

**MORNINGSTAR ONE COMMUNITY ASSOCIATION
PAINTING IMPROVEMENT REQUEST**

Please complete, obtain all neighbors' signatures, sign and send with Exhibits A, B and C to:

MORNINGSTAR ONE COMMUNITY ASSOCIATION, ARCHITECTURAL COMMITTEE
c/o Avalon Management Group, Inc., 43529 Ridge Park Drive, Temecula, CA 92590

PROPERTY/PROJECT ADDRESS: _____
SUBDIVISION: Alderbrook Meadowood Rosemont (Circle one) LOT# _____
HOMEOWNER'S NAME: _____
HOMEOWNER'S ADDRESS: _____
PHONE #: _____ EMAIL: _____
PROPOSED START DATE: _____ ANTICIPATED COMPLETION DATE _____
NAME OF CONTRACTOR: _____ (if owner, say 'OWNER')

PAINT APPLICATIONS, PLEASE USE ATTACHED DIAGRAM TO ADVISE WHICH COLORS WILL BE APPLIED TO THE SPECIFIC AREAS OF THE HOME.

PLEASE INCLUDE THE FOLLOWING INFORMATION WITH YOUR REQUEST:

1. Description of proposed Improvements.
2. Description of materials and color scheme. Should include photos.
3. Two (2) sets of plans when applicable.
4. **PAINT NOTE:** You may not paint your home the same color as your neighbor on the left (A), right (B) or the neighbor directly in front of you (G). See exhibit C. See exhibit B for additional guidelines.

SCHEME # _____

	<u>Color Name</u>	<u>Color Code</u>
1. Fascia:	_____	_____
2. Stucco Body:	_____	_____
3. Siding:	_____	_____
4. Trim: Accent/Pop-Outs:	_____	_____
5. Shutters:	_____	_____
6. Front Door:	_____	_____
7. Garage Door:	_____	_____

PLEASE NOTE THAT EXHIBIT D MUST BE SUBMITTED WHEN PROJECT IS COMPLETED.

The committee will make every effort to respond to your request in an expeditious manner.

OWNER'S SIGNATURE: _____ DATE: _____

Do not write below this line

() APPROVED AS SUBMITTED

() APPROVED WITH THE FOLLOWING CONDITIONS: _____

() NOT APPROVED (May re-submit with new or additional information)

REASON FOR 'NOT APPROVED': _____

ARCHITECTURAL COMMITTEE: _____ DATE: _____

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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



Exterior Home Improvements - digital submissions

Avalon Management provides the opportunity to submit applications digitally. Please review the following steps to submit your Architectural (ARC) Request below.

Avalon Portal submission:

1. Avalon – Online Portal. Please visit <https://www.morningstarone.com/> to create/log on to your account through “My Account”.
2. Once logged into the account you will select “Submit a New Request” located on the bottom of the page. Then select ARC Request.
3. Please make sure you upload the Architectural Home Improvement application and supporting documents before submitting.
4. After submission of the ARC Request you will be able to view your submission, receive updates on the application, leave messages, upload more documents, etc.
5. Please note a common error for all submissions, is file size. The system will not allow submission if the file size exceeds 25MB. If there are any difficulties, you may break up the application into multiple attachments.
6. Having troubles? Please review our Homeowner videos at www.avalonweb.com. You may also view the link here: <https://www.avalonweb.com/how-to-submit-an-arc-application.html>

Email Submission:

1. Please ensure your Architectural Home Improvement application and supporting documents are complete.
2. Please email tarc2@avalonweb.com.

Home Improvement applications are available to be digitally filled out. However, the Neighbor Awareness page within the document may need to be printed.

If you need a hard copy please reach out to Management and we can mail you a copy, or you may pick one up at our office located at the address below.

We appreciate your willingness to improve the exterior of your home and look forward to assisting you through the process with the Homeowners Association.

Morningstar One Community Association
C/O Avalon Management
43529 Ridge Park Drive
Temecula, CA 92590
Phone: (951) 699-2918

MORNINGSTAR ONE COMMUNITY ASSOCIATION

PAINTING IMPROVEMENT REQUEST

Exterior Painting

If you have been sited and need to repaint certain areas of your home, you will have thirty (30) days to file a painting application with the MAC. Upon receiving written approval, you will have ninety (90) days from the date of the approval to complete your project. During this ninety day period, your fines will be on hold. If you do not submit an application within the thirty day period, your fines will be retroactive to your notification date. If you do not complete your project and file your Notice of Completion (NOC) before the end of your ninety day period, your application will become null and void and your fines will become retroactive from the date of your initial notice.

COLOR CHOICES: Due to the fact that our development is now 15 years old, our color palette has been revised from its original colors. The new color palette was determined by Sherman Williams and approved by the Board of Directors. Initially each development had its own color palette. These were eliminated and there are now sixteen color schemes to choose from, making for conformity within the development.

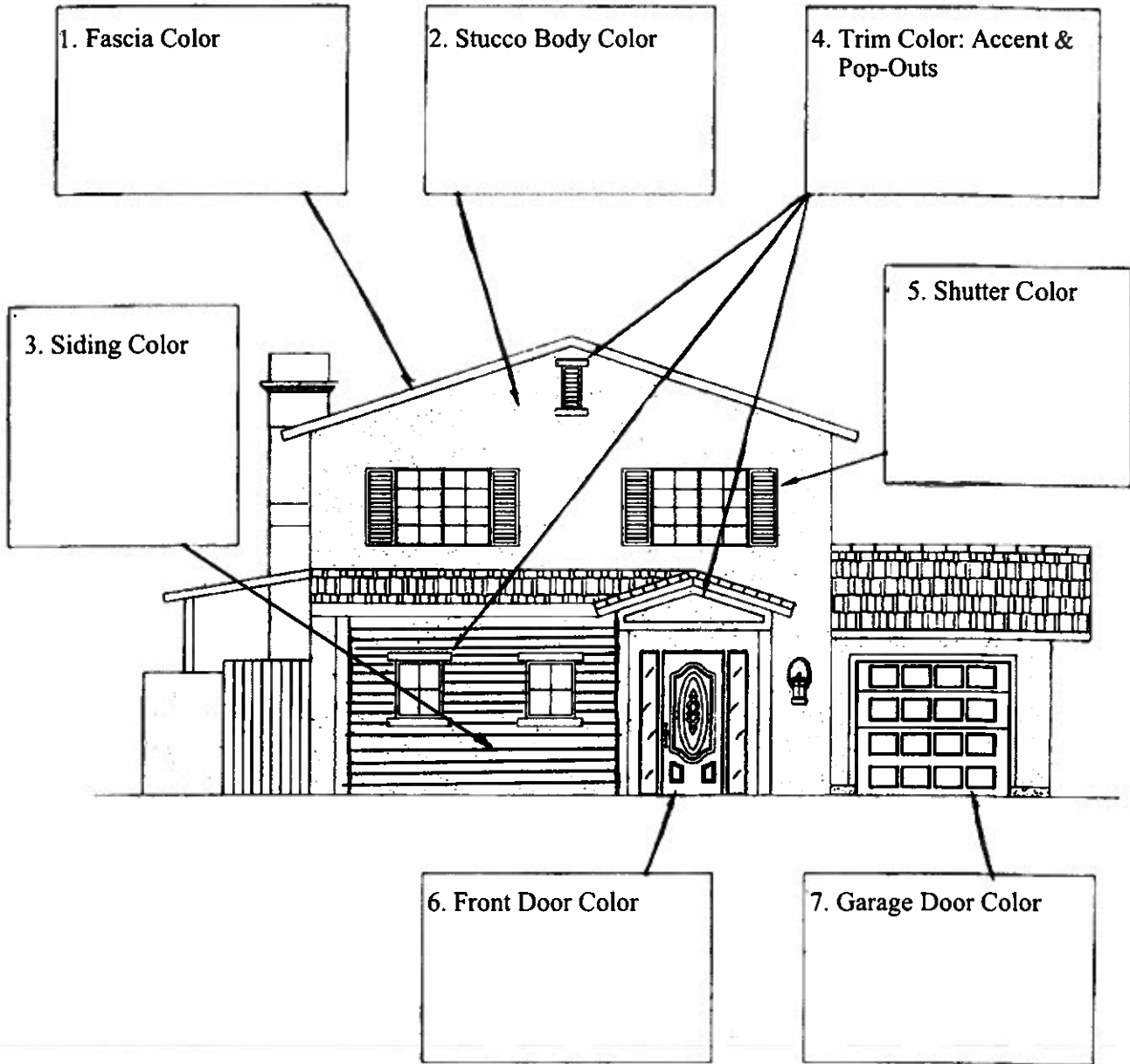
Color matching your existing color palette is no longer allowed. Many stucco/trim colors were removed from the color palette and CANNOT be repainted. Before choosing a scheme for repaint of trims/garage doors/front doors, you must FIRST DETERMINE the color of your STUCCO from the new color palette and use the associated colors for your trim/pop outs/fascia and garage door/front door assigned to the scheme. You may not rearrange the placement of the assigned colors.

If you are planning a complete home repaint, then simply choose a scheme from those available. Color schemes will be considered on a case-by-case basis, but in no event will the same scheme be approved for a home if another home within three or less homes has the same scheme.

The exterior painting of a home does require approval even if there is no color change. Approval is required for any changes to the exterior color of a home. All exterior color change requests must conform with the home's existing "tract" color scheme, which were approved by the Board of Directors. A Paint Diagram must be submitted with applications for exterior paint, whether it is a partial or complete color change. The current approved color scheme's can be viewed on the Avalon Management website or by visiting their office. These schemes may also be found on the association website at www.morningstarone.com. Please contact Avalon Management (951-699-2918) for a list of approved colors for your neighborhood. Color schemes will be considered on a case-by-case basis, but in no event will the same scheme be approved for a home if another home within three or less homes has the same scheme.

Please advise which district and scheme you are applying for and submit this painting exhibit advising which colors from the scheme will be applied to which area of the house. We understand this diagram may not accurately reflect the design of your home so it is recommended that you also provide an image of your home with above requested information.

**EXHIBIT C
EXTERIOR PAINT SELECTION DIAGRAM**



Additional notes or comments (list district and scheme in this section):

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EXHIBIT D

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.

PAINT NOTE: You may not paint your home the same color as your neighbor on the left (A), right (B) or the neighbor directly in front of you (G).

C	D	E
A	YOUR HOME	B
	YOUR STREET	
F	G	H

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

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EXHIBIT E

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

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