

Exhibit A
Anaheim Hills Estates Community 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

- ☐ Deck
- ☐ Gazebo
- ☐ Room Addition
- ☐ Patio Cover(s)
- ☐ Chimney
- ☐ Painting
- ☐ Garage Door
- ☐ Outdoor Fireplace
- ☐ Other: _____

Landscape

- ☐ Landscape/Hardscape
(circle one)
- ☐ Removal ☐ Install New
- of Exist
- ☐ Front ☐ Rear ☐ Side
- ☐ Irrigation/Drains
(circle one)
- ☐ Fence(s) / Wall(s) / Gate(s)
(circle one)
- ☐ Front ☐ Side
- ☐ Rear ☐ Retaining
- ☐ Extension

Equipment

- ☐ Play Equipment
- ☐ Pool and Equipment
- ☐ Spa and Equipment
- ☐ Water Feature
- ☐ Barbeque/Counter
- ☐ Fire Pit
- ☐ Lighting
- ☐ Satellite Dish
- ☐ Other: _____

Attach the completed Neighbor Awareness Form and three (3) sets of plans and specifications, including elevations and cross-sections as needed to describe the project.

Owner's Signature

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

Homeowners may be subject to fines, legal action and/or having to restore/make modifications to the property to comply with the Architectural Committee's determination. **Paint swatches are required for any painting application submission.**

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.
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. It is the responsibility of the requesting owner to obtain all appropriate signatures on the Neighbor Awareness form INCLUDING revised signatures for any later changes to the improvements reflected thereon. Any failure to obtain all appropriate signatures could render an approval from the committee void.
14. Failure to comply with and satisfy all procedural requirements for an application may void approval.

Exhibit B-1
FACING, LEFT, RIGHT AND REAR IMPACTED NEIGHBOR
STATEMENT

The attached plans were made available to the following

REAR NEIGHBOR

Name

Address

Signature

REAR NEIGHBOR

Name

Address

Signature

REAR NEIGHBOR

Name

Address

Signature

ASSOCIATION PROPERTY OR BACK YARD

LEFT NEIGHBOR

Name

Address

Signature

**PROPERTY
WHERE WORK
WILL TAKE
PLACE**

RIGHT NEIGHBOR

Name

Address

Signature

STREET

FACING NEIGHBOR

The neighbors have seen the plans that I am submitting for approval. (Please see above verification.)

I understand neighbor objections do not in themselves cause denial. However, the Committee will review the concerns in context with the guidelines to determine if their objections are valid.

Name

Address

Signature

SUBMITTED:

Name

Address

Date

**APPLICANT: FAILURE TO OBTAIN ALL APPROPRIATE
NEIGHBOR SIGNATURES MAY VOID APPROVAL.**

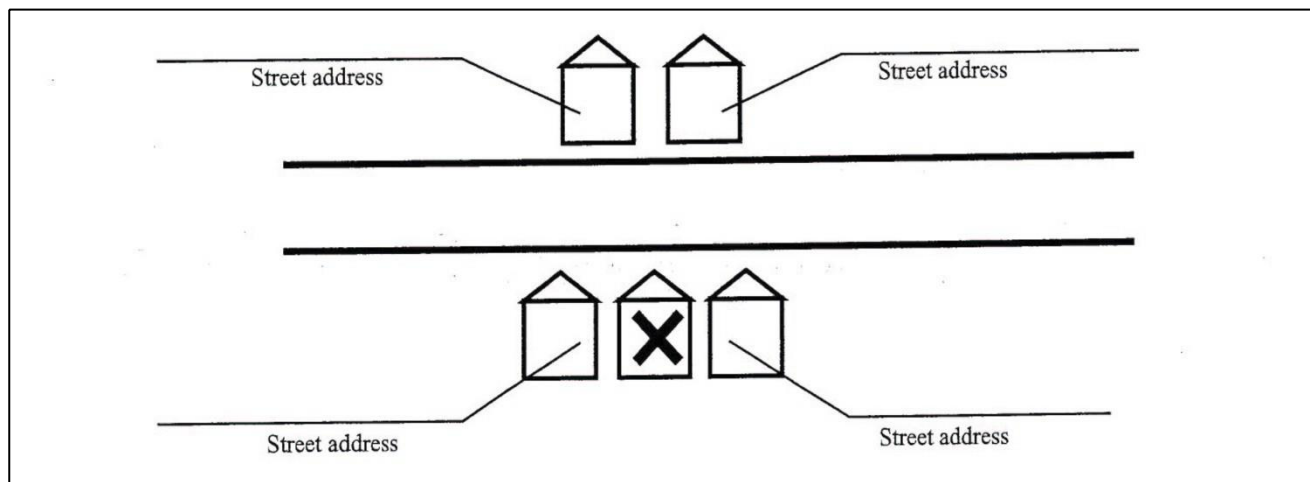
**NEIGHBOR: YOUR SIGNATURE ONLY CONFIRMS YOU
HAVE SEEN THE PLANS. IF YOU HAVE AN ISSUE WITH THE
PROPOSED IMPROVEMENT, THIS DOES NOT MEAN IT
WILL BE AUTOMATICALLY DISAPPROVED. THE
COMMITTEE IS ONLY AUTHORIZED TO APPROVE OR
DISAPPROVE ALL APPLICATIONS BASED ON THE
GOVERNING DOCUMENTS AND GUIDELINES ONLY.**

Exhibit B-2 NEIGHBOR VERIFICATION FORM

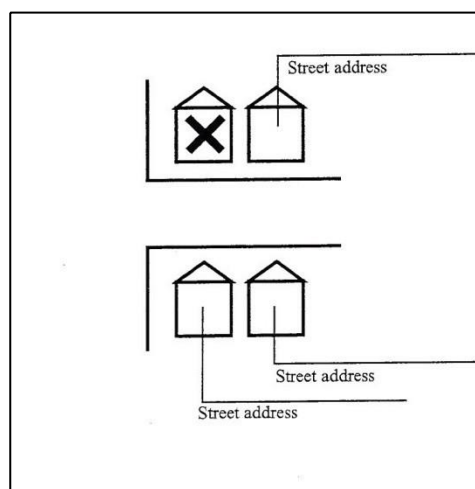
PLEASE COMPLETE THE DIAGRAM BELOW THAT BEST REPRESENTS YOUR PROPERTY'S LOCATION. The Association wishes to know if you live on a cul-de-sac, a corner, or in some other configuration that will help them determine who may be your immediate neighbors and/or who could be affected.

X designates the homeowner's property.

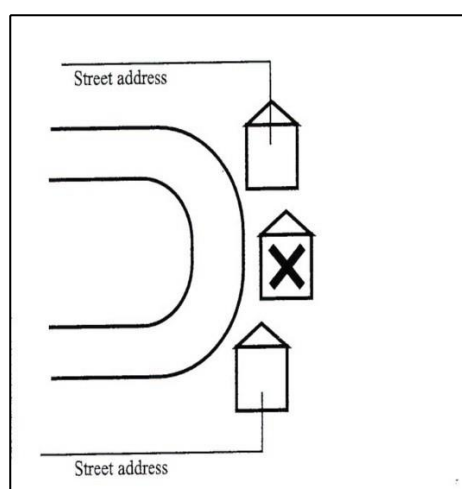
Use this box if your home is located on a street with homes on both sides of the street or only on one side of the street.



**If your home is located on a
CORNER**



**If your home is located on a
CUL-DE-SAC**



PROPERTY IMPROVEMENT FORM

6

DATE: _____ **PROPERTY ADDRESS:** _____

**Anaheim Hills Estates Community Association
REQUIRED WITH PAINTING APPLICATION**

Indicate the name and number of the paint color in the appropriate boxes.

Chimney color: _____

Chimney cap color: _____

Stucco pop out color: _____

Main body stucco color: _____

Wood trim/Fascia color: _____

Gutter Color: _____

Downspout Color: _____

Patio color: _____

Decorative Wrought Iron: _____

Stucco hardscape color: _____

Front door color: _____

Shutter color: _____

Garage door trim color: _____

Garage door color: _____

Exhibit C
Anaheim Hills Estates Community Association
Notice of Completion Form

Today's Date: _____ Property Address: _____

Owner/Applicant's Name: _____

Mailing Address (*if different than property address*): _____

Daytime Phone: _____ Evening Phone: _____

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

MAIL TO:
ANAHEIM HILLS ESTATES COMMUNITY ASSOCIATION
c/o Millennium Community Management
1900 E. Warner Avenue, #1P
Santa Ana, CA 92705

DO NOT WRITE BELOW THIS LINE

Disapproved as presented

☐

Approved as Presented

☐

Approved as Revised

☐

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

PROPERTY IMPROVEMENT FORM

8

DATE:

PROPERTY ADDRESS:

Exhibit D-1
Anaheim Hills Estates Community Association
Variance Request Form

Today's Date: _____ Property Address: _____

Owner/Applicant's Name: _____

Mailing Address (*if different than property address*): _____

Daytime Phone: _____ Evening Phone: _____

Description of Request (Please include drawings, photographs and a description of your special circumstance for the Board's review):

DO NOT WRITE BELOW THIS LINE

☐ Disapproved as presented

☐ Approved as Presented

☐ Approved as Revised

Committee Signature _____ Date _____

Committee Signature _____ Date _____

Committee Signature _____ Date _____

Exhibit D-2
Anaheim Hills Estates Community Association
Application for Appeal of Architectural Denial

The undersigned Owner, by completion of this form, hereby requests that the Association's Board of Directors reconsider the denial of certain Architectural improvements by the Committee, as described below.

1. **Owner's Name:** _____
2. **Property Address:** _____
3. **Summary of Prior Architectural Submittals:**
 - (a) Date of Original Submittal: _____
 - (b) Total Number of Submittals: _____
 - (c) Date of Submittal Being Appealed: _____
 - (d) Date of Denial by Committee: _____

4. **Copies of Application Information:**

I have included copies of all of the following for the denial that is being appealed:

- ☐ Copy of original Architectural application;
- ☐ Copy of Committee denial;
- ☐ Copy of most recent Architectural plans;
- ☐ Letter explaining in detail the portion of the Committee denial that you are appealing and explaining the reasons for reversal of the decision.
(Please understand that the Board of Directors needs to understand specifically, those improvements that the requesting member wishes the Board to reconsider and approve.)

Dated: _____

SIGNATURE OF OWNER(S)

DO NOT WRITE BELOW THIS LINE

☐ Disapproved as presented

☐ Approved as Presented

☐ Approved as Revised

Board Signature _____ Date _____

Board Signature _____ Date _____

Board Signature _____ Date _____