

**EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC.
MODIFICATION/ARCHITECTURAL CONTROL COMMITTEE**

SMALL PROJECT IMPROVEMENT REQUEST FORM

Owner's Name _____ Phone (H) _____ (W) _____

Address _____ Lot # _____ Phase _____

Email Address _____

Builder's Name (If Applicable) _____ Phone (W) _____

The purpose of this form is to provide information to the Modification Committee for small-scale projects such as the examples shown, but not limited to the following:

| | | | |
|------------|-------------------------------------|----------------------|-----------------------------------|
| Deck/Patio | Room Addition | Retaining Wall | Driveway Expansion |
| Mail Box | Roof Change | Small Outbuilding | Substantial Exterior Paint Change |
| Fence | Major Landscape Change/Tree Removal | Outdoor Living Space | Other |

If other (Please list here): _____

NO SUBMISSION CAN BE CONSIDERED UNLESS ALL APPLICABLE ITEMS ARE INCLUDED:

The submittal should contain a complete package of the following items. Check the applicable items for the requested project.

- ☐ Tree's greater than 3" caliper cannot be removed without prior approval. There is a \$500 per tree fine for unapproved removed trees over 3" in caliper.
- ☐ Site plan showing proposed improvement with dimensions to property lines.
- ☐ Drawings or detailed sketches showing proposed improvement. Appropriate drawings should include where applicable elevations (including side views) and dimensions of project.
- ☐ Architectural/engineering plans/specifications, manufacturer's literature, color description/paint color samples, photos, and/or other information sufficient to describe the improvement in detail.
- ☐ For any exterior painting changes, a color photo of the brick must be included with this request form as well as paint color samples.
- ☐ For fences: material type, color, style, and height are required.
- ☐ Road Fee Charge: There will be a charge of \$.50 per sq. ft for pouring of a slab or other foundational materials.

Should you have any questions regarding the requirements of your request, please send correspondence to the Rose City Property Management at 108 N. Houston St. - PO Box 167, Bullard, TX 75757, or email carrie@rosecitymangement.com. Telephone number 903-630-6355 – Fax Number 903-630-6356

BRIEFLY DESCRIBE THE IMPROVEMENT OR ALTERATION PROPOSED:

LOCATION OF IMPROVEMENT AND PHYSICAL SIZE OF IMPROVEMENT (Width X Depth X Height):

Left Side of House _____, Right Side of House _____, Front of House _____,
Rear of House _____, Roof of House _____, Patio _____, Garage _____,
Other (Describe) _____

MATERIALS/ACTIONS NECESSARY FOR PROPOSED IMPROVEMENT (CHECK and DESCRIBE):

___ Paint Color (s) _____

___ Stain Color (s) _____

MATERIALS/ACTIONS NECESSARY FOR PROPOSED IMPROVEMENT (CHECK and DESCRIBE):

___ Lumber Type (s) _____
___ Brick Color (s) _____
___ Fence Type _____
___ Concrete _____
___ Other _____

Planned Start Date: _____ **Planned Completion Date:** _____

Homeowner's Signature: _____ **Submittal Date:** _____

Builder's Signature (If applicable): _____ **Submittal Date:** _____

MODIFICATION/ARCHITECTURAL CONTROL COMMITTEE APPROVAL

APPROVAL DATE: _____

1. _____ 2. _____ 3. _____

Completed Applications can be delivered in person or emailed to RCPM listed on the Eagle's Bluff Community Association website. (www.eaglesbluffca.org)

NOTES:

- Please review your deed restrictions before submitting this form to insure your improvement meets the requirements and the spirit of the deed restrictions.
- It is the responsibility of the **homeowner and the builder** to follow and abide by the rules and restrictions of Eagle's Bluff Community Association, Inc.
- Restrictions can be found on the following website (**www.eaglesbluffca.org**) or by contacting Rose City Property Management, Inc. (RCPM)
- The deed restrictions require that the review of this request be completed within 30 days. The NCC/MC will make every attempt to complete the review within the 30-day period **after** all of the required documents have been submitted.

INDEMNITY AND HOLD HARMLESS AGREEMENT

Homeowner agrees to and will indemnify and hold harmless the Association, its Officers, Members and Agents from and against any and all liability, including all expenses of litigation, court costs and attorney's fees, for injury to or death of any person, or for damages to any property, arising out of, or in connection with, the above referenced MC/ACC request.