

RHONEWOOD PARK HOMEOWNERS ASSOCIATION



Please mail or email your application to:
P.O. Box 263
Livermore, CA 94551-0263
manager@rpha.info

APPLICATION FOR ARCHITECTURAL ALTERATION

Date: _____ Date Received: _____
Name: _____ Address: _____
Phone: _____ Email: _____

GENERAL DESCRIPTION OF PROPOSED CHANGES(S):

PLEASE ATTACH COLOR CHIPS, DRAWINGS AND/OR WRITTEN PROPOSAL FROM CONTRACTOR AS APPROPRIATE. INCLUDE TIME OF PROPOSED WORK.

Applicant agrees and understands that this application form may not fulfill all requirements for an approval.

In addition to this completed form, the applicant must submit to the Board/Committee a set of plans and specifications showing the nature, kind, shape, height, materials and locations of proposed alteration. It is understood by the applicant that the submission must be in writing. Also, the Directors or Committee may require additional information, as they deem necessary to make a decision. Until all such information is submitted, the application will be deemed to be incomplete and the application will stand disapproved.

Once all requested information is obtained, the Board/Committee will make their decision and notify the Applicant in writing, explaining why if the application was denied. The Applicant will then have a right to a hearing before the Board/Committee and may re-submit their application.

The Applicant agrees and understands that in the event that the modification is approved, the Directors may impose special conditions of construction and maintenance on the approved work. Any special conditions will be attached and be part of the "Permit for Architectural Alteration." Any deviation from the approved plans, specifications or special conditions shall cause the "Permit" to terminate and to become null and void. Applicant also agrees and understands that failure to conform to the permit requirements will be automatic authorization by the applicant to the Association to have the work brought into conformance with the approved plans, specifications and special conditions. Applicant further agrees and understands that the costs incurred by the Association will become a charge against the owner's lot. Such costs shall include those costs incurred by the Association to bring the work into conformance and reasonable fees and court costs (if incurred). It is also agreed that no work will be initiated which will be a violation of any CC&R rules or be an annoyance to neighboring residents. All such work shall be initiated with consideration of the grounds, esthetics, time and noise factors, as well as with all permits that may be required by local and state agencies. All work must be to city code.

Applicant Signature: _____ Date: _____

Approved: _____ Denied: _____ Date: _____

Excerpts from CC&R regarding Architectural Alterations:

EIGHTH: ARCHITECTURAL APPLICATION AND REVIEW PROCEDURES¹. Approval of exterior modifications is required to insure that the changes are in harmony with regard to external design and location in relation to surrounding structures. Exterior modifications include, but are not limited to buildings, additions thereto, fences, walls, other structures, alterations, painting, or any other exterior modifications. The procedures to apply for approval to make exterior modifications to the Member's separate interest are as follows:

1. The member shall submit an architectural application to the Board of Directors on a form obtained by the Member from the Association. The Board of Directors will submit the application to the Architectural Committee, if any, within 15 days of its receipt. The Architectural Committee will tender its recommendation to the Board of Directors within 30 days of the committee's receipt of the application. The Board of Directors, at its next regularly scheduled meeting, will issue its decision on the application. The Board of Directors will advise the Member applicant, in writing, of its decision on the application within 10 days of reaching its decision. If there is no Architectural Committee or if the Board of Directors elects to act upon the application itself, it shall so act at the next regularly scheduled meeting after receipt of the application unless the meeting is to occur in less than 30 days of receipt of the application, and in that event the Board of Directors shall act upon the application at the following regularly scheduled meeting.
2. In the event the Board of Directors determines that it needs additional information before approving or denying the application, the Board shall notify the Member applicant as soon as practical after making said determination. Upon obtaining the required additional information, the Member applicant shall tender the information on an addendum application to the Board of Directors. Upon receipt of the addendum, the application process recommences and is subject to the timetable set forth in paragraph one, above.
3. Any decision on the application will be made in good faith and will not be unreasonable, arbitrary, or capricious. If a proposed change is disapproved, the written decision shall include both an explanation of why the proposed change is disapproved and a description of the procedure for reconsideration of the decision by the Board of Directors. If a proposed change is disapproved, the applicant is entitled to reconsideration by the Board of Directors of the association that made the decision, at an open meeting of the Board. This paragraph does not require reconsideration of a decision that is made by the Board of Directors at an open meeting of the Board.
4. The application shall include, but is not limited to, the following information, to the extent it is pertinent:
 - a. A complete description of the proposed change;
 - b. Any color modification shall include a color swatch and the brand of paint to be used;
 - c. Any structural change shall include competent drawings that are easily understood with to-scale measurements;
5. In the event the Board of Directors fails to approve or deny a complete application within 90 days of its submission, the application shall be deemed approved. However, no application for structural changes to any structure shall be deemed approved if not denied within said 90 days.
6. In the event the application is disapproved in whole or part, the applicant may apply, in writing, to the Board of Directors for reconsideration. Any reconsideration shall be heard by the Board that denied the application, in whole or part, at an open meeting of the Board. Said meeting shall take place at the next regularly scheduled meeting if said request for reconsideration is received by the Board within 20 days of said meeting. Otherwise said hearing shall occur at the following regularly scheduled meeting. However, if the original denial, in whole or part, was rendered at an open meeting of the Board of Directors, the Board is not required to reconsider its decision.

¹ Section amended as per Eighth Amendment to CCR as required by California Civil Code Section 1378, May 18, 2005. Recorder's No. 2005205241.

NINTH: BUILDING LOCATION.

- (A) No building shall be located on any lot nearer to the front lot line than 20 feet. A garage, which is entered directly from the street, shall not be nearer than 20 feet to the front street line.
- (B) No building shall be located nearer than 7 feet to an interior lot line. Both side yards must total 17 feet. No dwelling shall be located on lot nearer than 15 feet to the rear lot line.
- (C) For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

TENTH: LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 40 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet. The maximum lot coverage by dwelling and garage is 40%.

ELEVENTH: EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the Map of Tract 3064 filed in the office of the County Recorder of the County of Alameda, State of California, on the 7th day of May, 1970, in Book 63 of Maps, at page 93 and following.

TWELFTH: SIGHT DISTANCE AT INTERSECTION. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines extended.