

ARCHITECTURAL COMMITTEE SUBMITTAL FORM

FRONT COURTYARD

Send To: LAKE PARK VILLAGE ASSOCIATION
c/o Tri-City Property Management Service Inc.
760 S. Stapley Mesa, AZ 85204
Fax: 480-844-2061

Owner's Name _____

Date _____

Unit #: _____

Phone: _____

Address: _____

Conditions for Changes to Courtyard:

Applying concrete or other solid surface to the entire front courtyard:

- a. It needs to be pitched so water flows away from the building, garage and inter-unit (party) wall.
- b. It needs to have a place where water can drain otherwise the homeowner is liable for any damages that the water may cause to their unit and / or a neighboring unit(s).
- c. Utilities to the unit run directly under the dirt portion of the patio. If there is a pipe break that needs to be repaired, the homeowner is responsible for any extra cost of breaking up the concrete to uncover the problem. The Association is only responsible for returning the area back to its original condition (sidewalk and dirt).

Addition of landscaping plants:

- a. A site plan is required information that details landscaping plans and any grading changes.
- b. Any water used in the planting must be kept away from the building, garage and inter-unit (party) wall.
- c. If any trees planted in the courtyard damage the building, water, electrical or sewer lines, the homeowner will be responsible for all costs associated with repairing the damage.

Addition of water feature

- a. Water overflow prevention / mitigation measures must be addressed.
- b. Water damage due to overflowing water features and/or cracked water vessels is the sole responsibility of the homeowner.
- c. The water feature must have circulating water or be drained to prevent problems associated with stagnant water.

Contractor Name _____

License # _____

Phone / Address _____

An accurate drawing, photo or manufacturer's catalog description must be attached using your lot dimensions, and showing the exact location of the proposed modification. PLEASE NOTE ANY DAMAGES CAUSED BY ALTERATIONS OR MODIFICATIONS WILL BE A HOMEOWNER RESPONSIBILITY

The Architectural Control Committee requests will be reviewed as soon as possible. However, the Board has 30 days to consider Architectural Submittal requests. Requests will either be approved, denied, or returned for additional information as soon. as possible after the review

By signing this form, homeowner agrees to abide by and conform to the requirements of the Board of Directors:

Homeowner Signature

Date

BOARD OF DIRECTORS ACTION TAKEN

_____ Approval _____ Denial

_____ Additional Requirements

Board Reviewer

Date