

HAWAII LOA RIDGE OWNERS ASSOCIATION
APPLICATION FOR DESIGN REVIEW

For Association Use Only:

Date Submitted: _____

Amount Paid: _____

Permit #: _____

Expiration Date: _____

OWNERS _____ DATE: _____
(Please Print)

ADDRESS: _____ LOT NO. _____
(Street, City, Zip Code)

PHONE: (H) _____ (W): _____

APPLICATIONS WILL BE RETURNED UNPROCESSED IF INCOMPLETE OR WITHOUT APPROPRIATE DESIGN FEES.

INSTRUCTIONS: Submit one (1) application with two (2) sets of plans. All submissions due 7 days prior to the monthly ARC meeting

1. Description of improvement - all dimensions of improvement to be identified. Plan showing the location of construction/modification/alteration, including all existing improvements, easements and property lines.
2. Elevation of proposed improvement relating to existing dwelling - include all finished elevations, finished floor plans and detailed drawings and specifications.
3. Material to be used and colors.
4. Include a revised landscape plan whenever the proposed renovation will change the footprint of the building and site improvements (i.e. increase or decrease the existing yard area).
5. Please make sure you have signed this form, have obtained all information necessary, and attached the appropriate fee to avoid delays in processing.
6. Summary of revised floor area (FA) and Lot Coverage (LC), new and cumulative areas.

ANY SUBMITTAL MISSING ANY OF THE ABOVE INFORMATION, OR WHICH IS UNCLEAR, WILL BE RETURNED WITHOUT PROCESSING.

TYPE OF ARCHITECTURAL AND/OR LANDSCAPING IMPROVEMENT

MODIFICATIONS/ADDITIONS

- Remodeling/Additions
- Garage Doors/Exterior Doors
- Driveway/Walkways
- Gazebos/Play Equipment
- Decks/Patios
- Swimming Pool/Spa/Solar Panels/Solar Tubes
- Photovoltaic Systems
- Arbors/Overhangs
- Fences/Fence Additions and Retaining Walls
- Landscaping (identify trees and shrubs)
- Window Replacement
- Roofing and siding samples
- Mailbox Plan 1 or Plan 2
- New Dwelling
- Other

Is material same color and type as your house? Yes No

Materials to be used:

Wood Stucco Brick

Stone Concrete

Other _____

Painting:

Repaint house, perimeter wall, perimeter fence, same color

Repaint house, perimeter wall, perimeter fence, new color
Attach paint color samples for stucco, trim, under eave and fascia

Additional Comments:

General Conditions of Approval:

- 1. Comply with Covenants, Conditions and Restrictions and established Association Guidelines previously approved by the Board of Directors. ARC and legal fees required to obtain compliance will be billed back to the owner.**
- 2. Obtain all necessary governmental approval and permits. Construction shall comply with applicable laws, ordinances, codes and regulations within the City & County of Honolulu.**
- 3. If construction waste or excavation material results, it shall be disposed of properly. Adjoining properties are not to be disturbed.**
- 4. No construction materials or debris of any type shall be stored or dumped on any street within the development.**

The undersigned applicant requests approval of the improvements described above based upon the plans included with this application, and understands and agrees to comply with the general conditions stated above. I agree to adhere to the Architectural Guidelines and CC&R's as it pertains to this submittal and to abide by the conditions imposed by the Architectural Committee. I declare the plans and specifications of existing conditions are true and correct. If the cost of review exceeds the fee paid, I agree to pay the difference. I understand I will be responsible for all costs related to ARC or legal involvement to resolve any changes made without ARC approval.

Applicant Signature

Date

RETURN SUBMITTAL TO:

Hawaii Loa Ridge Owners Association
669 Puuikena Drive
Honolulu, HI 96821

Exhibit I-C

PLAN REVIEW FEE SCHEDULE

*ARC approval is required prior to commencement of work. Fees shall be double the applicable fee for plans submitted after construction has commenced. ARC Fees are Non-refundable.

<u>Fee</u>	<u>Description</u>
\$4,000	PLAN REVIEW FEE: to be submitted to the General Manager's Office in conjunction with submitting preliminary plans (with certified topographic survey) to the Architectural Review Committee (ARC). No approval is valid unless the plan inspection fee is paid (CC&R: Article 9.6.1.2).
\$2,000	SUPPLEMENTARY FEE: to be submitted for plans which have been submitted to the ARC more than 3 times.
\$2,000	RESUBMITTAL FEE: to be submitted for review of plans where approval has lapsed due to failure to begin construction within one year of original plan approval.

RENOVATIONS*:

<u>CLASS I</u>	\$4,000	MAJOR RENOVATION/REMODELING/ADDITION DEPOSIT: to be submitted with plans for <u>major</u> (in the sole discretion of the ARC) renovations or additions to a completed existing residence or previously approved set of plans.
<u>CLASS II</u>	\$2,000	RENOVATION/REMODELING/ADDITION DEPOSIT: to be submitted with plans for renovations or additions to a completed existing residence or previously approved set of plans (in the sole discretion of the ARC).
<u>CLASS III</u>	\$1,000	MODIFICATION DEPOSIT: to be submitted with plans for <u>minor</u> (in the sole discretion of the ARC) modifications to completed existing homes or previously approved set of plans.
	\$500	SIMPLE MODIFICATION DEPOSIT: to be submitted with plans for <u>simple</u> (in the sole discretion of the ARC) modifications to completed existing homes or previously approved set of plans. Examples would be paint color change, air conditioner and roofing material change.

HOMEOWNER CONSTRUCTION FEE SCHEDULE

- \$10,000** **NEW DWELLING CONSTRUCTION DEPOSIT:** to be submitted upon receipt of final approval for construction, prior to starting construction. This deposit will be held by the Association during the entire construction period to ensure compliance with the CC&Rs and the Association Rules. All Costs incurred by the Association for legal, engineering, architectural or other construction related expenses will be deducted from the deposit. Also, any fines or penalties imposed by the Association will be deducted from the deposit. The remainder, if any, will be refunded to the owner upon completion of construction and Management's inspection of the adjoining common areas (Association By-laws: Article 6.1.2).
- \$5,000** **REMODELING/ADDITION DEPOSIT:** to be submitted upon receipt of final approval prior to any major (in the sole discretion of the ARC) renovations or additions, interior or exterior, to a completed, existing residence or its property, prior to starting the renovations. This deposit will be held by the Association during the entire renovation period to ensure compliance with the CC&Rs and the architectural or other construction related expenses will be deducted from the deposit. Also, any fines imposed by the Association will be deducted from the deposit. The remainder, if any, will be refunded to the owner upon completion of renovation and Management's inspection of the adjoining common areas (Association By-laws: Article 6.1.2).
- \$3,500** **MODIFICATION DEPOSIT:** to be submitted upon receipt of final approval prior to any minor (in the sole discretion of the ARC) renovations or additions, interior or exterior, to a completed, existing residence or its property, prior to starting the renovations. This deposit will be held by the Association during the entire renovation period to ensure compliance with the CC&Rs and the architectural or other construction related expenses will be deducted from the deposit. Also, any fines imposed by the Association will be deducted from the deposit. The remainder, if any, will be refunded to the owner upon completion of renovation and Management's inspection of the adjoining common areas (Association By-laws: Article 6.1.2).
- \$6,000*** **ESTOPPEL FEE:** to be submitted for final review of documents pertaining to an Estoppel Certificate (CC&R: Article 9.11).
- \$1,000 *** **UTILITY ACCESS DEPOSIT:** to be submitted for review of plans to access Association utilities in locations other than those provided.
- \$6,000*** **ROADWAY DEPOSIT:** to be submitted in conjunction with the Utility Access Fee to cover costs of repairing any disturbance of **common area roadways** for utility access.
- \$4,000*** **CURB/SIDEWALK DEPOSIT:** to be submitted in conjunction with the Utility Access Fee to cover costs of repairing any disturbance of **common area curbs, sidewalks or planted areas** for utility access.

*If repair exceeds the owner will make up the difference. Owner shall be responsible for any and all road repairs, common areas, parkways. Repairs include resolving situations caused by deviation of the ARC approved plans (ie: ARC & Legal Fees).