

Submit to:
TMC DESIGN REVIEW COMMITTEE
 C/O FirstService RESIDENTIAL
 15241 Laguna Canyon Road
 Irvine, CA 92618
 949-448-6000



PROPERTY IMPROVEMENT FORM

Lot Number: _____ Tract / Neighborhood: _____

X _____ E-mail: _____
Signature of Owner(s)

Name: _____ Cell Phone: _____ Home Phone: _____ Work Phone: _____

Property Address: _____ Mailing Address: _____

SUBMITTAL REQUIREMENT CHECK LIST

- Property Improvement Form Completed
- Neighbor Notification Statement Form

Three (3) Copies Of Plans including: Plot Plan drawn to scale showing property lines, footprint of home and details of size, design, color and materials, location of drains, name and location of plants/trees (using common names not Latin names), type of all materials, wood surfaces & Color schemes must be noted. Photographs of the front elevation of home and all areas applicable for submittal. Photos will not be returned.

Applicable Application fee as noted below: **(Payable to Talega Maintenance Corporation)**

- Major Landscape - \$275.00 (e.g. front and rear hardscape/landscape or cumulative application of Moderate landscape items, etc.)
- Major Architectural / Landscape - \$400.00 (e.g. room additions, extensive exterior elevation renovations or cumulative application of Moderate Architectural items, etc.)
- Moderate Architectural - \$275.00 (attached patio cover, deck enclosures, new door or window installation or cumulative application of Minor Modification items, etc.)
- Moderate Landscape - \$225.00 (e.g. individual applications for driveways, pool/spas, fountains, gazebos, arbors, garden walls, etc.)
- Solar Systems - \$150.00
- Paint Modifications - no fee

PLEASE CHECK ALL PROPOSED IMPROVEMENT(S): (Items not checked will not be reviewed)

<u>ARCHITECTURAL</u>	<u>LANDSCAPE / HARDSCAPE</u>	<u>EQUIPMENT</u>
Awning (Provide example or catalog cut sheet of materials/colors)	Drains	Built in Barbeque
Gazebo (Provide dimensional detail/elevation drawings)	Fence(s) / Wall(s) / Gate(s): (check all that apply) (Provide detail of dimensions and finish materials)	Basketball Backboard
Lighting	Front Rear	Doors
Paint Modifications	Side Retaining	Fountain
Patio Cover (Provide dimensional detail/elevation drawings)	Relocation	Fireplace
Room Addition (Provide dimensional detail/elevation drawings)	Construction on common property line (Provide express written permission from adjacent property owner)	Fire pit
2 nd Story Deck (Provide dimensional detail/elevation drawings)	Hardscape (Provide catalog cut sheet or color samples)	Garage Door
	Landscape	Playground Equipment
	Trees	Playhouse
		Pool & Equipment
		Spa & Equipment
		Solar Panels
		Windows

IF NOT LISTED ABOVE, PLEASE DESCRIBE: _____

*Pursuant to Civil Code Section 4765, a proposed architectural change may not violate any governing provision of law, including, but not limited to, the Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2 of the Government Code), or a building code or other applicable law governing land use or public safety (collectively, "Laws and Codes"). Neither the Association's managing agent(s), the Board, nor the Design Control Committee ("DRC") reviewing the property improvement(s) is responsible for becoming knowledgeable of, interpreting or enforcing the Laws and Codes that may be applicable to the subject improvement(s), and, therefore, neither the DRC nor the Board shall confirm compliance or noncompliance with the Laws and Codes as part of the review process. Accordingly, you are responsible for confirming compliance with the Laws and Codes, and any approval by the DRC or Board shall not be deemed a statement, representation, or warranty that your plans are in compliance with the Laws and Codes.

Design Review Committee Use ONLY ↓

THE DESIGN REVIEW COMMITTEE HAS DETERMINED THAT THE ABOVE SUBMITTED IS:		
APPROVED	APPROVED WITH CONDITIONS	DISAPPROVED AS SUBMITTED
RESUBMITTAL REQUIRED ADDRESSING DRC CONDITIONS	MEMBERS OF A SUBASSOCIATION (See # 2 under General Conditions, on the reverse of this form)	
COMMENTS: _____		

*Any approval is conditioned upon the proposed improvements complying with all applicable Laws and Codes, as defined above. Thus, to the extent any of the proposed improvements violates any of the applicable Laws and Codes, this approval shall be void and of no effect as to the improvement(s) that violate any of the Laws and Codes.

TALEGA MAINTENANCE CORPORATION DESIGN REVIEW COMMITTEE:

DATE: _____ INITIAL: _____

TALEGA

NEIGHBOR STATEMENT

The attached plans were made available to the following neighbors for review:

Impacted Neighbor	
Name	
Address	
Signature	Date

Impacted Neighbor	
Name	
Address	
Signature	Date

Common Area or Back Yard - Rear of Home

Adjacent Neighbor		Adjacent Neighbor
Name	Name	Name
Address	Address	Address
Signature	Date	Signature
Signature	Date	Signature
Signature	Date	Signature

Your Street - Front of Home

Facing Neighbor	Facing Neighbor
Name	Name
Address	Address
Signature	Date
Signature	Date

IMPORTANT NOTE: If a residence objects to any improvement(s) on the plan, he or she must submit a written letter stating the specific reasons for the objections to the improvement(s) to the DRC, C/o FirstService Residential, within 5 business days of reviewing the plan. Neighbor approval or disapproval of a particular improvement shall only be advisory and shall not be binding in any way on the DRC's decision.

My neighbors have seen the plans I am submitting for the Design Review Committee review (see above verification). I as the Owner certify that I have requested that my neighbors sign this statement confirming notification. I understand neighbor objections do not in themselves cause denial of the plans.

SUBMITTED BY:

Name: _____

Date: _____

Address: _____

TALEGA

Architectural Review Fees

Payment of all applicable fees to Talega Maintenance Corporation will be required to cover the cost of review on all Improvements. The review fee check is to be made payable to Talega Maintenance Corporation. All review fees are non-refundable shall accompany the submittal in the amount as outlined below:

A. Review Fees for Major Landscape (e.g. front and rear hardscape/landscape or cumulative application of Moderate landscape items, etc.)

- \$275 Review Fee Includes:
 - \$200.00 for two (2) plan reviews
 - \$185 for each additional re-submittal
 - \$75.00 for on-site inspection for Notice of Completion (NOC)
 - \$75 for each additional inspection

B. Review Fees for Major Architectural / Landscape (e.g. room additions, extensive exterior elevation renovations or cumulative application of Moderate Architectural items, etc.)

- \$400.00 Review Fee Includes:
 - \$325.00 for two (2) plan reviews
 - \$185.00 for each additional plan re-submittal
 - \$75.00 for on-site inspection for Notice of Completion (NOC)
 - \$75.00 for each additional inspection

C. Review Fees for Moderate Architectural (attached patio cover, deck enclosures, new door or window installation or cumulative application of Minor Modification items, etc.)

- \$275.00 Review Fee Includes:
 - \$200.00 for two (2) plan reviews
 - \$185.00 for each additional plan re-submittal
 - \$75.00 for on-site inspection for Notice of Completion (NOC)
 - \$75.00 for each additional inspection

D. Review Fees for Moderate Landscape (e.g. individual applications for driveways, spas, pools, fountains, gazebos, arbors, garden walls, etc.)

- \$225 Review Fee Includes:
 - \$150.00 for two (2) plan reviews
 - \$185 for each additional re-submittal
 - \$75.00 for on-site inspection for Notice of Completion (NOC)
 - \$75.00 for each additional inspection

E. Review Fee for Solar Systems

- \$150 Review Fee Includes: two (2) plan reviews
 - \$185 for each additional re-submittal

F. No Review Fees for Other Items:

- Minor modifications e.g. garage door replacement, front door, light fixtures, tree replacement, gates, etc.
- Request to Revise Approved Plans
- Change of paint color (house, garage door, shutters, etc.)
- Requesting an Exception to an Architectural Guidelines
- HVAC replacement in same exact location

TALEGA

Plan Submittal/Review Checklist

Complete and forward the following to:

**TMC Design Review Committee
C/o FirstService RESIDENTIAL
15241 Laguna Canyon Road
Irvine, CA 92618**

Home Improvement Form

Neighbor Awareness Form – If the house next door is unoccupied, have the Builder sign off. If there is a hill, slope, or common area next to your home, please write that in the space provided.

3 Copies of Proposed Plans

Review Fee – Although the fee is payable to Talega Maintenance Corporation, it pays the Architectural firm for their review.

Color photographs of the front of the home, as well as the back of the home; the front yard, side yards and as many angles of the back yard.

Color photographs/color brochures/samples for all proposed hardscape materials (Colored concrete, stone veneer, brick, concrete caps, etc.)

Detailed drawing/elevation with dimensions, measurements, colors and materials for all raised elements (Patio covers, fireplace/pit, water features, wall(s), pilaster, BBQ counter, etc.)

Detailed landscape plan to show proposed plants, shrubs, trees, grass/artificial turf areas, etc. (Plant material is to be compatible with the style of the community, per the approved plant list). If you are proposing artificial turf, provide a sample & literature of the product.

Drainage and Lighting Plan (Include color photos of proposed light fixtures to be compatible with your home)

Room Additions: An accurately scaled and dimensioned floor plans, roof plans and exterior elevations of the proposed and existing structures.

REQUIRED COLOR PHOTOS OF LOT AND HOUSE

Front and Rear of House
and
Front, Rear, and Side Yards

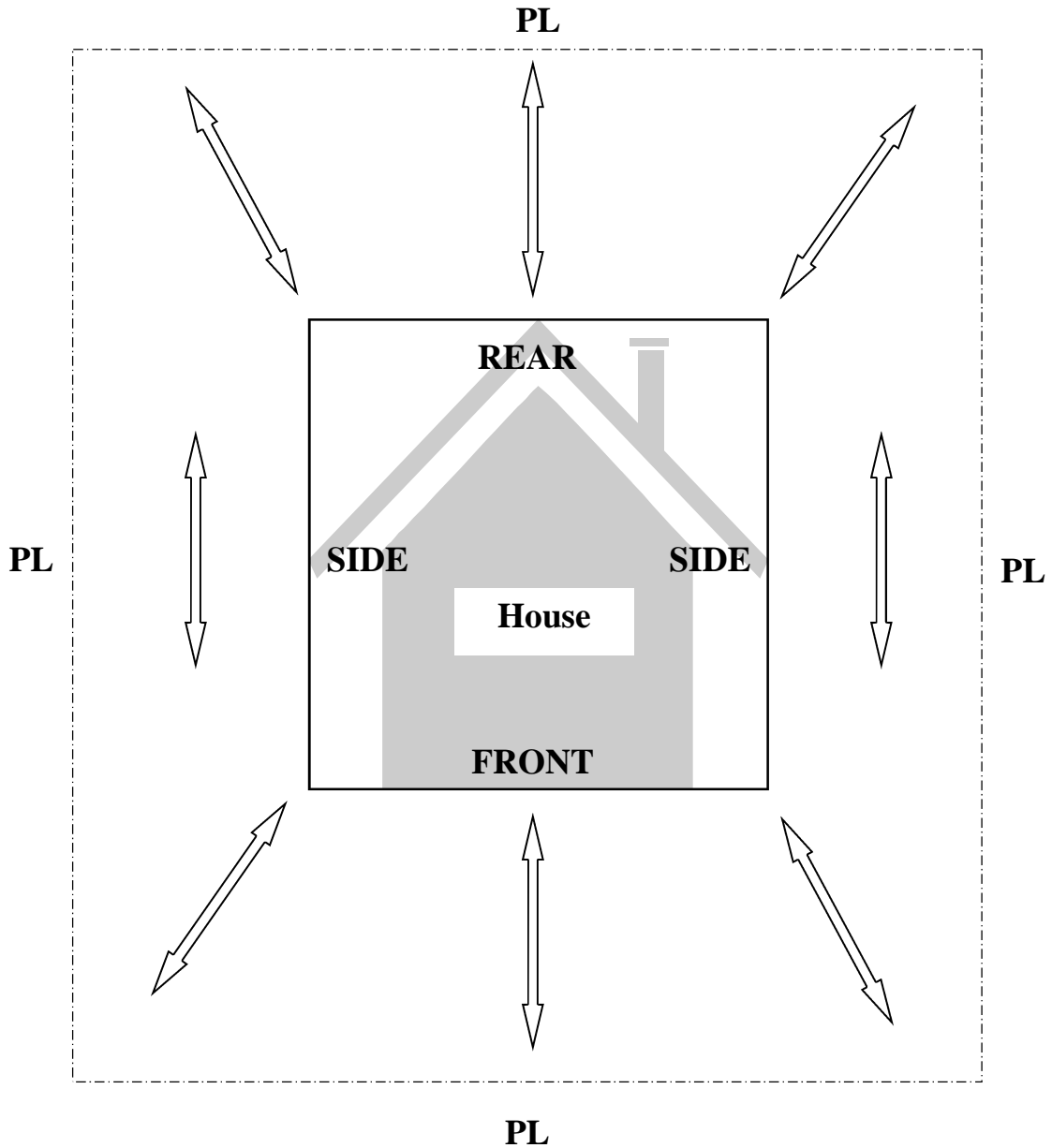


EXHIBIT B-3