

APPLICATION FOR ARCHITECTURAL MODIFICATION

Submission Date _____

Note to Homeowners: This application is to be used to apply for a change or modification to the exterior of your property. The completed form is to be returned to the Property Manager at the clubhouse office or via email to jlesinski@grsmgt.com and must be received at least 7 days prior to the meeting dates (unless it is for approved paint colors).

For any questions on this application, please call or email the manager at (561) 883-5240 or jlesinski@grsmgt.com

HOMEOWNER(S)

Name(s) _____

Address _____ Lot # _____

Phone _____ Alternate Phone _____

Email _____

DESCRIPTION OF WORK TO BE DONE

ATTACHMENTS - *REQUIRED

- Survey/Plot Plan showing location of proposed improvement Detailed Sketch/Photo
- Detailed Sketch/Photo Paint Color/Chip Other _____
- Copy of contractor's insurance certificate to include general liability and workers compensation with The Shores at Boca Raton HOA listed as additional insured.*
- Copy of contractor's business license or State certification.* Photo of front of home*
- List roof and paver color. Roof: _____ Pavers: _____

PERMISSIONS / DISCLAIMERS / CAVEATS (Read carefully and sign below)

By submitting this application I hereby grant permission for members of the ACB, AAC, Board of Directors, and the Property Manager to enter onto my property to examine all areas relating to the requested modification.

(Disclaimer) The approval by the Architectural Control Board of any proposed improvements shall not constitute a warranty or approval that the work to be performed meets industry standards or governmental regulations and neither the Association nor any members of the Architectural Control Board (ACB), the Architectural Advisory Committee (AAC) or the Board of Directors shall be liable for the safety soundness, workmanship, materials, or usefulness for any purpose of any such improvement or alteration, nor as to its compliance with governmental or industry codes or standards. By submitting a request for the approval to perform any improvement or alteration, the requesting homeowner(s) shall be deemed to have automatically agreed to hold harmless and indemnify the aforesaid members and representatives of the Association, and the Association generally from and for any loss, claim, or damages connected to the aforesaid improvements or alterations.

(Caveat) The homeowner(s) and the contractor performing the work described herein shall be liable for any damages caused to the Association's common property and/or adjacent properties as a result of the performance of the proposed improvements. The homeowner(s) and the contractor shall be responsible to perform all work in compliance with all applicable laws, governmental rules, and regulations (Federal, State, County, etc.)

SIGNATURES

Homeowner(s) Signature(s) _____ Date _____

PROCEDURES FOR REVIEW OF APPLICATION

1. The application is returned to the Property Manager at the Clubhouse office or via email and must be received at least 7 days prior to the meeting dates (unless it is for approved paint colors).
2. The Property Manager forwards the application to the Architectural Control Board (ACB). Members of the Committee may visit the home and discuss the application with the homeowner(s).
3. The Committee submits its recommendation to the Architectural Control Board (ACB) for review and decision.
4. One of four possible decisions may result:
 - a. **APPROVED** – You may commence work.
 - b. **APPROVED WITH CONDITIONS** – Your request has been approved; however, you are required to make one or more modifications to the proposed request. If you wish to proceed with the project and agree to the modifications you may commence work. If you do not agree to the modifications, you must resubmit your application for approval.
 - c. **INSUFFICIENT INFORMATION** – You are required to submit additional information on your application.
 - d. **DENIED** – Your request has been denied. The reasons for the denial will be provided. The decision of the ACB is final.
5. Decisions are rendered within 45 days of receipt of application. Approval is valid for six months from the date of approval. If work has not yet commenced, you must submit a request for an extension.
6. Failure to obtain approval for an architectural change is a violation of the Association's rules and may lead to the imposition of fines or legal proceedings to restore the exterior of the home to its original state.

**** Once the architectural change has been completed, you must contact the Property Manager so the Association can verify that the change has been made accordingly. ****