

SILVER OAKS RANCH AT WILDOMAR

Architectural Application Process

Article XII, Section 1 of the Master Declaration (CC&R's) of the Silver Oaks Ranch at Wildomar Homeowners Association states: "In order to maintain a uniform and well-maintained appearance throughout the Association, no exterior improvements (including change of original paint color, fences, walls, grading, and landscaping, or other structures) shall be commenced, erected, altered or maintained upon the Association without the prior approval of the Architectural Committee."

To request approval for an improvement to your property, please follow the Architectural guidelines and application process as listed below:

1. Prior to submitting for a property improvement, please Review Article XII Architectural Control of the Silver Oaks CC&R's for a comprehensive understanding of the governing documents pertaining to the architectural control process.
2. The following items constitute a '**Complete Application Package**', and must be submitted in full to start the application process and governing timelines:

Property Improvement Application completely filled out.

- a. Two (2) sets of Drawings which include details of the lot lines, drainage if applicable, dimensions of improvement, type and color of materials to be used.
- c. Neighbor Awareness Statement filled out by Impacted Neighbors. The intent of the neighbor Awareness Statement is to consult neighbors on improvements to your property which may impact the use and enjoyment of their property, prior to installation. Impacted Neighbors are all residences immediately surrounding your property which could be affected by the improvement you are proposing to install. Impacts could be due to view, drainage, noise, nuisance, etc.

Please Note that if a Neighbor disapproves of your proposed improvement, they must send their written disapproval to the Architectural Committee within (10) days of reviewing your proposed improvement. Neighbor approval or disapproval of a particular improvement shall only be advisory, and will be considered along with all other elements of the proposed improvement by the Architectural Committee, in rendering a decision.

3. Mail your **Complete Application Package** to:

Silver Oaks Ranch Architectural Committee
% Avalon Management
31608 Railroad Canyon Rd.
Canyon Lake, CA 92587

4. The Architectural Committee has thirty (30) days from receipt of your **Complete Application Package** to render a decision, unless they have requested additional information to clarify or assist in making their decision. Any additional information requested will delay the approval process, therefore it is advisable to submit as complete a package as possible to the Architectural Committee.
5. Upon Architectural Committee decision, you will be notified in writing of the decision of the committee.
6. After your plans have been approved, and your improvements completed. Please submit The *Notice of Completion* to finalize the property improvement. A record will be kept in your property file.
7. If your proposed property improvement has been disapproved by the Architectural Committee and you disagree with the decision, please refer to your governing documents regarding an appeal process.

The Board of directors and Architectural Committee would like to THANK YOU in advance, for your compliance with the Governing Documents, and efforts to assist the Association in developing a well-maintained and prosperous community!

**Silver Oaks Ranch at Wildomar Homeowners Association
C/O THE AVALON MANAGEMENT GROUP
31608 RAILROAD CANYON ROAD
CANYON LAKE CA 92587
(951) 244/0048 * FAX (951) 244/0520**

NOTE: Please do not have the work commence prior to obtaining the approval of the Architectural Committee. The AC will respond to your request as quickly as possible, but, at the most, within thirty (30) days from the time of SUBMITTAL. If you do not receive a response within thirty (30) days, please notify the Association and a response will be forthcoming. If you do not receive a response within thirty (30) days, you may not assume that your plans have been approved. Any improvement installed without prior committee approval may result in immediate violation fines.

**ONCE COMPLETE RETURN TO:
Avalon Management
31608 Railroad Canyon Road
Canyon Lake CA 92587**

SECTION I – IMPROVEMENT APPLICATION

OWNER NAME: _____ DATE: _____

PROPERTY ADDRESS: _____ LOT #: _____

PHONE NUMBER: DAY: _____ EVENING: _____

ORIGINAL APPLICATION: _____ MODIFICATION TO ORIGINAL: _____

DESCRIPTION OF IMPROVEMENT:

DESCRIPTION OF ANY LANDSCAPING INSTALLED BY THE BUILDER OR PREVIOUS OWNER: _____

PROPOSED START DATE: _____

PROPOSED COMPLETION DATE: _____

SECTION III – SIGNATURE OF OWNER

I HAVE READ AND AGREE TO THE DESIGN GUIDELINES AND RULES AND REGULATIONS IN THE CC&R'S:

OWNER SIGNATURE: _____

OWNER NAME (PRINT): _____

DO NOT WRITE BELOW THIS LINE

COMMITTEE USE ONLY

_____ APPROVED

_____ APPROVED SUBJECT TO CONDITIONS OUTLINED BELOW

_____ DENIED FOR REASON(S) OUTLINED BELOW

Signature of Chairperson

Date

Signature of Committee Member

Date

Signature of Committee Member

Date

EXHIBIT B
IMPACTED NEIGHBOR STATEMENT

It is the intent of the Architectural Committee to notify neighbors on any improvements, which may impact their use and enjoyment of their property. Neighbor approval or disapproval of a particular improvement shall only be advisory and shall not be binding in any way on the Architectural Committee's decision.

1. Definitions: Facing Neighbor, Adjacent Neighbor, and Impacted Neighbor.

 Facing Neighbor: Means the three (3) homes most directly across the street.

 Adjacent Neighbor: Means all homes with adjoining property lines to the Lot in question.

 Impacted Neighbor: Means all homes in the immediate surrounding area, which would be affected by the construction of any improvements.

2. Improvements Requiring Notification

Any exterior improvements including but NOT limited to exterior painting.

3. Statement

The Facing, Adjacent and Impacted Neighbor Notification Statement set forth on the next page (Exhibit "B") must be provided to the Architectural Committee to verify the neighbors have been notified about the proposed improvements.

EXHIBIT B

**SILVER OAKS RANCH AT WILDOMAR HOMEOWNERS ASSOCIATION
FACING, ADJACENT AND IMPACTED NEIGHBOR NOTIFICATION STATEMENT**

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

Impacted Neighbor	

Name	

Address	

Signature	Date

Impacted Neighbor	

Name	

Address	

Signature	Date

Common Area or Back Yard - Rear of Home

Adjacent Neighbor	

Name	

Address	

Signature	Date

	
Name _____	
Address _____	

Adjacent Neighbor	

Name	

Address	

Signature	Date

Your Street - Front of Home

Facing Neighbor	

Name	

Address	

Signature	Date

Facing Neighbor	

Name	

Address	

Signature	Date

Facing Neighbor	

Name	

Address	

Signature	Date

My neighbors have seen the plans I am submitting for Architectural Committee approval (see above verification). If any neighbor has a concern, they should notify Avalon Management in writing. Please note that neighbor objections do not in themselves cause denial of the plans, however, those concerns may be considered by Committee. All above boxes must be filled out whether or not a signature has been obtained.

SUBMITTED BY: Name: _____ Date: _____
Address: _____
HomePhone: _____