



3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463 | Ph: (561) 641-8554

**EASTRIDGE HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD MODIFICATION APPLICATION**

Unit Owner Name(s): _____

Address: _____ Lot/Unit 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 'Eastridge 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. *Please review the attached ARB Guidelines carefully prior to completion and/or submission of this application.*

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 home's exterior or property.
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.

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 Saturday. Work may NOT commence prior to **8:00 a.m. or after 6:00 p.m. Monday – Friday; and 8:00 a.m. to 4:00 p.m. on 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 assumes 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: _____

**EASTRIDGE HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD GUIDELINES
NOVEMBER 25, 2013**

1. HOUSE COLORS:

THE VALSPAR BRAND IS FOR THE COLOR SAMPLE. ANY PAINT BRAND MAY BE USED TO MATCH THE VALSPAR COLOR.

- a. Valspar – Champagne Orange {2007-4B}
- b. Valspar-Tropical Breeze {2002-2A}
- c. Valspar- Peach Encounter {2006-4B}
- d. Valspar- Coral Mist {2001-2B}
- e. Toasted Almond #414-3

2. HEDGE HEIGHTS: 4 feet max height for front yards and 6 feet max height for side and back yards.

3. FAUX SHUTTER COLORS:

- a. White
- b. Burgundy (Dark Red)
- c. Navy (Dark Blue)
- d. Forest (Dark Green)
- e. Black

4. DRIVEWAY STAIN COLORS: Sandstone {Light Beige} or Light gray

5. DRIVEWAY EXPANSION:

- a. One story home: 7'.5" expansion
- b. Two Story homes with 1 car garage: 6'8" expansion
- c. No expansion will be allowed for homes with a two-car garage.

6. YARDS:

- a. No grass piles or clippings shall be permitted to remain on the lawn, street, sidewalk, driveway, or swale area after the lawn is mowed, weeded, trimmed, or cut.
- b. No piles or clippings shall be permitted to remain on the lawn, street, sidewalk, driveway, or swale after the trimming or cutting of plants or trees.
- c. Bulk clippings are permitted to be placed in the swale area no earlier than 7:00 PM the evening before bulk collection pick up.

7. FRONT AND BACK YARDS:

The minimum lawn maintenance schedule is subject to alteration by the Association based upon water restrictions and other such measures outside the control of the Association.

- a. Lawns shall be properly mowed and edged at least once per 4-weeks from November 1st through April 30th.
- b. Lawns shall be properly mowed and edged at least twice per 4-weeks from May 1st through October 31st.
- c. Trees shall not be "hat-racked" unless due to hurricane damage.
- d. Front yards shall be at least 50% lawn/grass.
- e. Back yards shall be at least 50% lawn/grass.
- f. Trees may be circled with white rocks or mulch or plants extending no more than 2.5 feet from the base of each tree.
- g. Tree branches shall be trimmed to prevent their intrusion upon neighboring properties.
- h. Tree branches lower than 7 feet shall not extend over the sidewalk.

8. **BETWEEN HOUSES:**

- a. Permanent brick, concrete, or any other similar permanent replacement for the lawn/grass is prohibited between houses, behind the arch extending to the back of the house, and from the arch extending to the front of the property.
- b. The following, which can be displaced and repositioned, if necessary, are permitted to replace lawn/grass in the aforementioned areas:
 - Small white rock.
 - Colored rock/stones complimenting the house color.
 - White or colored steppingstones, mixed with either lawn/grass, small white rock, or colored rock/stones which complement the house color.

9. **FRONT DOORS:**

- a. All doors should be hurricane resistant.
- b. Base door color should be entirely white.
- c. Original or similar replacement doors may have their four interior rectangular panels painted the same color as the house.
- d. Replacement doors, including those with decorative glass, are permitted if the base door color is white.
- e. Screen doors with a base color of white are permitted to be added to the inside of the front doorway.

10. **COACH LIGHTS / EXTERIOR LIGHTING:**

- a. Coach lights on each side of the garage are permitted. Acceptable color variations are:
 - Dark Red / Rust / Cooper
 - White
 - Black
 - Dark Green / Light Green
- b. Solar and motion-sensor activated lights with black, white, or gray housings are permitted.
- c. No house can have an over-abundance of permanent exterior lights; this is at the sole discretion of the Association ARB.
- d. All exterior light additions / modifications are subject to Association ARB approval first.
- e. Exterior lights shall not be allowed if they constitute a nuisance to neighbors.

11. **PAVERS:**

- a. Pavers, whether brick or any other material, shall not be used to widen a driveway or as an extension into the swale area.
- b. Pavers, whether brick or any other material, shall not be used between houses or as a substitute for grass in the front or back yard.

12. **RAIN GUTTERS:** Rain gutters – white only – may be applied around the framework of the roof line.

13. **HURRICANE SHUTTERS**

Hurricane shutters can be in place from June 1 - November 30 and will be removed and or opened from December 1st through May 31 except in the event of storms with hurricane-force winds. The shutters must then be removed within 10 days after the storms with Hurricane-force winds have passed.

The Eastridge Homeowners Association ARB Committee and/or Board of Directors reserves the right to alter, modify, add, change, and delete the above ARB Guidelines at their sole discretion.