

EXHIBIT SEVEN

GRIMBALL GATES
ARB Guidelines & Standards

REQUEST FOR MINOR IMPROVEMENT REVIEW

The following is to be filled out and signed by the Owner of the residence. This form is to be used to request ARB review and approval of proposed minor alterations, additions or other improvements to the residence or the property, including, but not necessarily limited to, those listed in Section 2 of these *ARB Guidelines & Standards*. To the extent possible, this form should be accompanied by schematic drawings/building plans, pictures and other information detailing the proposed project, including City/County permits, if applicable. Guidance should be sought from the ARB on characterization of the proposed project as a minor improvement and the nature of the information the ARB will need to undertake its review.

1. Lot: _____

2. Owner: _____
Address: _____

Telephone Number: _____

3. Contractor or other Provider of Services: _____
Address: _____

Telephone Number: _____

4. Landscape Architect/Engineer: _____

5. Schematics or other Drawings (as may be appropriate)
Checklist:
_____ Site Plan/Landscape Plan
_____ Schematic of where improvement will be placed
_____ Rendering of what the improvement will look like

6. Estimated Square Footage (or size as may be appropriate): _____

7. Exterior Finishes (describe):

Material: _____ Color: _____

Manufacturer: _____

8. Please describe your project, giving details on the type of construction the project will require, such as carpentry, masonry, plumbing, etc., and including information on construction vehicles and other equipment and materials that will be used to complete the project:

Date Submitted: _____

A non-refundable ARB Review Fee in the amount of \$75.00, and a refundable construction security deposit in an amount, as directed by the Property Manager/ARB, of up to \$1500, must be submitted with this request unless the Owner is advised that the fee and/or the construction security deposit has been waived by the ARB.

EXHIBIT FOUR

GRIMBALL GATES
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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

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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 ensure 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 _____