

LIBERTY AT FOUNDERS VILLAGE MAINTENANCE CORPORATION ARCHITECTURAL RULES AND STANDARDS

Adopted January 25, 2021

General Guidelines:

1. You may not modify, alter, build or construct any improvements in your unit or exclusive use easement area until you have submitted plans and specifications and obtained approval from the Association's Architectural Review Committee (ARC) and the Association's Board of Directors.
2. The ARC has 30 days to approve or deny any application. All approvals and denials must be in writing.
3. Any electrical or plumbing remodeling must be submitted to the ARC prior to the commencement of any work and must be performed by a licensed contractor.
4. Any changes that might increase the structural load of upper units must be submitted to a structural engineer and approved by the ARC. These items include, but are not limited to, flooring changes (e.g., ceramic tile, marble, granite, hardwood, etc.) and items such as waterbeds, pool tables, pianos, aquariums, etc.
5. Screen doors are permitted, but must be approved prior to installation.
6. Refer to the CC&R's for more detailed descriptions of items that require approval.

Fees and Deposits:

If the ARC needs to retain an outside consultant, all fees, costs and expenses associated with the consultant and application will be borne by the applicant. Additional deposits for certain types of improvements may be required 30 days in advance.

Plan Submittal and Re-submittal:

1. Two (2) sets of plans, specifications, drawings and other pertinent information must be submitted with the "Application for Architectural Approval" at least 45 days in advance of the anticipated start of the project.
2. All technical and engineering matters are the responsibility of the homeowner.

Plan Submittal and Re-submittal: (Continued)

3. If plans are denied by the ARC, plans may be re-submitted with the appropriate changes or modifications. Re-submittal may require an additional 30 days if changes are substantial.

Fire and Life Safety Systems:

1. Contractors or homeowners must not remove any permanent smoke detectors, fire sprinklers, security speakers or fire safety devices anywhere in the unit or the Common Area.
2. If spray paint or sanding work might set off the smoke detectors or fire sprinklers, it is permissible to cover the detector or sprinkler with plastic only, but it must be removed at the end of the day.

Flooring:

1. All changes to hard surface floors such as addition of ceramic tile, hardwood, stone, etc., must provide code-compliant sound control properties for both airborne and impact sound insulation. Hard surface materials in upper units would require installation of an acoustic mat or underlayment.
2. No modifications shall be made to the floor coverings installed by the builder to upper units located over living spaces of lower units without ARC and Board approval.
3. The ARC may require a sound engineer to evaluate a request for flooring changes. This expense is the sole responsibility of the applicant.

Soundproofing:

No changes or alterations may be made to the soundproofing systems. Any modifications that may impact sound levels in other units must be submitted with the "Application for Architectural Approval", reviewed by a sound engineer (at the Board's discretion), and approved by the ARC.

Inspections:

The Association management, Board of Directors and/or ARC members periodically inspect construction work to ensure compliance with the requirements of the ARC, the contractor's procedures and governmental agencies.

Work may be stopped ("red-tagged") by the City of Fountain Valley, AQMD, or CalOSHA. In addition, the Association management as well as the Association's Board of Directors have the authority to demand work stoppage until compliance is obtained from the homeowner and the contractor.

Liability:

Any damage resulting from work being performed in a unit will be billed to the homeowner. It is important for the homeowner to ensure that contractors have adequate general liability insurance, workers compensation insurance and vehicle liability insurance.

Supervision:

The homeowner must supply supervision for any major renovation or alteration.

Tools and Equipment:

Tools and equipment are to be used and stored in the unit or removed each day. The Association is not responsible for the disappearance of any tools, equipment or materials that are left in the Common Area.

Hours of Construction:

Monday – Friday: access to unit is 7:30 a.m.; work may begin at 8:00 a.m.

Saturday – Sunday: access to unit is 8:30 a.m.; work may begin at 9:00 a.m.

NOTE: Noisy work on Sunday is prohibited. Noisy work on other days must stop at 6:00 p.m. Painters not disturbing others with noise have no stopping time.

LIBERTY AT FOUNDERS VILLAGE MAINTENANCE CORPORATION

ARCHITECTURAL APPLICATION

NAME _____

DATE _____

ADDRESS _____

TELEPHONE NO. _____

PROPOSED PROJECT INFORMATION (Please attach any relevant info, photos, etc.)

Describe the proposed improvement in detail: _____

MAIL TO: Investors' Property Services
Attention: Kyle Warren
26020 Acero
Suite 200
Mission Viejo, CA 92691

OR FAX TO 949-900-6601

OR EMAIL TO KYLE.WARREN@INVESTORSHQ.COM

Architectural Review Committee Use Only

APPROVED

APPROVED WITH CONDITIONS

NOT APPROVED

Conditions of approval/reason for denial _____

Signature _____

Date _____