

G. Homeowner's Acknowledgments:

Homeowners must read and sign the Acknowledgments as a part of this Application.

I/WE, the undersigned Homeowner(s), understand, acknowledge and agree that:

1. A Deed of Covenants and Restrictions, as well as By-laws, governs alterations, changes, construction or modification to land or building in Ashton Preserve and requires the Board of Director's review as to safety, harmony of external design, color and location in relation to the surrounding structures and topography and conformity with the design concept for the Community among other things;
2. Prior to written approval of this *Application* by the Board of Directors, any alteration, change, construction or modification to land or building is *not* allowed;
3. No alteration, change or modification requested by this *Application* shall be commenced until *written* approval of the Board of Directors has been received from the HOA Management Company;
4. If any alteration, change, construction or modification to land or building is made prior to the Homeowner's receipt of written approval of the Board of Directors, the Homeowner may be required to restore the property to its former condition at the Homeowner's expense if the *Application* is disapproved wholly or in part;
5. In the event the Homeowners' Association must resort to legal action against a Homeowner to enforce the provisions of the preceding paragraph (or of any other provision under the Declaration of Covenants and Restrictions), such Homeowner may be required to pay all legal and court related expenses incurred by the Homeowners' Association;
6. Written approval may be attained only by filing this *Application for Architectural Change / Improvement*, together with attachments, with the Board of Directors acting as (or through) the Architectural Review Committee ("ARC"), which is permitted access to inspect, and re-inspect the premises for compliance with the approval sought;
7. Any approval of this *Application* by the ARC and/or the Board of Directors is contingent upon any alteration, change, construction or modification being completed in a workman-like manner and *as approved*, without other modifications or substitutions being made thereto;
8. In the event any alteration, change, construction or modification is *not* completed in a workman-like manner; not completed *as approved*; is completed with other *unapproved* modifications or substitutions being made thereto; or, is subsequently found to be completed in violation of bylaws, covenants or restrictions, the authority granted by approval of this *Application* may be rescinded and revoked;
9. The authority granted by approval of this *Application* is rescinded and revoked *automatically* if the requested alteration, change, construction or modification has not been started within 180 days of the approval date of this *Application* and/or completed within one (1) year or by any date specified by the Board of Directors;

10. Additionally, if the requested alteration, change, construction or modification was commenced but is not substantially completed within one (1) year of its commencement or by any date specified by the Board of Directors, a monetary penalty, as provided for in the Association Bylaw, may be determined by the Board of Directors and assessed against the Homeowner's property and/or the Homeowners Association may enter into contracts with third parties to complete the commenced work and assess the property for charges by such third parties; and,

11. **BUILDING AND ZONING CODES:** A.) *Approval of this Application by the ARC and/or the Board of Directors is for compliance with Association bylaws and covenants only and, as such, does not constitute compliance with, nor shall it be construed as a waiver of any building or zoning codes by the ARC, Board of Directors or the Association;* B.) *All work must be completed in compliance with all building and zoning codes;* C.) *Compliance with all building and zoning codes remains the responsibility of the Homeowner;* and, D.) *Application for any required building permit is the Homeowner's responsibility.*

APPLICANT'S SIGNATURE: _____ **DATE:** _____

CO-APPLICANT'S SIGNATURE: _____ **DATE:** _____

ATTACHMENTS: 1. DRAWINGS, PHOTOS, CATALOG ILLUSTRATIONS, ETC.
2. COPY OF LOT SURVEY (if applicable), marked with change(s) being requested

NOTES: A. **FORWARD TO:** Stuart S. Rogal, *Rogal Real Estate, Inc.*, 4425 Forbes Boulevard Lanham, Maryland 20706 [Telephone: (301) 459-9350].
B. After review and action by the ARC and the Board of Directors, this original *Application* will be kept among the permanent records of the Association by the Managing Agent, and a copy will be returned to the Applicant.

- Architecture Review Committee Action -

Date Received: _____ Approval _____ Disapproval _____

Comments: _____

By: _____ Date of Decision: _____

- Board of Directors Action -

Date Received: _____ Ratified _____ Reversed _____

Comments: _____

By: _____ Date of Decision: _____