

OCEAN RANCH AT BEAR BRAND ARCHITECTURAL REVIEW COMMITTEE

c/o FirstService Residential
 15241 Laguna Canyon Road
 Irvine, CA 92618
 (949) 448 – 6091

LOT _____
 TRACT NUMBER _____
 Close of Escrow ____/____/____

APPLICATION FOR PLAN REVIEW

X _____ Date _____

OWNER SIGNATURE

Owner Name _____ Home Phone _____

Work Phone _____

Property Address _____ Laguna Niguel, CA 92677

Mailing Address _____

Anticipated Work Schedule: Commencement Date _____ Completion Date _____

TYPE OF PLAN BEING SUBMITTED: (Please check appropriate items and ensure your submittal package includes the information listed below)
 PLEASE REFER TO THE CUSTOM HOMESITES DESIGN GUIDELINES & ARCHITECTURAL POLICIES FOR SPECIFIC REQUIREMENTS.

- 1 PRELIMINARY**
 1st 2nd 3rd SUBMITTAL
Submittal Requirements
 2 Complete Sets of Plans
 Completed Application (this Form)
 Grading Plan (including easements)
 Site Plan, Roof Plan, Floor Plans
 Elevations from all sides (rendering)
 Hardscape Plan / Planting Plan
 Color Board . Material Samples
 Review Fee (Non-Refundable)
 Approval Date _____

- 2 FINAL**
 1st 2nd 3rd SUBMITTAL
Submittal Requirements
 3 Complete Sets of Plans
 Plan Application (this Form)
 Completed Neighbor Notification Form

 Landscape Working Drawing & Irrigation Details
 Review Fee (Non-Refundable)
 Construction Deposit (**Refundable**)
 \$ _____ Date Received _____

- 3 PERMIT PLAN APPROVAL WITH CITY COMMENTS**

4 REQUEST FRAMING INSPECTION & SUBMIT ROOF HEIGHT CERTIFICATION

- 5 REQUEST FINAL INSPECTION**
 1st 2nd 3rd SUBMITTAL
 Construction Deposit Amount \$ _____
 Date Deposit Submitted _____
 Area of Inspection: _____
 Review Fee (Non-Refundable)
Office Use Only
 Date Received _____
 Date Inspection Requested _____
 Inspection Denied Date _____
 (See Attached Form for Modifications)
 Common Area Inspection Request Date _____
 Common Area Inspection Date _____
 Damage: Y/N _____
 Amount for Repairs \$ _____
 Repaired By: _____

- LANDSCAPING ONLY**
Submittal Requirements
 3 Complete Sets of Plans
 Plan Application (this Form)
 Neighbor Notification Form
 Review Fee

- MINOR MODIFICATION / ADDITION OF:**
Submittal Requirements
 3 Complete Sets of Plans
 Plan Application (this Form)
 Completed Neighbor Notification Form
 Review Fee

- RESUBMITTAL OF:**
 3 Complete Sets of Plans
 Plan Application (this Form)
 Review Fee
 Approval Date _____

- STRUCTURAL ADDITIONS:**
 Follow steps 1 through 5
 Approval Date _____

To the best of your knowledge, is a variance required for this project? YES NO
 Are you applying to alter or add to an existing structure? YES NO

BUILDING
 ARCHITECT/DESIGNER _____
 ADDRESS/PHONE _____

LANDSCAPE
 ARCHITECT/DESIGNER _____
 ADDRESS/PHONE _____

I/We agree to ensure that all contractors employed in the construction of the proposed residence abide by the policies established by the Ocean Ranch Board of Directors pertaining to access, hours of work, noise, use of Association facilities, clean-up, etc., a copy of which has been received. It is also understood and agreed that no contractors will be allowed to work on Sundays or National Holidays.

ADDITIONAL CONDITIONS

Architectural approval is hereby given by the Architectural Review Committee pursuant to Article VIII, Section 8, of the Declaration of Covenants, Conditions and Restrictions upon the following terms and conditions:

1. Architectural approval is granted herein shall not constitute substitution or waiver of any governmental approvals which may be required for the improvements duplicated on these plans, including the issuance of building permits. The Applicant acknowledges that the cost and responsibility to obtain such approvals and/or permits, including any subsequent inspections, shall be the Applicant's.
2. All improvements depicted on the attached plans shall be built strictly according to the approved plans. Any feature, shape, color, location or other aspect of the improvements not described in the attached plans is hereby expressly disapproved pending Architectural Review Committee review and approval.
3. All heights, distances, encroachments, setbacks, materials, colors, textures or other measurements and specifications set forth on the attached plans are represented by the Applicant to be true and accurate, as they have been materially relied upon by the Architectural Review Committee in granting its approval.
4. The approval granted herein hereby supersedes all prior approvals, conditions or understandings, written or oral, between the Association and the Applicant with respect to the improvements depicted on the attached plans.
5. "I/We, acknowledge that the Ocean Ranch at Bear Brand Architectural Review Committee will expressly rely upon the information and representations contained in the attached architectural submittal. I/We affirmatively represent that the attached architectural submission accurately and completely represents the final appearance and location of the proposed improvements with respect to height, distances, view blockage, encroachments, setbacks, location, materials, color and textures."
6. "I/We acknowledge that an architect may be retained by the Association to verify compliance with the final approved plans. If it is determined that the improvements were not constructed in accordance with the approved plans, any costs incurred for the inspection by the architect or the Association's agents will be my/our responsibility to bear."
7. "I/We acknowledge that in the event the as-built conditions of the improvements are not in conformity with the Association approved plans, then the Association reserves the right to rescind or revoke the approval of the Architectural Review Committee and require such additional corrections and/or modifications as may be required in the improvements so that they comply with the final, approved plans."
8. "I/We further agree that no construction may begin until the final approval of the Architectural Review Committee has been received pursuant to the Ocean Ranch at Bear Brand Association's Architectural Guidelines submittal process."
9. "I/We further understand and agree that any preliminary decision made by the Association rendered prior to approval of this application shall not be deemed to be final approval by the Architectural Review Committee or the Association, and that the Architectural Review Committee has the right to deny an application for approval regardless of any preliminary decision or discussions."
10. "I/We understand and agree that the 45-day period for architectural review set forth at Section 8.2 of the Declaration shall not commence to run until a properly completed and submitted architectural application, with supporting materials, which means all of the submittal requirements contained in the Design Guidelines, has been received by the Association."
11. "I/we agree and understand that the Board may, in its discretion, after providing notice and opportunity to attend a hearing, apply any portion of the architectural fees and construction deposit submitted with this application to any fines the Association may levy against me/us, and to any delinquent assessments, late charges, interest, and collection costs (including attorneys' fees) on my/our account, in accordance with the Association's Delinquency Policy."

I/We have read and agree to the conditions stipulated herein:

Owner(s) Signature

Date

OCEAN RANCH AT BEAR BRAND AGREEMENT, FEES & DEPOSITS

NO.	DESCRIPTION	FEE FOR 1 ST SUBMITTAL	EACH RESUBMITTAL	MINIMUM CONSTRUCTION DEPOSIT
1	New Home Construction. Includes new residences and residences rebuilt after demolition	\$330.00	\$175.00	\$10,000 (may be submitted upon pick up of plans)
2	Additions & Major Remodels. Includes all new construction with any new exterior walls, roof or roof/wall penetrations, changes adding massing or square footage, roof form mods, balconies and enclosed accessory structures, such as pool cabanas, play houses or storage buildings.	\$330.00	\$175.00	\$10,000.00
3	Minor Remodel. Includes exterior colors (including window/door replacements/relocations, solar equipment and minor arc details such as awnings/shutters.)	\$180.00	\$100.00	\$5,000.00
4	Major Landscape including all initial landscape improvements, pools/spas, patio covers, greenhouses, gazebos, hardscaping, front yard plant material change, tree replacement and any changes effecting original grade	\$275.00	\$175.00	\$3,000.00
5	Minor Landscape improvements or revision (including plant material changes, minor hardscape material changes and wall/fence changes	\$150.00	\$75.00	\$3,000.00
6	Exterior Material change or Color change	\$150.00	\$75.00	\$500.00
7	Variance Request	\$150.00 (this fee is in addition to the application fee)		
8	Review Plans to ensure conformance with City comments & final approved plans.	\$150.00		
9	Framing Inspection to ensure Height Certification (custom homes only).	\$150.00		
10	Final Inspection to ensure all elements conform with approved plans.	\$150.00,		

Submittal Fees and Construction Deposits should be separate checks and made payable to **Ocean Ranch at Bear Brand**. Submittal Fee is required upon submitting plans. Construction Deposits for new homes may be submitted along with plans or when final approved plans are picked up. The ARC may require an owner to submit a Construction Deposit larger than the minimum amounts set forth in the above schedule, if the ARC determines, in its discretion, that a larger deposit is appropriate to protect the Association's interests based upon the nature, scope, and/or location of the Lot and the proposed improvements or other factors the ARC may determine are relevant.

AGREEMENT

Prior to the commencement of any addition, alteration or construction work of any type, I, the owner, agree to submit to the ARC for their review and approval, plans that conform with and abide by the Ocean Ranch Architectural Design Guidelines and CC&R's. I agree to pay all of the applicable fees including the construction deposit and inspection fees. If I fail to submit the required plans, do not obtain the approval of the ARC prior to the commencing of improvements, or if my construction does not comply with approved plans, this action shall constitute a violation of the CC&R's for Ocean Ranch and I may be required to modify or remove the unauthorized improvements at my expense. I agree to reimburse the Association for any and all expenses it incurs in compelling my compliance with these guidelines.

In addition to obtaining the ARC consent for the construction of improvements, I may be required to obtain a building permit from the City of Laguna Niguel or other appropriate governmental agencies prior to the commencement of any work. The ARC does not assume any responsibility for my failure to obtain such permits. The ARC does not advise as to the necessity for permits, or review plans for the purpose of guaranteeing quality of work or compliance with specific governmental requirements. Obtaining such permits does not waive my obligation to obtain approval from the ARC.

Upon receiving written approval from the ARC, I agree to conform with all of the Construction Standards for Ocean Ranch. It is my responsibility to notify my contractor of all of the Rules, Regulations and Standards that will govern the construction project in Ocean Ranch, and it is I who takes responsibility for the actions of my contractor and subcontractors conformance to the same. My signature below signifies my understanding of all of the above information. Signature by an agent does not waive my agreement to these terms and conditions.

Please note that fees may be deducted from your deposit for cleanup of dirt, debris and repair of any damage to the landscaping and streets within Ocean Ranch or to a neighboring Lot, correcting of security, safety or health risks or hazards resulting from construction activities on the Lot and such expenses, including attorneys' fees, associated with enforcing the provisions of these Guidelines and the Declaration.

OWNER SIGNATURE

DATE

OCEAN RANCH AT BEAR BRAND FACING, ADJACENT AND IMPACTED NEIGHBOR STATEMENT

The Ocean Ranch Architectural Review Committee (ARC) as part of its review process, would like the benefit of the neighbor's comments when reviewing the plans for proposed improvements on your neighbors property. All responses will be kept confidential. Please note that this is not a "Neighbor Approval" form, but rather another tool used by the ARC in the review of submittals. The ARC will consider all comments in their decision, but objection by a neighbor will not mandate a denial by the committee. If no comments are noted by the neighbor, it will be deemed as no comment. This form shall be submitted with the plans and application, to the Management Company.

Submitted by:

Name _____ Tract# _____ Lot# _____

Address _____

The attached plans were made available to the following neighbors for review. They have been notified that I am submitting these plans for ARC review:

Facing
Adjacent
Impacted

<i>Name</i>	<i>Address</i>	<i>Signature of Property Owner</i>
<i>Date</i>		

Facing
Adjacent
Impacted

<i>Name</i>	<i>Address</i>	<i>Signature of Property Owner</i>
<i>Date</i>		

Facing
Adjacent
Impacted

<i>Name</i>	<i>Address</i>	<i>Signature of Property Owner</i>
<i>Date</i>		

Facing
Adjacent
Impacted

<i>Name</i>	<i>Address</i>	<i>Signature of Property Owner</i>
<i>Date</i>		

Facing
Adjacent
Impacted

<i>Name</i>	<i>Address</i>	<i>Signature of Property Owner</i>
<i>Date</i>		

Facing
Adjacent
Impacted

<i>Name</i>	<i>Address</i>	<i>Signature of Property Owner</i>
<i>Date</i>		

Signature of Owner (s)

Date