

CAMPUS COMMONS VILLAGE 4

APPLICATION FOR COMMON AREA LANDSCAPE CHANGE REQUEST

(This form is available from the Campus Commons Clubhouse Office)

Village 4 is currently executing the Long-Range Landscape Development Project (LRLDP) which is examining and assessing the long-term goals, needs, and expectations for all Village 4 common area landscaping. This project will likely result in major and sweeping alterations to the existing Village 4 landscaping. Therefore, all common area landscape change request applications will require initial approval by the LRLDP team. Change requests for cosmetic, discretionary, or any other landscape modifications not required for purposes of safety, landscape health, or reparative/restorative critical maintenance will not be approved since such modifications will likely be removed as part of the LRLDP. An example of a change that may be approved would be the removal of a nuisance bush or tree, however replacement would not likely be approved.

Submit two (2) sets of the completed application to:

Campus Commons Clubhouse Office

Note: As described above, change requests will be approved for modifications deemed necessary for safety, landscape health, or critical repairs and maintenance only. Changes made to any common area landscaping without written authorization and approval by the LRLDP and Village 4 Homeowners Association Board of Directors (HOA) may be removed at the LRLDP and HOA's discretion and the change restored to its original condition at the expense of the homeowner responsible for the unauthorized change.

Emergency or other repairs should be reported to the property manager:

The Helsing Group

(925) 355-2100

CAMPUS COMMONS VILLAGE 4
COMMON AREA LANDSCAPE CHANGE REQUEST

NAME: _____ Date: ____/____/20__

Property Address: _____ Phone: ____-____-____

Email: _____

I/We request to make the following change to the common area landscape.

Reason for change (Attach additional sheets if necessary): _____

Description of change (Attach a detailed description, picture, specifications, and/or plans attaching additional sheets if necessary)

Contactor: _____

Contractor License Number: _____

Proposed Construction Start Date: ____/____/20__ End Date: ____/____/20__

Construction must be completed within six (6) months of application approval or homeowner must submit a new application.

I agree to abide by the decision of the Board of Directors. I will also comply with all Governmental regulations and codes, including the issuance of any required permits before work commences. Upon my signature below, and on Page 4, I also agree to abide by all of the conditions described in the Maintenance Agreement and pay all cost associated with such compliance.

Property Owner Signature

CAMPUS COMMONS VILLAGE 4
COMMON AREA LANDSCAPE CHANGE REQUEST

LONG-RANGE LANDSCAPE DEVELOPMENT PROJECT COMMITTEE ACTION:

Approval Recommended: ()

Denial Recommended: () _____

Returned to Applicant for
additional information () _____

LRLDP Committee Member Signature

Date

VILLAGE 4 BOARD OF DIRECTORS ACTION:

Approved: () Date: _____

Disapproved: () Date: _____

WORK COMPLETED:

LRLDP Committee Member Signature

Date

CAMPUS COMMONS VILLAGE 4

MAINTENANCE AGREEMENT

This agreement is entered into by and between Campus Commons Village Corporation No. Four, Homeowners Association, A California Corporation, herein called "Village Four", and by the applicant for the landscape change, herein called "Homeowner".

1. **Mechanic's Liens:** Homeowner agrees to use the proper contracts, make timely payments to contractors and pay attention to all other such details to prevent the issuance of a mechanic's lien that may impact Village Four.
2. **Hold Harmless:** Homeowner agrees to defend, indemnify and hold harmless Village Four, its members, Board of Directors and Management Agent from and against any and all liability, damages, costs, losses, claims, and expenses as a result of the approval, installation, or subsequent maintenance of the change.
3. **Maintenance of Change:** Homeowner agrees to maintain approved changes and keep free of hazardous or dangerous conditions in accordance with the general maintenance and condition of Village Fours as a whole. Should the Homeowner fail to maintain the change as required, Village Four has the right to perform required maintenance or remove the change at the Homeowner's expense.
4. **Village Four Maintenance:** In the event that Village Four performs maintenance, repairs or replacement to the structure of any common area, at or near the change that requires the temporary removal or protection from damage to the change, the Homeowner shall remove or provide necessary protection upon request by Village Four or its authorized agent. In the event that the Homeowner fails to comply with any such requests from Village Four, the village may immediately affect such removal or protection as necessary to carry out such maintenance, repairs, or replacement. The cost of removal or protection shall be paid by the Homeowner and will become a lien and collected in accordance with association collection policies, if unpaid.
5. **Damage:** Homeowner shall reimburse Village Four for the costs of any and all direct or consequential damage as a result of the change.
6. **Building Permits:** Homeowner shall determine whether any permits are required. Homeowner shall apply for, and obtain at their sole expense, all required local, county and state building permits, zoning variances or other special permits respectively. Homeowner shall comply with all terms of any such permit of approval and provide the Long-Range Landscape Development Committee with a signed copy of the final building permit.
7. **Attorney's Fees:** If any legal proceeding is commenced between the parties with respect to the subject matter of the Agreement, the successful party in such proceeding shall be entitled to reasonable attorney's fees as determined by the court.
8. **Assignment:** This agreement shall be binding to all parties and their respective successors and assigns.

Property Owner Signature