

Title Screen Door Policy

Introduction

In order to protect the market value of our homes, the architecture committee and board of directors must approve modifications to the common area. The screen door is one such modification. The Architecture Committee has approved multiple variations for installation.

PROCEDURE FOR APPROVAL OF SCREEN DOOR INSTALLATION

- 1.) HOMEOWNER NOTIFY BOARD (IN WRITING) OF DESIRE TO INSTALL SCREEN DOOR
- 2.) BOARD INSTRUCTS ARCHITECTURAL COMMITTEE TO CONTACT HOMEOWNER
- 3.) ARCHITECTURAL COMMITTEE VERIFY THAT CURRENTLY APPROVED DOOR IS AVAILABLE

Manufacturer	Model #	Style	Description	Distributor
Tru-Frame	BAA-200	Riviera	Color -Bronze (dark brown) Extruded Aluminum	ASHBY LUMBER Xxxx Ashby Berkeley, Ca Second Location

- 4.) IF APPROVED DOOR IS NO LONGER AVAILABLE, ARCHITECTURAL COMMITTEE SHALL SELECT AN APPROPRIATE REPLACEMENT.
- 5.) ONCE IT HAS BEEN VERIFIED BY THE ARCHITECTURAL COMMITTEE THAT THE APPROVED DOOR IS AVAILABLE, THE "OWNER-HOA SCREEN_DOOR_UNDERSTANDING" FORM WILL BE PROVIDED TO THE HOMEOWNER, AND THAT FORM WILL GUIDE THE REST OF THE PROCESS.

Appendix

Letter of Understanding

LETTER OF UNDERSTANDING BETWEEN EMERY BAY VILLAGE HOMEOWNER AND THE EMERY BAY VILLAGE HOMEOWNERS ASSOCIATION

DATE:

I _____, THE OWNER OF _____, A UNIT IN EMERY BAY VILLAGE, HEREBY AGREE TO INSTALL THE APPROVED SCREEN DOOR, AT MY OWNED PROPERTY, NAMED ABOVE.

I UNDERSTAND THAT THE DOOR THAT I SHALL INSTALL WILL BE THE FOLLOWING:

MANUFACTURER:
MODEL NUMBER:
COLOR:
OTHER DETAILS, IF ANY:

I ACKNOWLEDGE AND UNDERSTAND THAT THE EMERY BAY VILLAGE ARCHITECTURAL COMMITTEE SHALL PERFORM A PRE-INSTALLATION INSPECTION OF THE ENTRY DOOR JAMB, AND THAT INSTALLATION OF MY SCREEN DOOR SHALL NOT BE DONE UNTIL A MEMBER OF THE ARCHITECTURAL COMMITTEE HAS SIGNED OFF, BELOW, ON THE PRE-INSPECTION.

ARCHITECTURAL COMMITTEE: _____
DATE: _____

I FURTHER ACKNOWLEDGE AND UNDERSTAND THAT THE ARCHITECTURAL COMMITTEE SHALL PERFORM A POST INSTALLATION INSPECTION AND SHALL VERIFY SATISFACTORY RESULTS BELOW, WITH A DATED SIGNING OFF OF THE WORK.

COMPLETED INSTALLATION IS SATISFACTORY _____

IT IS FULLY UNDERSTOOD AND ACKNOWLEDGED THAT ANY DAMAGE TO THE DOOR JAMB, OR OTHER HOMEOWNERS' ASSOCIATION PROPERTY, RESULTING FROM THE INSTALLATION OF SCREEN DOOR SHALL OBLIGATE ME, FINANCIALLY, FOR THE ADEQUATE REPAIR OF SAID DAMAGES.

HOMEOWNER SIGNATURE: _____
DATE: _____

ARCHITECTURAL GUIDELINES/APPLICATION

NAME OF OWNER(S): _____ **HOME PHONE:** _____

ADDRESS: _____ **WORK PHONE:** _____

GENERAL DESCRIPTION OF PROPOSED WORK/REQUEST

Applicant agrees and understands the following guidelines:

1. This application is not complete unless accompanied by the supporting documents listed on the reverse of this form.
2. The Committee may impose "Special Conditions" of approval. Failure to conform to any such conditions within 30 days of notification by the Association will be automatic authorization by the applicant to have the necessary work contracted out by the Association to bring the project into conformance with the approval. All costs incurred by the Association shall be a charge against the owner's lot. Such costs shall include costs of construction, reconstruction, administration, fees, attorney fees and reasonable court costs.
3. Applicant will indemnify the Association against any and all acts or claims arising in connection with the Improvement, including but not limited to, any and all acts, omissions, or claims arising in connection with the approval, construction, operation, maintenance, repair, use or removal of the Improvement, including attorney fees and costs of litigation in connection therewith.
4. All maintenance, repair or replacement of the improvements will be the sole responsibility of the lot owner.
5. Any expense incurred by the Association that is the direct or indirect result of the proposed improvements shall be the sole responsibility of the lot owner.
6. All necessary permits and approvals from municipalities or other jurisdictions are the sole responsibility of the applicant.
7. All work must be initiated with consideration for other lot owners, the aesthetics of the community, noise generation and time of day.

OWNERS' SIGNATURE: _____ **Date:** _____

FOR COMMITTEE USE Approved _____ Denied _____ Date _____ BY _____	FOR BOARD USE Approved _____ Denied _____ Date _____ BY _____
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HOLD HARMLESS STATEMENT

I, _____, a homeowner in the Emery Bay Village Homeowners Association, residing at:

(complete address and phone number)

- () Hereby request permission to make the following modification(s)
- () Hereby have completed the following modification(s) to my unit at:

(complete address and phone number)

(Include an elevation drawing and specifications for materials and colors used or to be used in the above modification(s).

I hereby agree to indemnify, defend, and hold the Association, its officers, its property manager, and its members harmless from and against any liability arising out of said modification or alteration, and from and against any damage to the structural integrity of (1) the building involved, (2) the exterior and roof of the building involved, and (3) the ground upon which the involved building stands arising out of said modification or alteration.

OWNERS' SIGNATURE: _____ **Date:** _____

ADDENDUM OF APPLICATION

I, _____, a homeowner in the Emery Bay Village Homeowners Association, residing at:

(complete address and phone number)

hereby agree to the following additional conditions:

1. The homeowner is responsible for any and all damage associated with the installation, use and/or removal of the satellite dish.
2. Upon selling of the shares in the association, the satellite dish equipment must be removed and the common area and interior resealed.
3. No landscaping will be modified to accommodate the installation, use and/or removal of the satellite dish.

OWNERS' SIGNATURE: _____ Date: _____

Details
Photographs
Technical Sheets
Vendor list
Distributor list