

**QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION
ARCHITECTURAL AND LANDSCAPE IMPROVEMENT
REQUEST**

Date: _____
Owner(s) Name: _____
Property Address: _____
Mailing Address (if different from above): _____
Telephone #: _____
Email Address: _____
Contractor(s): _____ License #: _____

PROPOSED PROJECT: (Please check all applicable items)

- | | |
|--|--|
| <input type="checkbox"/> Landscaping Improvements (Check One): Front Yard: <input type="checkbox"/> Backyard: <input type="checkbox"/> Other: <input type="checkbox"/> | |
| <input type="checkbox"/> Pool/Spa Equipment | <input type="checkbox"/> Patio/ Patio Cover (Circle Which One) |
| <input type="checkbox"/> Satellite Dish/TV Antenna | <input type="checkbox"/> Sports Apparatus / Play Equipment |
| <input type="checkbox"/> Fence/Gate Mesh | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Awning | <input type="checkbox"/> Paint Exterior (Paint Samples Required) |
| <input type="checkbox"/> Solar Panels/Screens | <input type="checkbox"/> Security Doors |
| <input type="checkbox"/> Lawn (Only) | <input type="checkbox"/> Flatworks (Concrete, Pavers, Hardscape) |
| <input type="checkbox"/> Other (Describe Below) | |

I hereby request approval for the installation of the following improvement(s) to my unit:

CHECKLIST: In order to ensure there are no delays in the approval process, please ensure the following items are addressed/included with your submittal:

- All pages are completely filled out
- Diagrams/plans/drawings/etc. for all landscaping/exterior changes are included as applicable*****
- Location, setbacks, corresponding dimensions, etc. are clearly noted on the attached plans
- Measurements of improvements, with relation to the unit and neighboring residences are included on plans
- Drainage indicated on any landscaping, pool, and deck improvements
- Color photos of materials, color schemes, and type of plant materials, etc. are included
- Waterproofing method used for landscaping which changes in elevation is indicated on plans
- Your application adheres to the architectural guidelines, approved plant lists, etc. for the association.

Return Completed Application to: Epic Assoc. Mgmt., 8712 Spanish Ridge Ave., Las Vegas, NV 89148; general@epicamlv.com

SECURITY DEPOSIT:

***** A \$2,000.00 security deposit is REQUIRED for all major improvements requiring the following: *****

- A) Installation of a backyard pool, in-ground spa, and/or water feature requiring excavation and plumbing.
 - B) Major landscape improvements requiring the use of motorized equipment (such as dump trucks, industrial trash trucks, roll-off dumpsters, backhoes, excavators, bobcats, etc.)
 - C) Any breach of a block wall, including common area walls, surrounding any portion of a unit's property.
 - D) Any property access that must pass over any association landscaped common areas
- Security deposits must be in the form of a check or money order only and made payable to Quail Ridge Estates HOA.
 - Before photos of the common areas, including curbs, gutters, sidewalks, common area/party walls, landscaping, utility collars and boxes in front of or adjacent to the home must be submitted to management prior to any work starting. Upon completion of your improvements, you will need to submit after photos of the same areas to ensure your improvements adhere to your plans and that there are no damages to the common areas.

PLEASE COMPLETE THE FOLLOWING:

Are existing improvements (installed prior) shown on the submitted plans? Yes: ____ No: ____

PLEASE INITIAL EACH PARAGRAPH BELOW:

____ Owner(s) remains permanently responsible for the maintenance and upkeep of additions/modifications to the property.

____ Plans that are approved are not be considered as authorization to change the drainage channels as installed by the developer. Owners may also need to obtain approval/permission from the City/County to encroach within the drainage easement

Please be aware that the Architectural Review Committee/Board of Directors may take up to 30 DAYS to approve/deny your application. Please plan for this timeframe accordingly.

Return Completed Application to: Epic Assoc. Mgmt., 8712 Spanish Ridge Ave., Las Vegas, NV 89148; general@epicamlv.com

RETURN COMPLETED APPLICATIONS TO:

QUAIL RIDGE ESTATES PROPERTY OWNERS' ASSOCIATION
c/o Epic Association Management
8712 Spanish Ridge Ave., Las Vegas, NV 89148
Phone/Text: 702.767.9993 * Email: general@epicamlv.com

PLEASE SIGN BELOW AND RETURN YOUR APPLICATION TO THE MANAGEMENT COMPANY. YOUR SIGNATURE ACKNOWLEDGES THAT:

1. The drainage on your property at this date is developer installed and functioning properly
2. You indemnify the Association, Developer and all third parties from any damages that may result from your proposed improvements
3. Your proposed improvements may impair any remaining warranties (as applicable)

I, _____, the legal homeowner(s) in the Quail Ridge Property Owners' Association acknowledge and agree to the above conditions

Homeowners Signature

Date:

DO NOT WRITE BELOW THIS LINE

DATE RECEIVED: _____

DATE REVIEWED: _____

ADDITIONAL INFORMATION REQUIRED: YES/NO

DATE ADDITIONAL INFORMATION REQUESTED: _____

APPROVED WITH CONDITIONS: YES/NO

APPROVED BY: _____

DATE: _____

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