

EASTRIDGE 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.

Please note the following terms:

Body: Large areas of walls

Trim: Window and door trim, corner boards, fascias, etc.

Accent: Pop-outs, shutters, columns, etc.

If your home has brick or stone, please specify if you plan to paint it or leave it as is.

Please be specific when referring to trim and accent so that the committee can be clear as to where the colors will be applied. Photos of your home identifying specific areas are required.

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 Eastridge 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.

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 by both JR East master association and Eastridge. 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 Eastridge 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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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 **Eastridge 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 Eastridge 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