replace Roof	`
Satellite Disn/Ant	ennae		_ Other (Describe))
	GENERAL	CONDITION	NS OF APPROVAL	
1. Submit signed applic	cation with one copy of	your plans,	Deposit (if applical	ble) and signed Indemnity
			emoved and the elev	vation plan shall identify
	exterior materials to be u			
			e color samples (eacl	h color sample MUST be painte
	e paper or sturdy card)			
	ble Association Govern			
		and permit	s. Construction shal	l comply with applicable laws,
ordinances, codes an				
5. All building/work n				
		als shall be	disposed of properly	. <u>Adjoining properties shall be</u>
kept clean and are n	ot to be disturbed.	1 11 1		a a a a
the subdivision.	erials or debris of any ty	pe shall be s	stored or dumped on	any street or any other lot within
	ovtanian haating/ain aand	itioning uni	ta inaludina salar ur	nits, is to be approved prior to
installation.	taterior nearing/air cond	moning uni	is, including solar un	itis, is to be approved prior to
	onsible for all damage ca	used by the	ir contractor to the a	ssociation's common area or to
	le in the process of instal			
				n 8 x10 size paper or sturdy card):
1. Exterior color	punting in punting nor	2. Trim	color	no nio sizo paper er staraj caraj.
3. Accent color		4. Front	door color	
3. 11000m color		110110	<u></u>	
The density of equality		.C41 :		h h d
				bove based upon the plans
further understood that the				neral condition stated above. It is
Turnier understood mat u	ic ACC has up to unifty	(50) days to	reliuel a decision.	
Date	Applicant			
2000	7 ippiicuit			

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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 **North Silverwood 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 North Silverwood subdivision. The defense obligation stated above shall be with counsel of the Association's choice.

Please describe improvement(s) to be done:						
	_					
Owner		Property Address				
Date						