

KENSINGTON VILLAGE HOMEOWNERS ASSOCIATION

(Revised Oct 13, 2005)

Procedures to be Followed by Owners Prior to any Construction or Property Additions

It will be your responsibility as the homeowner to supply the Architectural Control Committee (ACC) with an ACC Application and a Copy of Your Plans for **conditional approval**. After the City of Orange has Approved and Stamped your Plans, a Copy of these Approved Plans and a Copy of the City of Orange Building Permit must **also** be submitted to and approved in writing by the ACC; **prior** to any work commencing on your project. It will be in everyone's best interest for the homeowner to confirm that all contractors and subcontractors involved in your project are properly Licensed by the State of California, to perform the work for which they have been contracted, and that they carry adequate liability insurance and Workers Compensation Insurance. Helpful information concerning the hiring of contractors can be found at the State License Board website at www.csib.ca.gov. Kensington Village Homeowners Association will not accept any responsibility nor liability for losses, accidents or injuries caused by, or resulting from, your building project.

1. All construction materials and supplies for the project must be stored on the homeowner's property, and not on the streets, sidewalks, neighboring properties or common areas.
2. All material-handling equipment must be stored on the homeowner's property when practical, and on the street in a manner that does not block community traffic or otherwise create a safety hazard for motorists or pedestrians. Depending upon the nature and extent of the work, the Association may require a temporary security fence erected to protect adjoining neighbors' property and community residents.
3. Any dumpster utilized during the construction project must be parked in front of the property with wooden blocks supporting the wheels to prevent any damage to the Association streets. As set forth within the C.C. & Rs, the homeowner is responsible for any and all damage to the common area, including the streets and curbs, caused by the owner's contractors, subcontractors, material suppliers, and all others involved during the construction process.
4. All roofing tile material must be approved in writing by the Association prior to installation, and shall match as closely as possible to original style and coloring. The exterior of the addition is to be painted directly after completion of project, following a resubmitted ACC application for approval using one of the Association's 15 color schemes.

Observance of construction hours is between 7 am. and 5 pm. Monday through Saturday. Contractor work is not permitted on Sundays, and the street is to be cleaned up by your contractor on a daily basis. Any loud on-site music will not be tolerated.

Your improvements must be proposed, approved, and completed in accordance with the C.C. & Rs and all other pertinent Association documents. No changes affecting the exterior appearance of the home, or any other improvement on the lot, are to be made during construction without the ACC's prior written approval. Any and all work not approved by the ACC may have to be removed or modified at the homeowner's expense. It remains your responsibility to obtain the necessary City of Orange approvals and permits, **prior** to proceeding with your project. At the completion of your project, after your Permit Card has been finalized, please submit a copy of your signed-off Permit to the ACC for inclusion in your ACC file. Finally, if the time span for the project will be exceeding the customary ninety (90) day limit beyond the starting date, then it will be essential to notify the ACC in writing.

The Architectural Control Committee (ACC)

Homeowner Signature _____ Date _____ Lot # _____