

VERONA at DEER CREEK HOA, INC.

ARCHITECTURAL APPLICATION – TILE ROOF REPLACEMENT

Date: _____

Name: _____

Address: _____

Phone: _____ Email: _____

Please describe in detail the changes or modifications for which you are requesting approval:
REPLACE SLOPED ROOF WITH BORAL VILLA 900 “GOLD DUST” COLOR – THRU CONCRETE TILE.

Contractor Name: _____

Contractor Signature: _____

This form needs to be totally completed and the following must be attached:

- Copy of contractor’s occupational license.
- Copy of proposal and sketch of work to be done from the contractor.
- Copy of property survey showing location of changes or modifications.
- Copy of contractor’s liability insurance and worker’s compensation insurance; certificate holder must state **Verona at Deer Creek HOA, Inc., 10 Fairway Drive, Suite 100-211, Deerfield Beach, FL 33441.**

The following are materials you **may** need to provide for the Association to make a decision on your request include:

- A color sample of paint or other materials that may be used on the house exterior.
- A sample of the type and texture of any building materials that may be used on the house exterior.
- A drawing, picture or any advertising materials displaying the items you are requesting for installation.

Please try to include any materials in this application you believe may help the Association make a decision on your application.

Be advised that any Landscape changes can require changes to the irrigation system. You are required to make these changes and will be held responsible for any damages that may be made to either private or common areas. If you’re changes/modifications are being made on your landscape the best way to avoid this would be to contact a professional landscaper and have them cap off the sprinklers and when the work is done call them back out to turn them on and check to be sure nothing was damaged. This eliminates any unnecessary work being done.

EASEMENTS

Dear Homeowner,

Please be advised the Association does not have the authority to allow you to use any easements that may exist on your property.

An approved architectural application does not give you the right to extend any changes on any easements.

Companies such as utilities, water and Governmental Agencies have easements in different areas that have been granted to them on and below your lot.

If you choose knowingly to install plants, hedges, fencing or any other items on ANY easement you become responsible for the removal of such said items if any party is obstructed and wishes to access this area. These persons or companies will not be held responsible for the replacement of any items damaged.

We ask that you review your deed to define any easement areas on your property that may exist.

CODES

Please note this approval is subject to any County Codes, setbacks and permitting required by Broward County and/or the City of Deerfield Beach. You will be held responsible if, at a later time, the Association has found that these procedures were not complied with.

You will be held responsible for any and all changes that may be required due to noncompliance.

Homeowner Signature: _____

Date: _____

ARCHITECTURAL LANDSCAPE ADDENDUM

Should I/we remove any landscaping which is required for a developer to receive their final CO from the County, I/we will bring it back to its original state, **at our cost**, within 10 days of receiving any notice for this purpose.

This would include, but is not limited to, the removal of any trees or plant material when installing a pool or patio, or removing or relocation any landscaping anywhere on the property as part of a landscape plan.

I/we agree that completely understand the above and agree to the terms as part of this request for Architectural approval.

Homeowner Signature: _____

Date: _____

POOL, PATIO AND FENCE INSTALLATION

Dear Homeowner,

If a pool, patio or fence is being installed on your lot please be advised that **you are responsible** to ensure that the grading profile of the lot is restored to its original form to provide for proper drainage. Also, any damage done to landscape and irrigation changes due to the above changes will be your responsibility to repair. Remember, lack of water will cause sod, plantings, bushes, etc. to die.

No equipment or materials are to be stored in the driveway at any time. Any damage to the common area will be your responsibility also.

Please be sure to address all above issues with your contractor.

Homeowner Signature: _____

Date: _____

It is understood that the changes or modifications, which you are requesting, may not:

1. Interfere with or obstruct any easements on your property or the adjoining property.
2. Damage landscaping on your property, neighbor, or the common area of the Association. If you do so, you are responsible for all repairs.
3. May not cause a nuisance or interfere with the peace or privacy of the other people in the community.
4. Be done by any unlicensed contractors or without the County permits required to do the work.

Upon the receipt of an approved Architectural application all work must commence within forty-five (45) days and must be completed within ninety (90) days of said commencement. Failure to start work in the forty-five (45) day period will require submission of a new Architectural application.

Homeowner Signature: _____

Approved: _____

Disapproved: _____

Authorized Association Signature: _____

Date: _____