

RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION UNIT 2

ARCHITECTURAL REVIEW PROCEDURES

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Architectural Review Package & Instruction

1. Architectural application form & check list for New Home or Exterior Work,
2. Indemnity Agreement,
3. Neighborhood Awareness Letter

Any and all exterior improvements to your property must be submitted to the Architectural Review Committee:

- 1) Please submit one (1) completed copy of the Architectural Change Request Form, Indemnity Agreement, Neighborhood Awareness Letter, and (3) three copies of all construction drawings to:

RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION
c/o Performance CAM
5135 Camino Al Norte Suite 210
North Las Vegas. NV 89031

Note that drawings should include location and screening of equipment, site plan, setbacks, materials and colors. Also include any information pertinent to the proposed improvements such as brochures, pictures, etc.

- 2) The Committee will meet and review your submission. We will send you a written notice of their approval or rejection within thirty (30) days of the meeting.
- 3) Please retain any applicable permits as the committee may require it for an approval.

CONSTRUCTION CANNOT BEGIN UNTIL THE ARCHITECTURAL REVIEW COMMITTEE GIVES A WRITTEN APPROVAL OF PLANS.

Please ensure that all forms and plans are completed in full prior to submitting.

RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION UNIT 2

APPLICATION & CHECK LIST FOR NEW HOME OR EXTERIOR WORK

OWNERS NAME _____
ADDRESS _____
PHONE # & CELL # _____
EMAIL ADDRESS _____
FAX # _____

DAMAGE DEPOSIT REQUIRED!	
New Construction	\$2,500.00
Renovations/Roofs	\$1,500.00
Landscaping	\$1,000.00
Dumpster Fee	\$ 500.00
Refundable at conclusion of work, less damage repairs, if any.	

All applicants must supply all of the following applicable information to the RBA Homeowners Association PRIOR TO START OF ANY EXTERIOR WORK RENOVATIONS, OR BUILDING OF A NEW HOME.

INDICATE TYPE OF PROJECT (check type)

- REMODEL INTERIOR ESTIMATED TIME FRAME _____
- NEW HOME
- EXTERIOR ALTERATION / RENOVATION
- REROOFING OF STRUCTURE Color, Manufacturer and style # must be called out. Sample provided
- EXTERIOR PAINTING
- LANDSCAPING
- NEW POOL and/or SPA
- DRIVEWAYS

SQUARE FOOTAGE OF NEW HOME or ADDITION _____

- Indicate street name, address, lot and block number and owner's name on drawings or a cover sheet if only manufacturers' literature or samples are being furnished.
- Submit Three (3) sets of drawings and/or manufacturers' literature to the Architectural Review Committee for review .comments and approval. If required, resubmission for record purposes will be required.
- If drawings are being submitted then number each drawing for reference.
- One approved drawing will be returned to the homeowner or their representative.
- The scale of the drawings shall not be less than ¼" = 1' 0" for architectural drawings & not less than ½" = 1' 0" for site and landscape drawings.
- Show elevations of all sides of the structure if a new home. If addition or remodeling is being done, show existing conditions and proposed changes to the exterior.
- Show exterior heights for all exterior walls, height from grade to ridgelines, from grade to bottom of soffits.
- Show all site work including grades based on the curb grades taken at each side of the property boundaries.
- Show grades of adjoining property at front and rear only if masonry walls do not exist.
- Show locations of walkways, driveway, pool and spa, dimensioned from property lines.
- Indicate type of materials being used on all exterior elevations.
- Submit three (3) samples of exterior paint colors, stucco colors, including stucco trim colors, brick, range of stone colors and roofing materials and color.
- Submit color samples of driveway and walkway colors if they are to be stamped or colored.
- Indicate exterior lighting locations and wattage of fixtures.
- Indicate exterior lighting locations and wattage of fixtures.
- Indicate type of non-slip material proposed for walkways and driveways to be used on site (attachment: CCR's Article III Use Restrictions Pages 5,6, and 7).
- Attach approvals letters from your affected neighbors.

OWNER'S REPRESENTATIVE (if applicable) _____
ADDRESS AND PHONE # _____
OWNER'S SIGNATURE(S) _____
DATE APPLICATION SUBMITTED _____
DATE RECEIVED BY HOA _____
DATE AND SIGNATURE OF BOARDS' APPROVAL (all members to sign plans as well) _____

All approved work must be started 45 days from approval or will need an updated approval form. All , work to be completed in a timely manner.
Photo rendering be required of all MAJOR improvement projects.

Mail or Email completed form to: Rancho Bel Air c/o Performance Cam 5135 Camino Al Norte, Suite: 210 North Las Vegas, NV 89031
FAX: 702-331-4188 Email: Martin Saxon at pcmartin@lvcoxmail.com

RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION UNIT 2

INDEMNITY AGREEMENT

Homeowner (identified below) certify that he/she is the legal owner of the subject property located within RANCHO BEL AIR POA UNIT 2. Intends to commence construction of improvements (hereinafter the "improvements") set forth as attached hereto.

CONTRACTOR (identified below) has been hired by the Owner to conduct the improvements.

CONSTRUCTION of the improvements is subject to the Declaration of Covenants, Conditions, Restrictions for RANCHO BEL AIR POA UNIT 2, as well as certain Rules and Regulations, Design Guidelines and C C &R's.

THE ASSOCIATION and the ARC Committee may (but are not obligated to) exercise supervisory responsibility with respect to ascertaining that Contractor's operation and improvements comply with Rules and Regulations, Design Guidelines and CC&R's.

CERTAIN INDEMNITIES are required of the Owner and Contractor, as follows, prior to commencement of construction of any IMPROVEMENTS

ACCORDINGLY OWNER AND CONTRACTOR hereby agrees to construct the improvements in accordance with the Rides and Regulations, Design Guidelines and Declaration of Covenants, Conditions and Restrictions of RANCHO BEL AIR POA UNIT 2

OWNER shall be responsible for the conduct of Contractors, its employees and agents within RANCHO BEL AIR POA ASSOCIATION UNIT 2 Owner and Contractor understand and agree that violations of the Rules and Regulations may be met with a warning, stop work order, lien assessments and or revocation of Contractors right to enter Rancho Bel Air POA UNIT 2 Association property

OWNER AND CONTRACTOR hereby indemnify RANCHO BEL AIR POA UNIT 2 and the Architectural Review Committee and agents thereof, and hold them harmless against and from any and all liabilities, claims, losses, damages and expenses connected with the improvements or construction of the improvements

AGREED AND ACCEPTED this ____ day of _____ 20____.

"HOMEOWNER"

"CONTRACTOR"

Name(s)

Street Address

City/State/Zip

Phone Number(s)

Signature
Date: _____

Name(s)

Street Address

City/State/Zip

Phone Number(s)

Signature
Date: _____

RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION

NEIGHBORHOOD AWARENESS LETTER

NEIGHBOR'S NAME: _____

ADDRESS: _____

PHONE NUMBER (S): _____

I AM AWARE OF MY NEIGHBOR'S PLANS AS PROPOSED

SIGNATURE: _____ DATE: _____



NEIGHBOR'S NAME: _____

ADDRESS: _____

PHONE NUMBER (S): _____

I AM AWARE OF MY NEIGHBOR'S PLANS AS PROPOSED

SIGNATURE: _____ DATE: _____



NEIGHBOR'S NAME: _____

ADDRESS: _____

PHONE NUMBER (S): _____

I AM AWARE OF MY NEIGHBOR'S PLANS AS PROPOSED

SIGNATURE: _____ DATE: _____



NEIGHBOR'S NAME: _____

ADDRESS: _____

PHONE NUMBER (S): _____

I AM AWARE OF MY NEIGHBOR'S PLANS AS PROPOSED

SIGNATURE: _____ DATE: _____

