

Fernbrooke Homeowners Association

ARB APPLICATION - REQUEST FOR EXTERIOR IMPROVEMENTS

Homeowner	Homeowner (Print)	Phone #
	Address	
	House Model	Siding Color

INSTRUCTIONS

Proper completion of this application will expedite processing. Incomplete applications will be returned without approval; therefore, it is suggested you review documents before filling out application. Please be sure to sign and date BOTH pages.

Application **MUST** be accompanied by a copy of the Final Survey that was issued to each homeowner at the time of settlement. Homeowner should mark the survey with the location and dimensions of proposed improvements, doing their best to maintain scale. Attach additional sketches, pictures, brochures, etc. if necessary to better explain improvement.

The application must be signed by the homeowner in the space below AND under liabilities on the reverse side. If work is not started within six months, the approved application will be null and void. **Prior ARB approval is required before submission to Township. All outside improvements/changes require ARB approval.**

Homeowner	<u>Description of Improvement</u>	
	I request approval by the Architectural Review Board to undertake the above improvement to my property at the address shown above in the Fernbrooke development of Westampton Township.	
	Homeowner's Signature: _____ Date: _____	
	This space for use by the office and the ARB only	
	Date Application Received:	DATE APPROVED:
	Date of first review by ARB:	DATE REJECTED:
	COMMENTS:	
	Signature:	Date:
	Inspected by:	Date Inspected:
Cert of Compliance		

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Liabilities:

The Architectural Review Board's (ARB) approval of a project is valid to the extent that such project complies with Architectural guidelines. It does not relieve the homeowner of responsibility for maintaining the original drainage pattern required by Westampton Township and delivered to the homeowner by the builder.

Before undertaking new constructions, the homeowner and/or his contractor should ascertain that the new construction would not interfere with proper drainage of the property. Any deviation of existing drainage and/or drainage to common property due to changes listed in the homeowner's application will be required at the expense of the homeowner. The homeowner assumes all responsibility for any adverse effect on drainage caused by new construction and will not hold the Fernbrooke Homeowners Association, the ARB or Fernbrooke's contracted management company responsible. ARB approval of home improvements shall not relieve the homeowner of any liabilities. This is in accord with and does not replace the agreement signed by each homeowner at time of settlement, which reads:

I/we, the buyer/buyers of the above-referenced property, do hereby acknowledge that any exterior improvements to my/our property such as, but not limited to, patios, landscaping, and additions must comply with the Fernbrooke Homeowners Association Architectural Guidelines and approvals, as well as any necessary Township requirements regarding same prior to the work being started. Furthermore, any of these improvements must not affect the engineering design relating to but not limited to drainage on my/our property or any neighboring property. If any of the above-stated requirements are not adhered to, I/we, the buyer/buyers, shall take full responsibility to remedy any such condition as is determined by the Fernbrooke Homeowners Association and/or Westampton Township.

Homeowner	Agreed to by: _____	Date: _____
	Homeowner's Signature	
	Address: _____	
	Home Phone Number: _____	
E-mail (optional): _____		

The purpose of the Architectural Review Board is to regulate the external design, appearance, and maintenance of the properties and of improvements thereto in such a manner as to preserve and enhance property values and to maintain a harmonious relationship among structures and natural surroundings.