EUREKA VILLAGE 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. Paint samples can be viewed in the Johnson Ranch Management office during regular business hours.

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. *Please note that Eureka Village has an approved plant list and only plants on this list will be approved in your front yard landscape. No exceptions.*

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. 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 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. Please note that some structures may 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.

Roof Replacement: If you are replacing your roof, a photo of the home and full size sample of the roofing material must be brought into the Johnson Ranch Management office for review by both JR Community master association and Eureka Village. Composition roofing is not permitted within Johnson Ranch. No exceptions.

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 twenty (20) days to render a decision. Your committee is made up of volunteer homeowners that have chosen to donate their time to keeping Eureka Village 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.

EUREKA VILLAGE OWNERS ASSOCIATION ◆ 2140 Professional Drive, Suite 260 ◆ Roseville, CA 95661 ◆ (916) 784-6605 ◆ ARCHITECTURAL CONTROL COMMITTEE APPROVAL REQUEST

Owner					
Property Address	City	Zip	Telephone		
NI					
Nature of Application:	nit full set of plans including d	roinaga)			
Accessory Building (shed,	storage unit)	_ Landscape/Hard	Iscane/Irrigation		
Repaint Residence		Replace Roof	iscape/irrigation		
Satellite Dish/Antennae		Other (Describe	e)		
	GENERAL CONDITIONS	S OF APPROVAL			
	ith one copy of your plans, De				
	all identify any trees to be rem	oved and the eleva	tion plan shall identify specifi	cations	
of all exterior materials to be 2. If painting your home, please	used. choose a paint scheme from the	a annroyad naint r	voliav		
 Comply with applicable Association Governing Documents and final Subdivision Map. Obtain all necessary governmental approvals and permits. Construction shall comply with applicable laws, 					
ordinances, codes and regulat			rempij wim appiremere imwe,		
	ompleted within one (1) year	of approval.			
	cavation materials shall be disp	osed of properly.	Adjoining properties shall be	kept	
clean and are not to be distu					
7. No construction materials or	debris of any type shall be store	ed or dumped on a	ny street or any other lot withi	n the	
subdivision.	acting/air conditioning units i	maludina salan unit	a is to be approved prior to		
8. The location of any exterior h installation.	eating/air conditioning units, in	ncluding solar unit	s, is to be approved prior to		
9. Owner shall be responsible for	or all damage caused by their co	ontractor to the ass	ociation's common area or to	anv	
	ess of installation or construction				
10. Please indicate the following	if painting home:				
1. Exterior color	2. Trim colo 4. Gutter co	or			
3. Accent color	4. Gutter co	olor			
	JR Community master associat	tion and Eureka Vi	llage):	th in to	
	and brand name:				
Roofing color na		4			
• Gutter replacement sample):	ent? If yes, new color name (m	ust provide color			
The undersigned applicant(s) requ this application and understands a that the ACC has up to twenty (20	nd agrees to comply with the g				
Date	Applicant				
**Roof Installation: By initialin Community Roof Policy (2016). materials, which must be complet	You further acknowledge that	metal roofs may no		ofing	
Revised 2016			 Initials		

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

Please describe improvement(s) to be d	lone:			
Owner	Property Address	Property Address		
 Date				