FOUNTAINS AT RAINBOW LAKES HOA

ARCHITECTURAL REVIEW BOARD (ARB) REQUEST APPLICATION FOR ALTERATIONS
Date Received at Carolina Management Services Inc (Office personnel only) _____________________

Owner Name: ___________________________ Date: ___________________________
Address: _______________________________ Phone: ___________________________
Email: _________________________________ Cell: ___________________________

Describe in detail the type of alteration, dimensions, and description of materials/colors to be used:
___________________________________________________________________________________________
___________________________________________________________________________________________
___________________________________________________________________________________________

Any application requesting approval for any alteration which occurs outside the exterior walls of the building and therefore in the common element, MUST BE ACCOMPANIED BY A SKETCH INDICATING LOCATION, SIZE, & TYPE OF CONSTRUCTION, COPY OF PLAT PLAN AND OTHER PERTINENT INFORMATION.

If approval is granted, it is not to be construed to cover approval of any County Code Requirements. A building permit from the City or Palm Beach County Building Departments will be required on most property alterations or improvements.

As a condition precedent to granting approval of any request for a change, alteration, or addition to an existing basic structure, that the applicant, the heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance, or replacement of any such change, alteration, or addition. It is understood and agreed that the Association and Carolina Management Services Inc, are not required to any action to the repair, replace, or maintain any such approved change, alteration, or addition, or any damage resulting there from for any reason to the existing Original structure or any other property. THE UNIT OWNER ASSUMES ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP.

Dated: ___________________________ Owner’s Signature: ___________________________

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ARB Committee Recommendation

Action by Association: Date: ___________________________

BOD Signature #1: APPROVED: ___________ or Denied: ___________ Reason: ___________
BOD Signature #2: APPROVED: ___________ or Denied: ___________ Reason: ___________
BOD Signature #3: APPROVED: ___________ or Denied: ___________ Reason: ___________
The undersigned hereby agrees that any and all liability caused by or arising from acts which may increase the hazard of susceptibility to loss on the described premises shall not be held against the Association or the Management Company, et al “as their interests may appear”, and they shall be held harmless from any liability arising therefrom and indemnify them for all losses, costs, expenses and attorney’s fees in connection with any such addition to their unit/home.

Dated: ________________________________

Witness: ___________________________  Unit Owner: ________________________________

Please return to: Carolina Management Services Inc.,
P.O. Box 740425
Boynton Beach, FL  33474

FOUNTAINS AT RAINBOW LAKES HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW BOARD PROCEDURES

The Homeowner must submit Architectural Review Board Applications in duplicate to the Management Company. Upon approval/disapproval by the ARB Committee and Board, the Management Company will notify the Homeowner of same.

**If approved, the homeowner must give written notice of completion to the Management Company.**

Within ninety (90) days thereafter, the ARB Committee shall inspect the improvement and notify the Homeowner, in writing, that the improvement is accepted, or that the improvement is deficient because it was not completed in conformance with the approved plans.

If approved, work requested by this ARB must start before ninety (90) days have passed. After ninety (90) days, a new Architectural Review Board Application must be submitted for approval/disapproval.
WHAT SHOULD I INCLUDE TO MAKE MY ARB COMPLETE?

YOU MUST INCLUDE A DRAWING OF WHATEVER YOU ARE REQUESTING (I.E., LANDSCAPE DESIGN, PATIO ENCLOSURE, ETC.). THIS DOES NOT HAVE TO BE AN ARTIST RENDITION, MERELY A SKETCH DEPICTING YOUR REQUEST. IF YOU HAVE A CONTRACTOR, THEY WILL PROVIDE YOU WITH THIS DRAWING. IF YOU ARE DOING THE WORK YOURSELF, SUCH AS INSTALLING WALKWAY LIGHTS, A SIMPLE SKETCH OF YOUR YARD, A DESCRIPTION OF THE LIGHT FIXTURES BEING PROPOSED (I.E., MALIBU LIGHTS ALONG WALKWAY, SENSOR LIGHT ON GARAGE, MOTION DETECTOR ON BACK OF HOUSE, ETC.) AND THE PROPOSED LOCATION OF THE IMPROVEMENT WILL SUFFICE. YOU MUST ALSO INCLUDE A COPY OF YOUR PROPERTY SURVEY. NO ARB WILL BE ACCEPTED WITHOUT THIS SURVEY.

PLEASE BE ADVISED THAT YOU AS THE HOMEOWNER ARE RESPONSIBLE FOR FORWARDING A COPY OF THE APPROVAL TO YOUR CONTRACTOR, NOT THE ASSOCIATION.

WHERE SHOULD I SEND THE COMPLETED ARB FORM?

Carolina Management Services, Inc.
P.O. Box 740425
Boynton Beach, FL 33474

PLEASE SEND (2) COMPLETE SETS OF YOUR REQUEST