

Wood Ranch Owners' Association  
c/o Property Management & Accounting, Inc.  
563 Leisure Street  
Livermore, CA 94551  
(925) 454-1987

Email: Architectural Applications:  
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**APPLICATION FOR ARCHITECTURAL REVIEW AND APPROVAL**

Owner's Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Phone: Day: \_\_\_\_\_  
Evening: \_\_\_\_\_  
Email: \_\_\_\_\_

1<sup>st</sup> Application Date: \_\_\_\_\_  
Revised Application Date(s): \_\_\_\_\_

**Review of CC&Rs and Rules Regarding Architectural Changes:**

The undersigned Owner(s) of the property identified acknowledge that they have read Article 12 of the CC&Rs and the Architectural Committee Rules presently in effect, both of which relate to the requirements of architectural approval at Wood Ranch. Prior to submitting this Application, Owner(s) should contact the Association to resolve any questions relating to the Application. Owner(s) seek approval of the proposed alterations (construction plan or landscaping plan) described below.

**Owner(s) also acknowledged the design reviews may take up to thirty (30) days after the receipt of the complete application and in some cases multiple reviews may be required.**

Owner(s)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

**Description of proposed alteration:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe the type of alteration you propose to make, including a description of the work, types of materials, colors (including color swatches). Attach a sketch and/or plans.

CHECK EITHER OR BOTH BOXES BELOW IF APPLICABLE AND NOTE DATES.

**Requesting use of a Portable Storage Unit:** to be delivered on \_\_\_\_\_, 20\_\_\_\_ and removed on or before \_\_\_\_\_, 20\_\_\_\_ (not to exceed six months\*).

**Requesting use of a Portable Toilet:** to be delivered on \_\_\_\_\_, 20\_\_\_\_ and removed on or before \_\_\_\_\_, 20\_\_\_\_ (not to exceed six months\*).

*\*If it is determined the storage unit and/or portable toilet will be needed longer than the time stated above, applicant shall apply for an extension, in writing, 30 days prior to the original expiration date. Total use may not exceed one year.*

I/We understand that by signing this application we agree to the following:

- That if this application requires a license, that I/we must choose a licensed and bonded (or insured) contractor.
- That if approval of this improvement is given, that I/we will be responsible to indemnify the association and hold it harmless from any damages or costs of a legal claim or lawsuit (including attorney fees) that are filed due to the installation, construction, or presence of the described improvement.
- That the responsibility to maintain the improvement rests with us and that the alteration is subject to removal and restoration of the area as required by the Board if I/we fail to do so.
- That any approval given by the Association is subject to and conditioned upon receipt of a valid city or county permit, if required.
- That if the Board or Architectural Committee requires any engineering, structural, geotechnical or other report one must be provided before the Board may consider the application and that any timelines established shall be extended according to the time it takes to get such a report.
- That if I/we fail to wait for written architectural approval or fail to fulfill the requirements imposed, the approval may be voided by the Architectural Committee or Board.

Association representatives are authorized to contact the individuals noted below regarding the proposed project:

**Name, address and phone number of architect/engineer(s):**

\_\_\_\_\_

**Name, address and phone number of contractor(s) or landscaper(s):**

\_\_\_\_\_

**Estimated date construction will commence:** \_\_\_\_\_ (Note: Unless the time is extended by the Association for "good cause", the work must be commenced within twelve months of approval or the approval is revoked).

**Estimated date construction will be completed:** \_\_\_\_\_ (Note: Unless the time is extended by the Association for "good cause", the work must be completed within twelve months of approval or the approval is revoked).

**Notice to neighbors:** On the date below, adjacent neighbors were provided a copy of this application and a copy of the sketch/plans (indicated which) for their review. *Neighbors signature acknowledges receipt of application only; a signature does not constitute "consent".*

**Acknowledge receipt: Date:**

Name/Address: \_\_\_\_\_

Name/Address: \_\_\_\_\_

Name/Address: \_\_\_\_\_

**FOR ASSOCIATION USE ONLY**

Date Application received: \_\_\_\_\_

Members of Architectural Control Committee members who reviewed application: \_\_\_\_\_

Date of decision on Application: \_\_\_\_\_

Action taken on Application:

Approved as submitted: \_\_\_\_\_

Denied: \_\_\_\_\_

Approved with conditions: \_\_\_\_\_

In "hold" mode awaiting additional information from owner \_\_\_\_\_

Application granted upon submission of written evidence to Association demonstrating compliance with the following conditions: \_\_\_\_\_

Note: Approval, or Approval with Conditions, is contingent upon written evidence, submitted to the Association prior to commencement of work, demonstrating acquisition of applicable building permits or other governmental approvals. Approval by government agencies does not mandate approval or override any disapproval or denial by the Association.

**BASIS FOR ACTION**

**Denial:**

The application was denied because of the following (check Item A and/or B and C if appropriate):

A. \_\_\_\_\_ The plans and specifications do not conform to the CC&Rs and Architectural Rules in effect at the time the Application was submitted for the following reasons: \_\_\_\_\_

B. \_\_\_\_\_ The proposed alteration will not be consistent with the standards of the Project and the provisions of the CC&Rs as to quality of workmanship and materials, harmony of exterior design, visibility with respect to existing structures and environment, and location with respect to topography and finished grade elevations for the following reasons: \_\_\_\_\_

C. \_\_\_\_\_ The proposed alteration is contrary to the following Sections of the CC&Rs and/or Architectural Rules in effect at the time the Application was submitted: \_\_\_\_\_

D. Other:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Approval or Approval with Conditions: (CHECK ONE)**

\_\_\_\_\_ The Application is approved because it conforms to the standards and requirements of the Architectural Committee and Board and the governing documents of the association, and it has been determined to be consistent with the standards for such a Project, the requirements for acceptable workmanship and materials, the harmony of exterior design, visibility with respect to existing structures and environment, and location with respect to topography and finished grade elevations.

\_\_\_\_\_The Application is approved only if the conditions noted below or attached separately or noted on the plans are met. Otherwise the approval shall be considered void. Conditions Required:

\_\_\_\_\_  
\_\_\_\_\_

Note: If none are stated here they will be provided separately and become part of the official record of approval.)

**Note:** If any approved plan or construction is altered during or after construction, approval shall be automatically void and shall be considered a violation of the governing documents, standards and rules of the Association.

**OTHER INFORMATION**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Provided to Owner: \_\_\_\_\_