

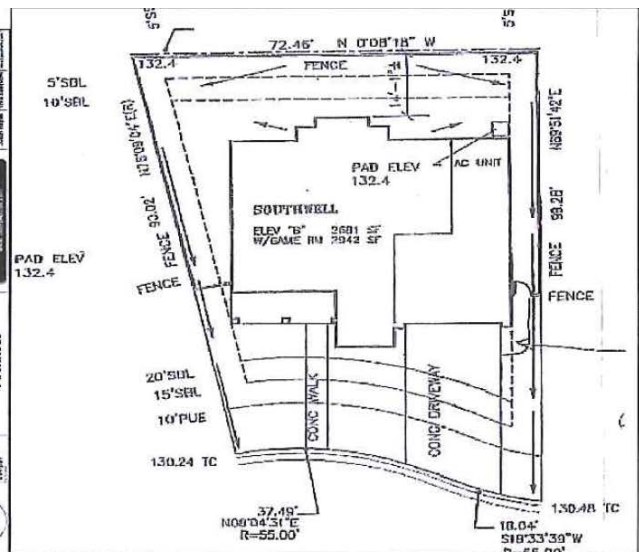
HOME IMPROVEMENT APPLICATION INSTRUCTIONS

Work may not begin prior to the Committee or HOA Board approval.
The following items, if applicable, must be included with your Home Improvement Application or it will be considered incomplete.

- Landscape plan including location and species of all plantings and other materials to be used
- Neighbor signatures (if required)
- Color, finish and dimensions of proposed concrete, brickwork, rock beds, sod, fences and or/walls.
- For concrete, please include setbacks from neighboring property lines as well as the existing drainage pattern. If the existing drainage pattern will be altered, a new drainage plan must be submitted for review.
- Color photographs from several angles of the area the improvement is to be made
- Product brochure of exterior décor items, structures, doors etc.
- Site-plan and detailed drawing showing the existing structure, fence lines, property lines and all proposed improvements (see example below)
- Exterior paint modifications must include a mock-up of the home with paint colors applied and labeled.
(Please Note: For exterior paint colors, applicants must ensure that the colors and design stay within the community aesthetics, and that their new colors do not match their immediate neighbors)
- Photographs from several angles of area the improvement is to be made.
- Photographs of existing structure or work that has already been completed
- Homeowners are responsible for checking with the City to see if their project requires building permits. In some cases, the Association may require a copy of the City approved building permit.



(Sample Landscape Plan)



(Sample Site Plan)

Failure to obtain prior written approval prior to commencement of construction or installation of any modification shall constitute a violation of the CC&Rs and may include possible fines and/or other consequences.

Please mail or email your completed Home Improvement Application and all corresponding information to the management company:

Landmark Limited
Attn: Home Improvement Dept.
1731 E. Roseville Pkwy., Suite 100
Roseville, CA 95661

Email: homeimprovements@landmarklimited.net

For questions or to follow up to ensure your application has been received, please email homeimprovements@landmarklimited.net or call (916) 746-0011 Ext. 143

EXTERIOR PAINT COLOR INFORMATION

If seeking approval for a change in the exterior paint color, it's essential for applicants to ensure that their chosen colors and design align with the aesthetic standards of the community. Moreover, it's important to avoid selecting a color that matches that of immediate neighbors. When submitting your preference for a new color, please include a mock-up of your home displaying the proposed paint colors clearly labeled. Utilize the provided links below to assist you in finding complementary colors.

<https://www.sherwin-williams.com/visualizer#/active/default>

<https://www.valspar.com/en/colors/color-visualizer#/active/color-wall/section/valspar-lowes>

<https://www.glidden.com/paint-color-visualizer>

<https://www.dulux.ca/diy/colour/paint-colour-visualizer>

<https://www.behr.com/consumer/colors/paint>

Thank you,

Morgan Ranch Community Association
C/o Landmark Limited
1731 E. Roseville Pkwy. Suite 100
Roseville, CA 95661
Office: (916) 746-0011
morganranch@landmarklimited.net

Morgan Ranch Community Association

HOME IMPROVEMENT APPLICATION

NOTE: No work may begin prior to Committee or HOA Board approval.
All applications must be submitted with drawings, sketches, pictures, etc. If the application is submitted incomplete it will be returned so that it may be submitted completed. All applications must be submitted with a plan/sketch (drawn to scale) showing the exact location of the specified improvements and details including dimensions, type of materials to be used and photos showing the design and color. A decision on an application may take up to 45 days from the date the application is processed.

In consideration of your neighbors, please restrict the hours of construction to 8:00 a.m. until 6:00 p.m. only.

NAME: _____ DATE: _____

ADDRESS: _____ LOT NO: _____

PHONE: (H) _____ (W) _____ PROPOSED COMPLETION DATE: _____

E-MAIL: _____

TYPE OF ARCHITECTURAL AND/OR LANDSCAPING IMPROVEMENT

MODIFICATIONS/ADDITIONS:

- ☐ Remodeling/Additions
- ☐ Garage Doors/Exterior Doors
- ☐ Driveway/Walkways
- ☐ Gazebos/Sheds/Play Equipment
- ☐ Greenhouses/Sun Rooms
- ☐ Swimming Pool/Spa/Solar Panels
- ☐ Decks/Patios
- ☐ Arbors/Overhangs
- ☐ Dog Houses/Runs
- ☐ Fences/Fence Additions
- ☐ Retaining Walls
- ☐ Landscaping Front yard ☐ and/or
- ☐ Backyard ☐ (plant location & species required)

Is material same color and type as your house?

☐ Yes ☐ No

Materials to be used:

☐ Wood ☐ Stucco ☐ Brick
☐ Stone ☐ Concrete
☐ Other _____

(Please specify color and include a color sample)

Painting:

☐ Repaint house same color
☐ Repaint house NEW color

(Exterior paint modifications must include a mock-up of the home with paint colors applied and labeled.)

DETAILED DESCRIPTION OF CHANGES TO BE MADE:

Acknowledgement of all neighbors who will be affected by your alterations/improvements is required. To expedite the processing of your application, please show and explain your plans to all those neighbors who will be affected and have them sign in the appropriate place below.

NEIGHBOR ACKNOWLEDGMENT: I have reviewed the plans of the proposed addition of _____ and am aware of all their proposed alterations/improvements shown on the attached plan.

ADDRESS	NAME (<i>PRINT</i>)	SIGNATURE	PHONE #	DATE

GENERAL CONDITIONS OF APPROVAL:

- 1. Comply with Covenants, Conditions and Restrictions, final Subdivision Map, and established Design Guidelines previously approved by the Board of Directors.**
- 2. Obtain all necessary governmental approvals. Construction shall comply with applicable laws, ordinances, codes and regulations within Placer County. A permit may be required.**
- 3. If construction waste or excavation material results, it shall be disposed of properly. Adjoining properties are not to be disturbed.**
- 4. No construction materials or debris of any type shall be stored or dumped on any street within the development.**

The undersigned applicant requests approval of the improvements described above based upon the plans included with this application. Applicant understands and agrees to comply with general conditions stated above.

X _____

OWNER SIGNATURE

TODAY'S DATE

RETURN APPLICATION AND PLANS BY MAIL OR EMAIL TO:

Morgan Ranch Community Association
C/o Landmark Limited
1731 E. Roseville Pkwy. Suite 100
Roseville, CA 95661

E-MAIL: Homeimprovements@landmarklimited.net

If you have any questions, please call Landmark Limited: (916) 746-0011 Ext. 143

8.12 Commencement. Upon receipt of approval pursuant to this Article, the Owner shall, as soon as practicable, satisfy all conditions thereof and diligently proceed with the commencement and completion of all installation, construction, reconstruction, refinishing, alterations, and excavations pursuant to such approval, commencement to occur, in all cases, within ninety (90) days from the effective date of such approval or upon such later date as the Board may in its discretion designate. If the Owner shall fail to comply with this Section, any approval previously given shall be deemed revoked unless the Board, upon written request of the Owner made prior to the expiration of the time for commencement, extends the time for such commencement. No such extension shall be granted except upon a finding by the Board that there has been no change in the circumstances upon which the original approval was granted.

8.13 Completion. The Owner shall, in any event, complete the installation, construction, reconstruction, refinishing, or alteration of any Improvement, within one (1) year after commencing construction thereof, except and for as long as such completion is rendered impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies, natural calamities, or other supervening forces beyond the control of the Owner or his agents. If an Owner fails to comply with this Section, the Board shall proceed as though the failure to complete the Improvements was a non-compliance with approved plans.

MORGAN RANCH – ARCHITECTURAL REVIEW COMMITTEE

(For Association Use only)

___ APPROVED ___ NOT Approved ___ Conditionally Approved

COMMENTS:

By: _____ Date: _____