



**MORNINGSTAR ONE COMMUNITY ASSOCIATION**  
**ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST**

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EXHIBIT A  
CONDITIONS OF APPROVAL AND DISCLAIMER

Unless specifically agreed otherwise in writing by the Board of Directors, approval of the submitted plans is expressly conditioned upon with owner agreeing to assume the cost for any additional maintenance directly or indirectly caused by the proposed modification(s), addition(s), or improvement(s).

During the approval process, the Association may require that its architect, landscape consultant, attorney, contractor, etc., review the proposed plans. SUCH REVIEW(S) ARE VERY LIMITED IN SCOPE AND MAY NOT BE RELIED UPON BY THE OWNER TO ENSURE CORRECTNESS OF PLANS FROM EITHER A LEGAL, ARCHITECTURAL, STRUCTURAL, ENGINEERING, LANDSCAPING, ETC., STANDPOINT.

The applicant FURTHER AGREES AND REPRESENTS that, as a condition of submittal, they have independently reviewed and confirmed that the proposed plans are correct from a legal, structural, architectural, engineering, and/or landscaping standpoint and will not in any way, other than that which has been disclosed in the application, negatively impact the Association or cause damage or additional maintenance to Association-owned land and/or Association maintained property.

The application FURTHER AGREES AND REPRESENTS that the applicant has complied with all applicable Federal, State, County and City laws and ordinances and has obtained all necessary permits in connection with the proposed plans. Applicant further agrees to send copies of all permits to the Association prior to the actual implementation of proposed plans.

PLEASE NOTE THAT APPROVAL OF THE PROPOSED PLANS BY THE ASSOCIATION DOES NOT CHANGE OR ABROGATE THE APPLICANT'S OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND/OR COMPLY WITH ALL APPLICABLE GOVERNMENTAL REGULATIONS:

Dated: \_\_\_\_\_

Accepted by: \_\_\_\_\_

Applicant's Signature

\_\_\_\_\_  
Applicant's Name

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## EXHIBIT B FACING AND ADJACENT NEIGHBOR STATEMENT

APPLICANT'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

This is intended to advise your neighbors who own property adjacent to your lot/property line of the improvements you plan to make. This includes side, rear and the possibility of front, or across the street neighbors. **Have each of your neighbor's sign this form in the corresponding spaces, in accordance with the diagram below.**

NOTE: Neighbors A & B must sign all applications. If the improvement is in your back yard, neighbors C, D and E must also sign. If the improvement is in the front yard, neighbors F, G and H must also sign. If no neighbors exist, or there is a vacant lot, please specify: "NO NEIGHBORS", "VACANT LOT" OR "NOT APPLICABLE (NA)". FAILURE TO HAVE THIS SECTION COMPLETED WILL DELAY YOUR APPLICATION.

<b>C</b>	<b>D</b>	<b>E</b>
<b>A</b>	<b>YOUR HOME</b>	<b>B</b>
	<b>YOUR STREET</b>	
<b>F</b>	<b>G</b>	<b>H</b>

NEIGHBOR	PRINT NAME AND ADDRESS	COMMENTS (ATTACH ADDITIONAL COMMENTS TO THIS FORM)	ACKNOWLEDGING SIGNATURE	LOT #
<b>A</b>				
<b>B</b>				
<b>C</b>				
<b>D</b>				
<b>E</b>				
<b>F</b>				
<b>G</b>				
<b>H</b>				

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**NOTICE OF COMPLETION**

**(Pictures must be submitted with the Notice of Completion for review by the Committee)**

Notice is hereby give that the undersigned is the Owner of the property located at:

\_\_\_\_\_

Address

\_\_\_\_\_

City

\_\_\_\_\_

Zip

The work of Improvement on the described property was COMPLETED on:

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in accordance with the Association Review Committee's written approval through the above owner's plans and submitted package.

\_\_\_\_\_

OWNER'S SIGNATURE

\_\_\_\_\_

LOT #

\_\_\_\_\_

OWNER'S SIGNATURE

\_\_\_\_\_

DATED

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ARCHITECTURAL COMMITTEE \_\_\_\_\_ DATE: \_\_\_\_\_

( ) INSPECTION APPROVED

( ) INSPECTION APPROVED with the following conditions:

\_\_\_\_\_

\_\_\_\_\_

( ) DISAPPROVED, due to the following:

\_\_\_\_\_

\_\_\_\_\_

UPON COMPLETION OF IMPROVEMENTS, MAIL TO:

MORNINGSTAR ONE COMMUNITY ASSOCIATION

c/o Avalon Management Group, Inc.

43529 Ridge Park Drive

Temecula, CA 92590