

EXHIBIT TWO
GRIMBALL GATES
ARB Guidelines & Standards

REQUEST FOR CONDITIONAL REVIEW & APPROVAL

Lot Address: _____

Owner: _____

Address: _____

Telephone Number: _____

Architect / Designer: _____

Address: _____

Telephone Number: _____

Contractor: _____

Address: _____

Telephone Number: _____

Has a structure been previously constructed from these plans? _____

Is this construction for speculative purposes? _____

The total conditioned area of the structure is _____ square feet.

The highest roof level above ground level is _____ feet.

Requirements for Conditional Review and Approval:

1. Site plan incorporating recommendations from any Preliminary Review.
2. Elevation Drawings indicating the various treatments (brick, stucco, siding, etc.) and colors of all exterior surfaces.
3. Complete Working Drawings.
4. Drainage Plans.
5. Roofing materials and color.
6. External light fixtures.
7. Project sign.
8. Construction Deposit(s) (\$3000 -new construction/up to \$1500 - renovations).
9. Mailbox fee (contact Management for current cost).
10. Signed copy of Construction Commitment and Contractor Guidelines.
11. Signed Owner's Agreement.
12. Plan Review Fee (\$600.00 for new construction/\$350 for major renovations to existing homes/\$150 for a Design Change Order to the granted Conditional Approval).
13. Certificate of Insurance for Contractor showing coverage for Workers Comp and Liability Insurance.

Submittals are required to be in accordance with the ARB standards and processes set forth in these *ARB Guidelines & Standards*.

Remarks: _____

I have read the *ARB Guidelines & Standards*: _____

As the Owner of the proposed residence, I hereby request that the Grimball Gates Property Owner's Association Architectural Review Board review the attached submission for Conditional Review and Approval.

Submitted by: _____ Date: _____

Mailing Address: _____

Telephone Number: _____

Owner

Agent for Owner

EXHIBIT THREE

GRIMBALL GATES
ARB Guidelines & Standards

CONDITIONAL APPROVAL SUBMITTAL REQUIREMENTS

SITE PLAN

- _____ Topographical and Tree Survey
- _____ Dimensions to Property Line
- _____ Location of external HVAC
- _____ Trees over 8" chest high in diameter
- _____ House, Garage, Drive, Walks, etc.
- _____ Docks
- _____ Adjacent Residences and Driveways

ELEVATION DRAWINGS including

- _____ Location of external HVAC enclosure
- _____ Areas to be trim color

WORK DRAWINGS including

- _____ Construction details of external HVAC enclosure

LANDSCAPE AND DRAINAGE PLAN

- _____ Schedule of name, size and number of all plantings
- _____ Location of yard lights
- _____ Irrigation system
- _____ Irrigation water: Domestic _____ Shallow Well _____
- _____ Provisions for keeping runoff water from adjacent lots

FOUNDATION

- _____ Type: Piling _____ Block Piers _____ Block _____ Other _____
- _____ Surface Treatment: Type _____ Color _____

ROOF

- _____ Material: Fiberglass _____ Cedar Shakes _____ Metal _____ Asphalt _____
- _____ Manufacturer: Name _____ No. _____ Grade _____ Other _____
- _____ Color: _____ Other: _____
- _____ Sample per ARB standards

SIDING

_____ Material: _____
_____ Lap _____ Board on Board _____ Board & Batten _____ Other _____
_____ Horizontal _____ Vertical _____ Other _____

STAIN / PAINT

Siding

Trim

Other

_____ Manufacturer: _____
_____ Color: _____
_____ Number: _____
_____ Sample per ARB standards

LIGHT FIXTURES

Outside

Garage

_____ Manufacturer: _____
_____ Number: _____
_____ Cut Sheets

PROJECT SIGN

_____ Material _____
_____ Size (square feet maximum) _____
_____ Drawing

CONSTRUCTION DEPOSIT

_____ \$ 3,000 - New Home and Landscaping
Up to \$1500 - Renovations/Improvements-
Existing Homes

REVIEW FEE

_____ \$ 600 /350/150
New Construction/Major
Renovations/Design Change
Order (Conditional Approval
Review)
_____ \$ 75
Minor Construction/Additions

MAIL BOX FEE

_____ \$ Contact Management for Cost

EXHIBIT FOUR

GRIMBALL GATES
ARB Guidelines & Standards

CONSTRUCTION COMMITMENT
&
CONTRACTOR GUIDELINES

The General Contractor is solely responsible for the compliance of these guidelines by all subcontractors, suppliers, and workers on the job site.

CONSTRUCTION HOURS

7:00 am - 7:00 pm Monday through Friday

8:00 am - 5:00 pm Saturday

****** No Sundays or Holidays ******

JOB SITE

1. Contractor will erect only sign(s) as specified by the ARB. No signs shall be nailed or otherwise fastened to trees.
2. Contractor shall keep the construction site free of trash, litter and scrap lumber. A suitable dumpster and/or other receptacles are required on site for construction debris, trash and garbage.
3. Portable toilet facilities must be provided on each site and located so as not to be obtrusive, with the job toilet placed at least 25 feet from the street in an inconspicuous location with the door facing away from the street.
4. No burning of construction debris or otherwise is permitted.
5. No firearms, alcohol or other contraband are allowed in Grimbball Gates.
6. Construction material, equipment and supplies must be stored in an orderly manner.
7. Parking of vehicles by construction workers must be on the job site, or on the street or street right-of-way and NOT on adjacent property.
 - No loud or offensive language allowed.
 - No dogs are allowed on job sites.
 - Warming fires are not permitted.

TRAFFIC VIOLATIONS

Speed limits are strictly enforced in Grimbball Gates.

DISPOSAL OF LITTER

Litter disposal on roadsides is not permitted.

LOSS OR DAMAGE

Grimball Gates Property Owner's Association is not responsible for loss or damage on job site.

CONSTRUCTION TRAILERS

Placement of construction or other types of trailers on site must have prior approval by the ARB.

FACILITIES

Workers may not use property owner or guest facilities.

INSURANCE

Contractor must carry a minimum of \$1,000,000 liability coverage. Proof of coverage for liability and workmen's compensation are required to be submitted to the ARB with the request for ARB review.

ACCESS

Property lines must be clearly defined. Adjoining properties may not be used by workmen for access to the job site, storage of materials, parking, placement of dumpster or placement of port-o-let. Driveways and community streets may not be blocked.

DAMAGES

The Owner and general Contractor are held responsible for damages to roadway or other property adjacent to the site. Precautions should be taken to avoid damaging shoulders, curbs and guttering, and landscaped rights-of-way when moving vehicles off roadway onto site. **The cost for repairing any damages may be deducted from the construction deposit.**

VIOLATIONS

Periodic inspections may be made of the construction site. Violations of Contractor guidelines may result in written notification to the Contractor with copy to Owner. If the violation is not corrected within 7 days of notification date, a \$100 deduction may be made from the construction deposit. Continued violations may result in additional deductions from the construction deposit.

ROAD AND SIDEWALK REPAIRS

If damage occurs, the cost of repairs to roadways and sidewalks or other property will be levied against the construction deposit to the extent that such deposit is available. Grimball Gates Property Owners Association, Inc. (acting through its Board of Directors) will undertake necessary repairs when all construction has been completed, if such damage has not already been remedied by the Contractor, in a manner as had been previously approved by the Board. The Owner/Contractor is/are responsible for paying for any damages that exceed the amount of the deposit.

I agree that I, my workers, my subcontractors and their workers will abide by the guidelines, procedures and standards as set forth in these *ARB Guidelines & Standards*, including, without limitation, this *Exhibit*. I will take prompt action on the items noted on any periodic Architectural Review Board site inspection reports.

It is further understood that failure to take prompt corrective actions could result in possible deductions from the construction deposit and/or additional charges.

Contractor Signature	Date
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Contractor Name (print)	Contractor Telephone No.
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General Contractor Company Name

Contractor Address

Job Site	Property Owner's Name (print)
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Property Owner's Telephone No.	Property Owners Address
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EXHIBIT FIVE

GRIMBALL GATES
ARB Guidelines & Standards

OWNER'S AGREEMENT

IT IS AGREED that I/We, the Owner(s), will not ask or direct any contractor, subcontractor, or worker to incorporate any external changes in color, design, construction, landscaping or drainage prior to the submittal to and approval of the Grimball Gates Architectural Review Board and will direct the contractors, subcontractors and workers to comply with the Grimball Gates *ARB Guidelines & Standards* and all procedures, standards and construction guidelines contained therein.

I/We understand that I/we am/are required to pay a construction deposit to the ARB to insure timely corrective action, (such corrective action to be pre- approved by the ARB or the Board), on my/our part and/or on the part of my/our Contractor and/or to pay any fines if there are any violations of the ARB Guidelines & Standards, the Covenants or any rules and regulations adopted by the ARB or the Board.

I/We agree to comply, and to ensure compliance by my/our Contractor, with these ARB Guidelines & Standards.

Control of storm water run-off is the responsibility of the Owner and should be carefully reviewed to insure compliance. In all cases, run-off water must be directed to the proper collection points and not onto adjacent properties.

It is further understood that failure to take prompt corrective actions (as pre-approved by the ARB or the Board), could result in possible deductions from my construction deposit and/or additional charges.

Owner's

Signature _____

Owner's
Name _____

Owner's Mailing Address _____

Owner's Telephone No. _____

Construction Address _____

Date _____

Contractor Name _____

Contractor Address _____

Contractor Telephone No. _____

Contractor Mobile No. _____

Witness _____