

# SANDS NORTH HOME OWNER'S ASSOCIATION

## Remodeling Application Revised 7-11, 2018

1. Property Owner \_\_\_\_\_

2. Current phone \_\_\_\_\_

3. Scope of work: check those features that will be remodeled or updated. The HOA is primarily interested in changes to exterior features visible from the street all which require a variance from the Board.

Roof       Windows       Doors       Landscape

Ext. Lighting       Wrought Iron       A/C       Walkways

House #       Walls/Gate       Awnings       Ext. beams

Other exterior feature visible from the street (explain)

4. Deposit: Before starting the Remodel, Owner must provide a Deposit of \$4,000 that the HOA may use to pay (a) remodel-related expenses incurred by the HOA, and (b) any HOA fines imposed on the Owner for violations related to the remodel. If the deposit is insufficient to pay all expenses and fines, the HOA may impose a special assessment on the Owner for the

difference. Within 30 days after the remodel is completed, less any HOA expenses and fines, deposit will be returned to Owner.

\_\_\_Initial

5. Building permits: Before starting construction, the owner must provide the HOA management with a copy of all building permits and approvals. \_\_\_ Initial

6. Architectural Standards Compliance: Owner acknowledges receiving the HOA's Architectural Guidelines and Remodeling Guidelines. Owner agrees, on his own behalf and that of his/her agents, to comply with the guidelines. Owner agrees to provide a copy of guidelines to all contractors involved in the remodel.

\_\_\_Initial

7. Indemnity: Owner agrees to indemnify, defend and hold harmless the Sands North HOPA and its members, directors, employees and agents, and their successors and assigns, from and against any and all claims, causes of action, litigation, judgments, liabilities, damages, costs and expenses including outside legal fees of counsel selected by the HOA, liens including mechanics liens, losses and/or encumbrances of any kind caused by any act or omission by Owner, its employees, agents, contractors, or business invitees while in, upon, about or in any way connected with the Sands North Townhomes, or arising from any accident, injury or damage in connection with the remodel of Owner's property.

\_\_\_Initial

8. Diligent Construction: Unless (a) a different deadline is a condition to approval of the Remodel, or (b) the HOA grants an extension, the Remodel must be completed within 120 days from the start of the construction (the "Completion Date"), and the HOA may impose a fine of \$200 for each day the Remodel is uncompleted after the Completion Date. Owner will provide the HOA with the date the Remodel will begin which will constitute day 1 of the 120 day period.

\_\_\_ Initial

9. Maintenance and Repair of Incomplete or Inadequate Work: If the Remodel is incomplete or adversely affects the property's landscape, or the common areas, the HOA may either correct the problem or require the Owner to do so, and be reimbursed from the Deposit and/or a special assessment imposed on the Owner.

\_\_\_ Initial

***The Owner***

Dated \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

***Received by HOA Management***

Dated \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_

Printed Name \_\_\_\_\_