

LA CRESTA PROPERTY OWNERS ASSOCIATION

REQUEST FOR ARCHITECTURAL APPROVAL

Please read all AC Guidelines prior to submission to make sure that all items are included for approval.

Date: _____

Property Owner: _____ Phone Daytime: _____

Mailing Address: _____ Phone Evening: _____

Property Location: _____ APN: _____

Contractor: _____ Phone #: _____

Architect: _____ Engineer: _____

Request for Approval (check all that apply):

Grading Land Clearing House Wall or Fence Entry Gate

Barn Pool, Spa or Pond Gazebo Storage Container RV/Trailer

Other: _____

Will any of this work require roads to be opened for utility service? No Yes (see LCPOA Trench Repair Standard).

Bond for road opening and repair: \$ _____ (make check payable to LCPOA).

Approval of this application is valid only for the plans and specifications submitted. Construction must commence within one year of approval of plans. Failure to start construction within the year will require resubmittal of plans to the Architectural Committee. Changes and/or additions to the plans require resubmission. Future modification of structures must be maintained to their original specifications.

By signing this application, I acknowledge that I have received a copy of the governing documents of the La Cresta Property Owners Association. Failure to comply constitutes a violation of the CC&R's which may result in action to enforce. I hereby authorize the Association, its employees and/or agents, permission to enter the site to inspect the work.

Signature: _____ Date: _____

ARCHITECTURAL APPLICATION AND APPROVAL POLICY

La Cresta Property Owners are subjected to the governing documents of the Association, which includes the Declaration of Restrictions (CC&R's), the By-Laws of the Association, the Board Policies, and policies and procedures as adopted by the Architectural Committee. All construction and improvements are also subject to applicable County codes. Copies of the Association documents have been provided to every property owner. Additional copies are available for a charge from the Association's management company and online at www.lacrestapoa.com. By submitting and signing the application to the Architectural Committee (AC) of the La Cresta Property Owners Association, the applicant acknowledges and agrees to the following terms and conditions:

- The AC will only review complete submittals submitted only by property owners. All complete applications will be reviewed by the AC within 30 days after submittal and a decision will be rendered.
- A structure is defined as "anything built or constructed", whether constructed on or off site, regardless of its size or height; a storage container is considered to be a structure.
- Receipt of a County building permit does not constitute AC approval. Architectural standards may be more restrictive than County Code. Some improvements do not require County permits, but all improvements require AC approval.
- No work will commence before 7:00am or continue after 6:00pm. RE: Riverside Co. General Noise Guidelines – Chapter 7.35 General Noise Regulations.
- Roads will not be obstructed by construction equipment or material.
- All site trash will be stored in appropriate waste disposal containers.
- AC approval is limited to exactly what has been submitted. Changes require a new submission.
- Failure to obtain prior AC approval is a violation of the CC&R's which will be enforced.
- All improvements shall be constructed in accordance with the approved plans.
- All structures will be maintained according to their original specifications.
- Roads and easements are controlled by the Association. Any structure or improvement including landscaping within the roadway easement area requires prior AC approval. If approval is granted, the improvements are subject to removal at the property owner's expense if the portion of the encroached easement is later needed by the Association.
- Property owners' permitted use of roadway easements does not waive the Association's rights. Property owners are responsible for knowing the exact boundaries of their property. Association-constructed roads are not necessarily centered within the easement areas.
- No Association roads may be opened for any reason, without an application and payment of a road opening and repair bond: all new house construction requires a bond.
- The applicant agrees to allow AC members or their representatives, access to the property for inspection.
- The applicant agrees to hold the Association harmless for any damage or injury arising out of construction on the property or use of the property.
- Posting of contractor advertising signs is not permitted (CC&R Article IV(d)).

Signature: _____ Date: _____

LA CRESTA PROPERTY OWNERS ASSOCIATION

COMPLAINT FORM

Date: _____

To the Board of Directors:

As a La Cresta property owner, I am requesting that the Board investigate and take appropriate action on the following matter which may be in violation of our Association's CC&Rs.

This report of: _____ Construction or Grading
_____ Prohibited Activity

1. What is taking place?

2. What is the exact location or address where this is occurring? APN _____
(Office to complete)

3. When did this happen? Is it continuing?

(Continue on the reverse or add additional sheets if necessary)

Reported by: Name: _____

Address: _____

Phone: _____ APN: _____

Signature: _____

Please be advised that this form will be provided to the alleged violator if requested in connection with a disciplinary action or as required by law. We will not investigate anonymous or verbal complaints. All complaints are handled in the Executive Session of the Board of Directors meetings. Our attorney has advised us that Association member disciplinary actions must be confidential. However, if after a reasonable time the situation has not been resolved, please contact the management company. Management attempts to follow up on all actions but additional input is appreciated if the corrections have not been made.

Mail or FAX this form to: La Cresta Property Owners Association
c/o AVALON MANAGEMENT GROUP INC.
43529 Ridge Park Drive.
Temecula, CA 92490
Phone: 951 699-2918 Fax: 951 699-0522

=====

Office Action:

Dated received: _____ Log # _____ AC file check: Plans on file? ___ Yes ___ No

Referred for inspection: _____ Letter to Property owner: _____ Follow-up _____

Referred to Board: _____ Action: _____

Referred to counsel: _____ Comments: _____ REV. - 7/1/15

ADDENDUM

The following Riverside County Ordinances and Guidelines may be useful resource materials when planning any development within La Cresta.

Ordinance #348: Land Use Planning and Zoning Regulations

Ordinance #457: Grading and Building Requirements

Ordinance # 655: Regulating Light Pollution

Ordinance #772: Abandoned or Neglected Orchards, Groves, and Vineyards

Riverside County Oak Tree Management Guidelines

ARCHITECTURAL APPLICATION FEE SCHEDULE

Accessory Structure: (gazebo, greenhouse, shade structure)

Review	\$50.00 – if structure is larger than 120 ft.
Resubmission	No charge for first submittal

Gate Entry & Fence:

Review	No charge
--------	-----------

Grading Plans: *Must be approved by Riverside County prior to AC Review*

Review	No charge
--------	-----------

House Plans:

Initial Review	\$300.00
Resubmission	No charge for first submittal - \$100.00 per submittal thereafter.

Miscellaneous: (driveway, RV parking, storage container, re-painting, sheds pool, solar panels, spa, patio cover.)

Review	No charge
--------	-----------

Outbuildings: (barns, covered arenas, garages)

Review	\$200.00
Resubmission	No charge for first submittal

Wind Turbines:

Initial Review	\$300.00
Resubmission	No charge for first submittal

When a property owner has not complied with the Association's architectural review process, or has not filed the proper submittal to the Management Company for review by the AC, the Board has the authority to issue a "Cease & Desist" notice to the property owner.

Examples:

- Grading prior to AC approval
- Constructing a house prior to AC approval
- Any outbuildings such as barn, guest house, separate garage prior to AC approval
- Pool, spa, pond, perimeter fencing, entry gate, gazebo, tool shed, horse shelters prior to AC approval
- Solar panels and wind turbines prior to AC approval

Any costs incurred by this process will be added to the property owner's "fee" submittal. No work may be started until the cause for filing the "Cease & Desist" notice has been removed, and the property owner has paid the Association's costs for issuing the "Cease & Desist" notice.

Avalon Management will accept either a check, money order payable to "La Cresta Property Owners Association", or exact cash. Per the CC&Rs, no additional fee will be required for resubmission of plans that have been denied.

Should you have any questions about the fees, please contact:

The Avalon Management Group

Phone: 951 699-2918

www.lacrestapoa.com

Rev. – 7/1/15