

# CALIFORNIA RIDGE HOMEOWNERS ASSOCIATION

## Homeowner Architectural Application & Indemnity/Liability Agreement

Owners Name: \_\_\_\_\_

Address of unit: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work: \_\_\_\_\_

Work to begin by: \_\_\_\_/\_\_\_\_/\_\_\_\_ Work to be completed by: \_\_\_\_/\_\_\_\_/\_\_\_\_

I/We the owner of the above address request approval to make the following addition, change to that property:

Description:

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Please attach plans, specifications or drawings with the nature, kind, shape, height and materials being used: (required)

Who will perform work? (Please attach copy of your Contractor's current insurance)

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Contractor	Phone	CA License#
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I/we the above named owner(s) will be responsible for damage to the exteriors of the building that may arise as a result of the above stated addition, change or alternation and will be responsible for maintenance of same. Further, the owner agrees that:

1. If and when this unit is sold, this agreement must be included as part of the sale and agreed to by the new owner. After the sale is complete it will be the OBLIGATION of the new owner to sign a new copy of this agreement and deliver it to the Secretary of the Association so that it will be on file whenever needed. This will apply to ALL subsequent owners and will be disclosed to any potential buyers of the property.
2. The Association maintains the right of approval of the above stated additions, changes or alterations and may require its removal, if it becomes necessary for safety, maintenance of surrounding structures or lack of proper maintenance by the above named owner.

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3. The Association its Board of Directors, members, employees and agents will be held harmless from any liability, injury, damage or costs that may be incurred as a result of the above stated addition, change or alteration.
4. Submission of this form alone does not necessarily fulfill all requirements for approval. The Committee and/or Board may require additional information in order to make a decision. Until all information has been received the application is unapproved.
5. If the Committee requires modifications to plans, that special conditions may be placed on the project prior to the commencement of work.

The Owner understands that failure to receive City of San Jose permits where necessary and/or Committee/Board approval constitutes automatic authorization by the applicant to the Association to have work brought into conformance with the approved plans, specification and special requirements at the complete expense of the Owner.

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Name	Signature	Date
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Name	Signature	Date
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NOTE: The owner is responsible for notifying Management when the project has been completed. Management and the Board of Directors will inspect the finished project to ensure the work is up to Association standards. If you have questions on the form please contact Compass Management Group, Inc. at (408) 226-3300. Send/Fax to: Compass Management Group, Inc., 77 Las Colinas Lane, San Jose, CA, 95119 or (408) 226-3406.

**For Committee Use Only:**

Board of Directors/Committee:  Approved  Denied

Date approved to proceed: \_\_\_\_\_

Special Conditions required for approval:

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Reason for Denial:

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Authorized Association Representative

Date