

Exhibit A

GRANITE GATE HOMEOWNERS ASSOCIATION

Property Improvement Form

Today's Date: _____ Property address: _____

Owner/Applicant's Name: _____

Mailing Address (if different than property address): _____

Daytime Phone: _____ Evening Phone: _____

Type of work (Please check appropriate items):

Architectural

Landscape

Equipment

- Deck
- Gazebo
- Room Addition
- Patio Cover(s)
- Chimney
- Painting
- Garage Door
- Outdoor Fireplace
- Other: _____
- Landscape/Hardscape (circle one)
 - Removal of Exist New Install
 - Front Rear Side
 - Fence(s) / Wall(s) / Gate(s) (circle one)
 - Front Side
 - Rear Retaining
 - Extension
- Play Equipment
- Pool & Equipment
- Spa & Equipment
- Water Feature
- Barbeque/Counter
- Fire Pit
- Lighting
- Satellite Dish
- Other: _____

Description of Improvements:

Owner's Signature

OWNER'S SIGNATURE ABOVE SIGNIFIES ACCEPTANCE AND UNDERSTANDING OF THE GUIDELINES, CC&R'S AND EACH EXHIBIT ATTACHED HERETO.



Exterior Home Improvements - digital submissions

Avalon Management provides the opportunity to submit applications digitally. Please review the following steps to submit your Architectural (ARC) Request below.

Avalon Portal submission:

1. Avalon – Online Portal. Please visit www.mygranitegate.com to create/log on to your account through “My Account”.
2. Once logged into the account you will select “Submit a New Request” located on the bottom of the page. Then select ARC Request.
3. Please make sure you upload the Architectural Home Improvement application and supporting documents before submitting.
4. After submission of the ARC Request you will be able to view your submission, receive updates on the application, leave messages, upload more documents, etc.
5. Please note a common error for all submissions, is file size. The system will not allow submission if the file size exceeds 25MB. If there are any difficulties, you may break up the application into multiple attachments.
6. Having troubles? Please review our Homeowner videos at www.avalonweb.com. You may also view the link here: <https://www.avalonweb.com/how-to-submit-an-arc-application.html>

Email Submission:

1. Please ensure your Architectural Home Improvement application and supporting documents are complete.
2. Please email tarc@avalonweb.com.

Home Improvement applications are available to be digitally filled out. However, the Neighbor Awareness page within the document may need to be printed.

If you need a hard copy please reach out to Management and we can mail you a copy, or you may pick one up at our office located at the address below. A copy may also be obtained at the Wolf Creek Community Center.

We appreciate your willingness to improve the exterior of your home and look forward to assisting you through the process with the Homeowners Association.

DATE: _____

PROPERTY ADDRESS: _____

Do not write below this line

- Disapproved as presented (List Reasons/Specific Guidelines Not Met)**

- Approved as presented**
- Approved as revised/Conditional Approval:**

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

General Conditions and Disclaimers:

1. Committee approval does not waive or constitute or reflect compliance with any federal, state, or local law, ordinance, or code. Approval by the Committee does not relieve or satisfy an Owner's obligation to comply with all government laws and regulations affecting use of premises, subject to any approved plans. Approval by the Committee does not constitute approval by the city or county; and approval by the city or county does not constitute approval by the Committee.
2. Committee approval does not constitute acceptance of any technical or engineering specifications; and the Association assumes no responsibility for such. The property owner is responsible for all technical and engineering specifications. Approval by the Committee does not warrant structural safety, conformance with building codes or other applicable governmental requirements. The Committee reviews for aesthetic purposes only.
3. Any oversight of a provision of the governing documents, or a provision of the Guidelines Standards, does not waive the rule. Corrections may be required. Only improvements depicted on the plans can be reviewed by the Committee. The Owner is responsible to ensure all improvements are depicted on the plans submitted. Any improvements not depicted on the plans are not approved. Any change(s) to approved plans shall be deemed unapproved until resubmitted and approved. Approval of plans and specifications shall apply only to the property for which approval is granted and is not authorization to proceed with Improvements on any property other than the property reviewed by the Committee and owned by the Applicant.
4. The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent that includes a description of the access area. Access or storage of equipment used during the course of construction must be through the homeowner's property only. Property owned and/or maintained by the Association shall not be used for construction access or storage, unless Owner obtains prior written authorization from Association, the Owner agrees in writing to indemnify Association for damage to property owned and/or maintained by Association which is damaged as a result of an Owner's project, and Owner posts a construction deposit for restoration of damage to property owned and/or maintained by Association.
5. Owner is financially responsible for any repairs and/or replacement to property owned and/or maintained by Association which is damaged as a result of an Owner's project.

PROPERTY IMPROVEMENT FORM PAGE 2 OF 3

DATE: _____

PROPERTY ADDRESS: _____

6. Building materials may not be stored on streets, sidewalks, or on property owned and/or maintained by the Association. Streets may not be obstructed by construction equipment. All rubbish, debris and unsightly material or objects of any kind shall be regularly removed from the property and shall not allowed to accumulate thereon.
7. The property owner is financially responsible for any repairs to property owned and/or maintained by the Association damaged by a property owner's project.
8. Approval of plans and specifications is not authorization to proceed with Improvements on any property other than the property reviewed by the Committee and owned by the Applicant.
9. Approval of plans and specifications is not authorization to revise the original drainage system installed by the Builder and approved by the City.
10. Applicant understands and agrees that Applicant must comply with all of the provisions of the Guidelines/Standards.
11. All of the provisions of the Guidelines/Standards (including, but not limited to, the Conditions of Approval) are the provisions of the governing documents regarding Design/Architectural Review; and are incorporated herein by this reference. The applicant has read and understands all provisions and agrees to comply therewith. Approval of plans is subject to and does not constitute a waiver of the terms and provisions of the Association's Declaration, Supplemental Declaration, Guidelines/Standards, Rules and Regulations or other Operative Governing Documents. Any violation of the Governing Documents must be corrected upon notice of violation.
12. In the event that the City and/or County requires modifications to the plans and specifications previously approved by the Committee, the Owner shall submit to the Committee all modifications to the plans. The Committee shall have the right to review and impose further conditions on such modifications which are not inconsistent with the requirements imposed by the City and/or County. The Committee shall have the right to impose conditions of approval of proposed Improvements which are more restrictive than conditions as may be imposed by the City and/or County. The Committee shall have the right to impose conditions of approval of proposed Improvements which are more restrictive than conditions as may be imposed by the City and/or County.
13. Failure to comply with and satisfy all procedural requirements for an application may void approval.

MAIL TO:

GRANITE GATE HOMEOWNERS ASSOCIATION
c/o Avalon Property Management, Inc.
43529 Ridge Park Drive
Temecula, California 92590

E-MAIL TO:

tarc@avalonweb.com.com

Exhibit B 1

FACING, ADJACENT AND IMPACTED NEIGHBOR STATEMENT

The attached plans were made available to the following neighbors for review:

IMPACTED NEIGHBOR Name _____ Address _____ Signature _____	IMPACTED NEIGHBOR Name _____ Address _____ Signature _____	IMPACTED NEIGHBOR Name _____ Address _____ Signature _____
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MASTER ASSOCIATION PROPERTY OR BACK YARD

ADJACENT NEIGHBOR Name _____ Address _____ Signature _____	PROPERTY WHERE WORK WILL TAKE PLACE	ADJACENT NEIGHBOR Name _____ Address _____ Signature _____
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STREET

FACING NEIGHBOR Name _____ Address _____ Signature _____	FACING NEIGHBOR Name _____ Address _____ Signature _____	FACING NEIGHBOR Name _____ Address _____ Signature _____
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The neighbors have seen the plans that I am submitting for Architectural Committee approval. (Please see above verification.)

SUBMITTED: BY

I understand neighbor objections do not in themselves cause denial. However, the Architectural Committee will contact the neighbors to determine their objections and their appropriateness, if necessary.

Name _____
Address _____
Signature _____
Date _____

**GRANITE GATE HOMEOWNERS
ASSOCIATION**

REQUIRED WITH PAINTING APPLICATION

Indicate the name and number of the paint color in

DATE: _____
PROPERTY ADDRESS: _____

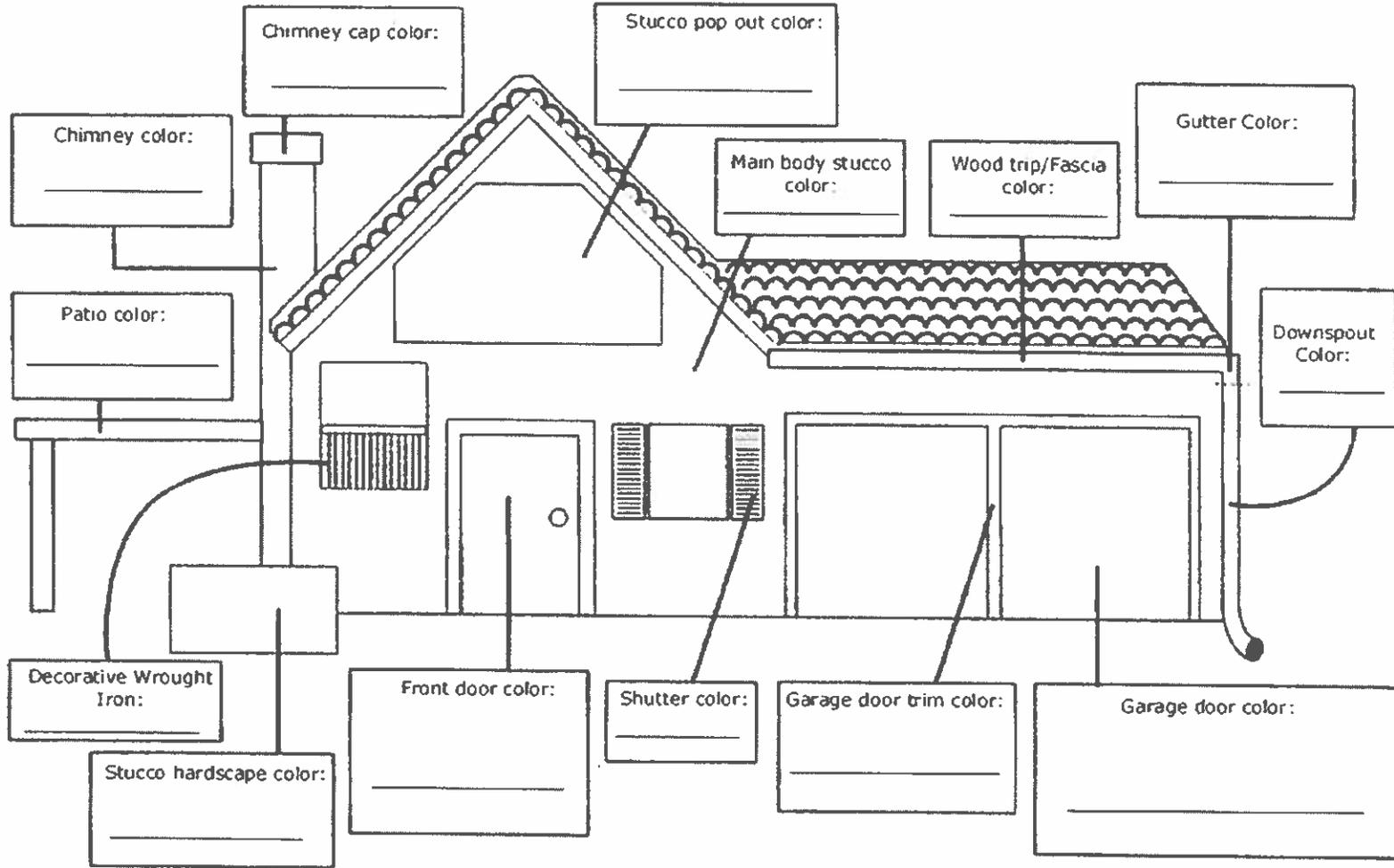


Exhibit B2

**GRANITE GATE HOMEOWNERS ASSOCIATION
Notice of Completion Form**

Today's Date: _____ Property address: _____

Owner's Name: _____

Mailing Address (if different than property address): _____

Daytime Phone: _____ Evening Phone: _____

ATTACH PHOTOGRAPHS OF ALL ANGLES OF IMPROVEMENTS, INCLUDING BOTH FRONT, SIDE AND REAR YARD, IF APPLICABLE.

MAIL TO:
GRANITE GATE HOMEOWNERS ASSOCIATION
c/o Avalon Property Management
43529 Ridge Park Drive
Temecula, California 92590

E-MAIL TO:
tarc@avalonweb.com

Do not write below this line

Disapproved as presented

Approved as presented

Approved as revised:

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____