



3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463

Ph: (561) 641-8554 / Fx: (561) 641-9448

**RAINBERRY LAKE HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD MODIFICATION APPLICATION**

Unit Owner Name(s): _____

Address: _____ Lot No.: _____

Contact Telephone No.: _____ Email Address: _____

Application, documentation, and fees are to be submitted via mail to GRS at the address indicated above.

Modification to be completed by: _____ Homeowner or _____ Licensed Contractor

Describe in detail the changes and/or modifications in which you are seeking approval:

Please complete and sign this form and attach the following information, if applicable.

1. ***\$25.00 Application processing fee, payable to GRS Community Management in the form of money order or cashier's check. (Other fees/deposits may be required by the Association depending on the project).***
2. Copy of contractor proposal and sketch of work to be done.
3. Copy of contractor's occupational license.
4. Copy of contractor's liability and automobile insurance certificate naming 'Rainberry Lake Homeowners Association, Inc. (in c/o GRS Community Management at the above referenced address) as the **Certificate Holder and as Additional Insured** and a copy of Workman's Compensation Insurance Certificate.
5. Copies of all Permit Application(s) and sign off when completed - for all applicable modifications.

Materials you may need to provide to the Association for the approval of the requested changes or modifications.

1. A picture, drawing or advertising materials displaying the items you are requesting for installation.
2. A sample of the type and texture of any building materials that may be used on the unit's exterior.
3. Any other materials or information that may assist in the Association's evaluation of the project.
4. Copy of lot site survey indicating location of changes or modifications.
5. Please refer to the paint color charts on the website for approved roof and house colors.

It is understood that the changes or modifications which you are requesting may not:

1. Cause a nuisance or interference with the peace or privacy of the other people in the community.
2. Be performed by unlicensed contractors or without the required permits from all governmental agencies.
3. Contractors are permitted to work Monday through Friday. Work on Saturday is permitted if no noise is audible beyond the home/property where the work is being performed. Work may NOT commence prior to 8:00 a.m. or after 5:00 p.m. Monday through Saturday. Contractors may not work on Sunday or public holidays.

As a condition precedent to granting approval of any request for a change, alteration, or addition to an existing basic structure that the applicant, the heirs, and assigns thereto, hereby assume sole responsibility for the repair, maintenance, or replacement of any such change, alteration, or addition. It is understood and agreed that the ASSOCIATION, is not required to take any action to repair, replace, or maintain any such approved change, alteration, or addition or any damage resulting therefrom for any reason to the existing original structure, or any other property. THE UNIT OWNER ASSUMES ALL RESPONSIBILITY AND COSTS FOR ANY ADDITION OR CHANGE, AND ITS FUTURE UPKEEP PLUS ANY WORK THAT HAS TO BE DONE ON COMMON GROUNDS THAT IS AN ADDED EXPENSE BECAUSE OF THIS ADDITION OR CHANGE.

Unit Owner(s) Signature: _____

Date: _____

REQUEST FOR MODIFICATION:

_____ Approved

_____ Conditionally Approved

_____ Disapproved

Comments: _____

Authorized Signature: _____

Date: _____

RE: CODES

Please be advised this Request for Modification approval is subject to County Codes, setbacks, and permit conditions required.

If at a later point it is found the homeowner(s) has not complied with these procedures, **the Homeowner(s), will be held responsible** for any and all changes that would be required.

Unit Owner Signature: _____

Date: _____

Unit Owner Signature: _____

Date: _____

WAIVER OF LIABILITY:

The undersigned hereby agrees any, and all liability caused by arising from any acts which may increase the hazard of susceptibility to loss on the described premises shall not be held against the ASSOCIATION, "as their interest may appear", and they shall be held harmless from any liability arising therefrom and indemnify them for all losses, cost, expenses, and attorney's fees in connection with any such addition to their unit.

Unit Owner Signature: _____

Date: _____

Unit Owner Signature: _____

Date: _____

RAINBERRY LAKE HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL GUIDELINES

Home Exterior Colors

- Homes are painted every 7 years by the HOA using Benjamin Moore paint. Sail Cloth (OC- 142), Linen White (OC-146), White Dove (OC-17), Silvery Blue (1562), Light Pewter (1464), Morning Dew (1493), Healing Aloe (1647). Trim: Simply White (OC-117).

Metal Roof Approved Colors

- Mansard Brown, Charcoal Gray, Dark Bronze, Slate Gray, Silver, Buckskin, Regal White.

Asphalt Roof Approved Colors

- White, Gray, Tan, Silver Cedar, Weathered Wood, Slate, Driftwood, Heather Blend, Brown, Copper Canyon

Fences:

- Styles – Approved – Horizontal, Board on Board, both wood and Vinyl, and Black Wrought Iron
- Unapproved – Shadowbox will only be Grandfathered in, repairs can made to existing Shadowbox fences.
- Colors – Approved - White and Light Cream Vinyl, Wood colors are Simply White, Natural Stain, Urethane, and Black Wrought Iron fences.
 1. All new fences must have permits, pass city codes, and be approved by the Architectural Review Board. All existing fences and gates are Grandfathered. All gates must be approved by ARB.
 2. Privacy fences along the seawall should end 3 ft before seawall. This will allow landscapers access and prevent future erosion. All fencing in the lagoon area must not exceed property survey line.
 3. All gates must be landscaping friendly, wide enough for a commercial lawnmower.
 4. All properties with pools need to be approved by the city, with child safety locks.

Digging – Owner's Property

- Be aware of multiple systems that are buried underground (Irrigation System, FPL, Telephone and Cable, etc.).
- Call 811 before significant digging and notify Management.
- Homeowners are responsible for any damage to the community irrigation system caused by the owner or contracted vendor.

Outdoor Projects

- For activities such as painting a driveway or any other project requiring a temporary irrigation system shut off, please contact management.