



Warner Woodlands

DESIGN REVIEW PACKAGE

The Warner Woodlands Townhomes HOA Architectural Committee requires the following:

1. Request to make any and all changes to the exterior of your home, including painting, must be submitted to the Warner Woodlands Townhomes Homeowners Association for review. Complete the attached application form and waiver of liability. Return the paperwork to Warner Woodlands Townhomes Homeowners Association Board of Directors.
2. Incomplete submittals will be returned to the homeowner and will not be reviewed.
3. The homeowner is responsible for obtaining all city and county permits, which must be submitted with the application form.
4. Include a copy of any blue prints, samples, sketches, photos, color schemes, site plans, paint swatches, etc. of the proposed changes.
5. Applications to the Warner Woodlands Townhomes Homeowners Association are not subject to an application fee.
6. You will be notified in writing of the result of your request. Please allow adequate time for review prior to scheduling work.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT WARNER WOODLANDS TOWNHOMES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS.



Warner Woodlands

**ARCHITECTURAL REVIEW BOARD
REQUEST FOR MINOR MODIFICATION**

I, _____, hereby request approval for the modification shown below to

Unit# _____ located at _____

Modification(s) Requested:

Upon approval of this modification request, I/We will assume all liability for any damage incurred as a result of this modification as well as any additional maintenance cost that may be incurred. I/We also agree to obtain any permits that may be required by any and all government agencies for this modification.

The following information must be attached to this form at the time of submission of this request (Use additional sheets if necessary):

- A sketch, including the dimension of the proposed modifications.
- The locations of the modifications of the property
- A copy of the survey of the property, if applicable.
- Color samples, if applicable.
- Contractor information.

Owner's Signature(s) _____

Owner's Telephone Number: _____

Date submitted to Architectural Review Board: _____

Date received by the Architectural Review Board: _____

The above request for modification of Lot # _____ has been:

() approved

() approved with the following changes

() denied

Changes required:

Signed: _____ Date: _____



Warner Woodlands

WAIVER OF LIABILITY

Print Name _____ (hereinafter known as "Owner") of Unit # _____

_____ (Unit/Address), Woodland Hills, CA., seeks approval for said addition, change or alteration to the above – mentioned Unit/Lot from the Board of Directors of Warner Woodlands HOA (hereinafter known as "Association").

Owners expressly accept any and all future damages resulting from the installation. The owner further agrees that any repairs required will be the sole responsibility of the owner and will not make any claims against the association for such repairs.

Owner shall upon the sale of said unit disclose the Waiver of Liability for the installation and the new owner must accept all terms of this Waiver of Liability.

Owner shall be responsible for all costs and expenses in the addition, change or alteration of said Unit/Lot. All such work shall be completed in good and workmanlike manner in accordance with all applicable laws, ordinances, rules, regulations and requirements of all governmental bodies of officers having jurisdiction over such work, and before such work is commenced, all required permits and authorization shall be obtained by Owner. Work shall be in conformance with approved plans.

Owner shall pay all costs, expenses and damages to repair or replace any portion of the common areas damaged by subcontractors, material men mechanics or other third parties rendering goods or services to said Unit/Lot upon notice of the Warner Woodlands HOA board within forty-five (45) days of substantial completion of the work. In the event that said costs and expenses are not paid within thirty (30) days after written notice, Warner Woodlands HOA shall have all remedies for non-payment of assessment, including but not limited to lien rights.

Owner expressly understands that Association's approvals or disapprovals will be based on any ground, including without limitation aesthetic reasons to maintain and protect the value of property within Warner Woodlands Townhomes. Owner shall seek architectural and engineering opinions on said plans from respective professionals in the field and shall not request or rely on the Association for these opinions.

Owner shall indemnify and hold Association free and harmless from and against any and all liability caused by or arising from any acts, which may increase the susceptibility to loss on the described property or common areas and any loss, claim or damage by reason of any injury, accident or damage to any person or property, including common areas to the Association arising out of or in any way relating to the addition, change or alteration of the Unit, occasioned wholly or in part by any act or omission of Owner, any contractor, or any third party rendering goods or services. In the event that Association shall be made a party to any litigation commenced against Owner concerning addition, change or alteration to the Unit/Lot, then Owner shall defend, protect and hold Association harmless and pay all attorney's fees, costs and expenses incurred by them in connection with such litigation.

In connection with any dispute, litigation enforcement or interpretation of the Waiver of Liability, the Association shall be entitled to recover reasonable attorney's fees, including appellate and post-judgment proceedings, costs and expenses.

The WAIVER OF LIABILITY has been executed on the _____ day of _____. The benefits derived by the applicant from the approval of this application shall be considered sufficient consideration to support the Owner's obligation(s) in this Waiver of Liability.

Witness:

Unit Owner:
