

**PLAYMOR TERRACE WEST HOMEOWNERS ASSOCIATION
ARCHITECTURAL REQUEST FORM**

I. To the Architectural Control Committee: The undersigned requests written approval of the addition or alteration to owner's lot and/or the exterior of owner's home as follows (give as thorough a description as possible, including dimensions, color, weight, method of attachment and a drawing where possible; use attachments if necessary).

Name(s) of Homeowner(s): _____

Address: _____

Telephone: (H) _____ (W) _____ (C) _____

Date: _____ Signature: _____

II. To Homeowner(s): The Playmor Terrace West Board of Directors approves the proposal as described above:

Date: _____ By: _____ Title: _____

III. To Homeowner(s): The Playmor Terrace West Board of Directors approves the proposal described above with the following amendments or requirements: _____

Date: _____ By: _____ Title: _____

IV. To Homeowner(s): The Playmor Terrace West Board of Directors does not approve the proposal for the following reasons:

Date: _____ By: _____ Title: _____

V. The above-referenced Homeowner(s) shall jointly and severally defend against, indemnify and hold harmless the Playmor Terrace West Board of Directors and its members, officers, agents of Playmor Terrace West Homeowners Association and the owner of units within the Playmor Terrace West Homeowners Association (hereinafter referred to as the "Indemnitee") from any liability, loss, cost, damage or expense, including, without limitation, attorney's fees that Indemnitee may suffer or incur as a result of any claim(s), demand(s), action(s), cost(s), or judgment(s) made or obtained by any

person(s) that arises out of or results from homeowner(s) request for improvement to its unit as described above. Indemnatee shall be so indemnified by homeowner(s) whether or not Indemitee has made any payment(s) resulting from such claim(s), demand(s), action(s), cost(s), or judgment(s). Homeowner(s) joint and several obligation to defend against, indemnify and hold harmless Indemnatee shall extend from the date set forth adjacent to homeowner(s) signature hereon until such time as no legal action may be successfully initiated against Indemnatee based upon any applicable statute(s) or limitation. Provided, however, that for the purpose of this agreement, any and all claim(s), demand(s), action(s), cost(s) or judgment(s) made or obtained against Indemnatee shall be conclusively presumed to have been made or obtained prior to the expiration of the applicable statute(s) of limitation.

Mail form to:

Playmor Terrace West Homeowners Association
c/o Moonstone Management & Consulting
Sean@MoonstoneMC.com

PLAYMOR TERRACE WEST HOMEOWNERS ASSOCIATION
REQUEST FOR AUTHORIZATION
OF
EXTERIOR ADDITION OR ALTERATION

Date: _____

Name: _____ Lot No. _____

Address: _____ Telephone: _____

General description of work to be performed: _____

Type of Material to be used: _____

Color: _____

Builder: _____

**ATTACH SKETCH, PHOTOGRAPH, OR SALES BROCHURE ILLUSTRATION OF
DESIRED ADDITION OR ALTERATION.**

CONDITIONS:

If approval is granted for above item(s), I, _____, legal owner of Lot No. _____, agree to the following terms and conditions: (1) A San Diego City Building Permit will be obtained, if required; (2) I understand that all necessary maintenance for above item(s), now and in the future, shall be the financial responsibility of the legal owner of Lot No. _____; (3) Any extra maintenance due to above addition or alteration will be charged to the legal owner of Lot No. _____ by the Association; (4) I hold the Association harmless for any interior damages resulting from above construction; and (5) If above item(s) is/are attached to the exterior of any other unit(s), I understand that the legal owner(s) of said unit(s) must approve this request.

Signature of Legal Owner

LOT NO. _____ DATED: _____

DECISIONS:

ARCHITECTURAL CONTROL COMMITTEE

Approval Granted: _____

Signature of Chairperson

Disapproved: _____

Comments: _____

BOARD OF DIRECTORS

Approval Granted: _____

Signature of President

Disapproved: _____

Comments: _____

CITY BUILDING PERMIT TO BE OBTAINED: YES _____ NO _____

Playmor Terrace West H.O.A.

Instructions for Installing Roof Top Satellite Antenna Dishes

1. All Satellite antenna dishes must be installed on the flat roof area directly over the owner's living unit. No satellite antenna dishes may be installed on shingle roof areas, car port roofs or lower roof elevation utility room roofs.
2. Equipment platforms for satellite antenna dishes must conform to the following requirements. The equipment platform must be installed by a Johns Manville approved "No Dollar Limit" roofing contractor. Copies of the contractor's approval letter from Johns Manville, Contractor's State License Board pocket license I.D. card and a certificate of insurance with additional insured endorsement must be provided to the Playmor Terrace West H.O.A. management representative prior to any work being performed on the roof.
3. Equipment platforms shall be constructed of a 2" x 8" lumber box frame securely fastened over the top of the existing roof membrane. The top of the platform shall be covered with a layer of 3/4" thick C.D.X. plywood. The approved roofing contractor shall then install the necessary cant strips and roof in the entire equipment platform, including the plywood top, using two layers of Johns Manville Apex 4.0 and 4.5 modified bitumen roof membrane. The tie-in to the existing roof membrane shall be lightly primed using asphalt primer and both modified bitumen sheets feathered 6" and 12" over the top of the existing roof membrane. New ceramic granules shall be installed over the asphalt bleed out at laps. The top of the equipment platform shall then be covered with a 24 gage sheet metal cap. The cap shall be custom fabricated to fit the size of the equipment platform and shall contain no laps or seams. The cap shall extend down 3" on all sides of the equipment platform. The satellite antenna company can then install their antenna dish directly on top of the sheet metal cap using urethane caulking to seal any bolt or screw holes.
4. Cables or wiring running from the owners unit to the satellite antenna dish must be loose laid on the roof. Under no circumstances are cables or wires to be fastened in anyway to either the shingle roofs or any of the flat roof membranes. Cables may be run from inside the attic space through the roof providing that the owner's approved roofing contractor properly installs a new 4 lb. lead conduit flashing and the wires are encased in rigid conduit.
5. The flat roof membranes installed on all of the roofs at Playmor Terrace West H.O.A. consist of Johns Manville SBS modified bitumen products. In order to maintain the Johns Manville warranty for these roofs only Johns Manville "N.D.L." approved contractors and Johns Manville approved roofing products may be used on these roofs. Failure by unit owners and/or their contractors to comply with these requirements shall make the unit owners financial liable for all resulting repairs or damage.
6. Upon completion of your contractors work, Playmor Terrace West H.O.A. will retain an inspector to inspect the finished installation. Non-conforming installations will be required to be removed or replaced. The individual homeowner will be required to pay an inspection fee of \$100.00 for each inspection trip made by the association's inspector.

Playmor Terrace West H.O.A.

Instructions for Installing Sola Tube Skylights or Conventional Skylights

1. All Skylights must be installed on the flat roof area directly over the owner's living unit. No skylights may be installed on shingle roof areas, car port roofs or lower roof elevation utility room roofs.
2. Skylight installations must conform to the following requirements. The skylight roof flashing platform must be installed by a Johns Manville approved "No Dollar Limit" roofing contractor. Copies of the contractor's approval letter from Johns Manville, Contractor's State License Board pocket license I.D. card and a certificate of insurance with additional insured endorsement must be provided to the Playmor Terrace West H.O.A. management representative prior to any work being performed on the roof.
3. Conventional skylights must be "curb mounted". The roof curb shall be constructed of a 2" x 8" lumber box frame securely fastened over the top of the existing roof membrane. The approved roofing contractor shall then install the necessary cant strips and roof in the skylight curb, using two layers of Johns Manville Apex 4.0 and 4.5 modified bitumen roof membrane. The tie-in to the existing roof membrane shall be lightly primed using asphalt primer and both modified bitumen sheets feathered 6" and 12" over the top of the existing roof membrane. New ceramic granules shall be installed over the asphalt bleed out at laps.
4. All "sola-tube" style skylights must be equipped with sheet metal roof flashings. The flashing must be roofed in by a Johns Manville "N.D.L." approved roofing contractor using two layers of Johns Manville Apex 4.0 and 4.5 modified bitumen roof membrane. The tie-in to the existing roof membrane shall be lightly primed using asphalt primer and both modified bitumen sheets feathered 6" and 12" over the top of the existing roof membrane. New ceramic granules shall be installed over the asphalt bleed out at laps.
5. The flat roof membranes installed on all of the roofs at Playmor Terrace West H.O.A. consist of Johns Manville SBS modified bitumen products. In order to maintain the Johns Manville warranty for these roofs only Johns Manville "N.D.L." approved contractors and Johns Manville approved roofing products may be used on these roofs. Failure by unit owners and/or their contractors to comply with these requirements shall make the unit owners financial liable for all resulting repairs or damage.
6. Upon completion of your contractors work, Playmor Terrace West H.O.A. will retain an inspector to inspect the finished installation. Non-conforming installations will be required to be removed or replaced. The individual homeowner will be required to pay an inspection fee of \$100.00 for each inspection trip made by the association's inspector.