

PARK VILLAS NORTH CONDOMINIUM ASSOCIATION

UPSTAIRS UNIT FLOOR REPLACEMENT

ARCHITECTURAL APPLICATION FORM



Homeowner Information

Name _____

Mailing Address _____

City, State, Zip _____

Phone # _____

PVN Property # _____

Email Address _____

Contractor Information

Company _____

Name _____

Address _____

City, State, Zip _____

Phone # _____

Email Address _____

License # _____

Bonded/Insured #(s) _____

Please Initial Each Statement and Sign and Date Below

I certify that I have read the pertinent portions of the CC&Rs and R&Rs related to floor modifications (attached to this document) in full, and that, to the best of my knowledge, the proposed modifications meet the requirements laid out therein. X_____

I certify that I have provided, along with this completed form, a copy of an authentic quote and/or scope of work from the contractor indicated above that contains sufficient information to demonstrate compliance with association covenants, rules, and any other policies. X_____

I acknowledge that any architectural approval from the board automatically expires three months from the grant date unless actual work has commenced and is ongoing. X_____

I acknowledge that the board must be notified of completion of the modification and that the board shall have ninety days from the date of notification to inspect the modification for compliance. X_____

I acknowledge that failure to meet the requirements laid out in the covenants, rules, or any other policies may result in my being required, at my own expense, to update the modification to meet those requirements or to revert the modification to the original state prior to commencement of my work. X_____

I acknowledge that I will be held liable for damages caused to association property due to my modification work, including any associated planning, legal, or any other fees. X_____

Homeowner Signature

Date

Board Decision: YES _____ NO _____

Board of Directors Authorized Representative Signature

Date

CC&Rs

ARTICLE VI - RESPONSIBILITIES OF UNIT OWNERS

Section 1. Maintenance of Unit. Each Unit Owner is responsible and shall have the right and obligation at his/her sole cost and expense, to maintain and repair in compliance with the Governing Documents, the interior of their Unit, all personal property therein and all the interior areas for which they have the right of Exclusive Use, including but not limited to, the glass doors, windows and screens enclosing their Unit, as well as the metal tracks containing said windows, and all interior installations such as smoke detectors, built-ins, cabinets, stoves, refrigerators, ice makers stove and ceiling fans, wall paper and paint, carpeting and flooring, and plumbing (everything that protrudes from plastered walls and concrete floors, including but not limited to angle stops, sinks, pipes to sinks, garbage disposals and counter tops, bathtubs, toilets and showers, which are either standing units or have tiled walls, shower drains, toilets, toilet seals, etc.) including repairs and replacement costs of any water or other damage caused by such items to said Unit or other Units including but not limited to downstairs or adjoining Units, and the upkeep and maintenance of said items. Each Unit Owner is responsible for the electrical, heating and air conditioning system, including air conditioning sleeves protruding from the stucco, as well as television cable equipment and connections servicing said Unit which are located within the outside perimeter of the exterior bearing walls thereof and for the upkeep, maintenance and repairs thereof in said Unit as more fully set forth in Exhibit "A" - Maintenance Matrix a copy of which is attached hereto and incorporated herein. Each Unit Owner must, at their own expense, maintain and repair and follow all guidelines pursuant to the Governing Documents and all mold and mildew policies of the Association to prevent water damage and/or the growth of mold and mildew in their unit including periodically replacing old worn out angle stops and maintaining bathroom and kitchen fans in good working order. Each Unit Owner has the right, at their own expense, to paint, paper, panel, carpet or otherwise finish the interior surfaces, including walls, ceilings, and doors in their unit, provided, however, no floor surface, or any part thereof, which lies above any other Unit shall be made of wood, tile (kitchen and bathroom excepted), stone or any other surface capable of producing sound which could disturb occupants of the Unit located below. All lower Unit Owners are responsible for keeping their front door and patio area drains uncovered and unclogged to prevent flooding during heavy rains. Each Unit Owner is responsible for, at their own expense, the proper sealing of all walls, tiles, flooring or any other area that could cause leakage or wood rot. In addition, a Unit Owner shall not structurally modify any internal load-bearing wall.

Rules and Regulations

8.3 In addition to the regulations outlined in the CC&Rs, any installation of or replacement of floor surface lying above any other unit shall not be completed without an architectural application, which must include a quote indicating the flooring to be installed will be carpet with a pad that is at a minimum seven sixteenths (7/16) inches thick and has a minimum density of eight (8) pounds, excepting in kitchen and bathroom areas where tile is permitted and the architectural application should demonstrate use of an underlayment with an IIC rating of at least sixty-five (65) where tile is used. Owners may perform simple repairs to existing carpeted flooring encompassing an area smaller than two (2) square feet without submission of an architectural application.