

Fall Valley Homeowners Association Architectural Variance Request

Submission of Plans to Architectural Control Committee (ACC)

Name _____

Address _____

City/State/Zip _____

Phone(s) H: _____ W: _____

Date Submitted _____ Date Received by ACC _____

In accordance with the Fall Valley Homeowners Association covenants, easements, charges, and liens (“declaration”) and the Association’s rules and regulations, I request your consent to make the following changes, alterations, renovations, additions and/or removals to my unit:

[Please attach a detailed (to scale) drawing or blueprint of your plan(s) in duplicate, along with any required City/Building Department permit information]

Is this an amendment to a previous request? _____ If yes, approximate date of previous request: _____ I understand that under the declaration and the rules and regulations, the committee will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the Association.
2. All work will be done at my expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws; codes; regulations; and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Fall Valley Homeowners Association, its board of directors, its agent and the committee have no responsibility with respect to such compliance and that the board of directors’ or its designated committee’s approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement.

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8. I understand that a decision by the committee is not final and that the board of directors may reverse or modify a decision by the committee upon the written application of any owner made to the board of directors within ten (10) days after the committee makes its decision.
9. The contractor is: _____
Address: _____
Phone: _____
10. If approved within twenty-one (21) days, the work would start on or about _____ and would be completed by _____.
11. Any work not started on or before _____ is not approved and later construction must be subject to re-submittal to the committee.

Homeowner Signature: _____

Reviewed and approved per any Notes or Exceptions stated below:

Date: _____

Signature: _____

Review Notes and/or Exceptions

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Declarations Page 7 pertaining to Architectural Control Committee:

ARTICLE VI

ARCHITECTURAL CONTROL COMMITTEE

Section 1. Appointment of Architectural Control Committee. The Architectural Control Committee shall consist of three (3) persons to be appointed by the majority of the Board. The initial Architectural Control Committee is chaired by John Davis, 1023 24 Road, Grand Junction, CO 81505.

Section 2. Submission of Plans. Duplicate copies of plans and specifications relating to an improvement, including, but not limited to residences, fences, garages, and outbuildings, shall be submitted to the Architectural Control Committee for review and final approval. Plans and specifications shall contain, without limitation, the plot plans showing layout, including setbacks, flow and manner of surface, drainage, finish and natural grade elevations, floor plans showing overall dimensions, roof plans showing pitch, roof materials, color, exterior elevations showing doors, windows and exterior materials and colors, and a perspective sketch if requested, and other details necessary to explain any feature or component of the Improvement. The Architectural Control Committee shall have the authority to impose a reasonable fee for the review of any submittal.

Section 3. Matters Considered. The Architectural Control Committee shall consider the aesthetic and functional design of any Improvement as to the quality of workmanship and materials, harmony of exterior design with existing Improvements, location with respect to topography and finished grade elevation, and the preservation and enhancement of the value and the visual appearance of existing Improvements.

Section 4. Approval. The Architectural Control Committee shall approve or disapprove all written plans within thirty (30) days after submission. In the event the Architectural Control Committee fails to take any action within such thirty (30) day period, the proposed Improvement shall be deemed approved. The majority of vote of the Architectural Control Committee shall be required for the approval or disapproval of any proposed Improvement.

Section 5. Limitation on Liability. The Architectural Control Committee shall not be liable in damage to any person submitting requests for approval or to any Owner within the Property by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove with regard to such request. The actions of the Architectural Control Committee shall be deemed conclusively binding upon the Owners.