

# Barrington Monterossoa Owners Association, Inc.

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## ARCHITECTURAL REVIEW PROCEDURES

The attached Architectural package contains an Architectural Change Request, Indemnity Agreement, Construction Checklist, and Neighbor Awareness Form.

Any and all exterior improvements to your property must be submitted to the Architectural Committee and/or Board of Directors for review and approval.

The following details the procedure for submitting items for review by the Architectural Committee per Section 5.2 of CC&R's:

- 1) Submit ONE (1) completed copy of the Architectural Change request Form, Indemnity Agreement, Neighbor Awareness form and construction drawings, which must include a site plan with dimensions, along with materials samples (if applicable).
- 2) A \$2,000.00 refundable construction deposit is required for any planned improvements that require the use of heavy equipment for access through common areas.
- 3) Upon review of your plans by the Committee, you will receive written notice of their approval, rejection or conditional approval within thirty (30) days of the meeting.

*"CONSTRUCTION IS NOT TO BEGIN UNTIL APPROVAL OF PLANS IF OBTAINED"*

To avoid construction delays, please ensure plans are complete prior to submittal.

Please review the CC&R's for additional information regarding Architectural Control.

Barrington Monterossa Owners Association, Inc.  
PO Box 95606  
Las Vegas, NV 89193  
Phone (702) 933-7764 Fax (702) 933-7774

**ANY INCOMPLETE SUBMITTALS WILL BE RETURNED.**

# Barrington Monterossa Owners Association, Inc.

## INDEMNITY AGREEMENT

*OWNER* (identified below) is the owner of property located within Barrington Monterossa Owners Association and wishes to commence construction of improvements (hereinafter the "improvements") set forth as attached hereto.

*CONTRACTOR* (identified below) has been hired by Owner to effect the improvements.

*CONSTRUCTION* of the improvements is subject to the Master Declaration of Covenants, Restrictions, Assessments, Charges, Servitude's, Liens, Reservations and Easements for Barrington Monterossa as well as certain Rules and Regulations of the Barrington Monterossa Owners Association and/or Architectural Committee.

*THE ASSOCIATION* and the ARC may (but are not obligated to) exercise supervisory responsibility with respect to ascertaining that Contractor's operations and improvements comply with CC&R's.

*CERTAIN INDEMNITIES* are required of the Owner and Contractor, as follows, prior to commencement of construction of any improvements.

*ACCORDINGLY, OWNER AND CONSTRUCTION* hereby agree to construct the improvements in accordance with the Declaration of Covenants, Conditions and Restrictions of the Barrington Monterossa Owners Association.

*OWNER* shall be responsible for the conduct of Contractors, its employees and agents within Barrington Monterossa Owner and Contractor understand and agree that violations of the Covenants, Conditions, and Restrictions may be met with a warning, stop work order, lien assessments, and/or revocation of Contractor's right to enter Barrington Monterossa property.

*OWNER AND CONTRACTOR* hereby indemnify Barrington Monterossa Owners Association and the Architectural Committee, and agents thereof, and hold them harmless against and from any and all liabilities, claims, losses, damages and expenses connected with the improvements or construction of the improvements.

*AGREED AND ACCEPTED* this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

"*OWNER*"

"*CONTRACTOR*"

\_\_\_\_\_  
Name(s)

\_\_\_\_\_  
Name(s)

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone Number(s)

\_\_\_\_\_  
Phone Number(s)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Date \_\_\_\_\_

Date \_\_\_\_\_

# Barrington Monterossoa Owners Association, Inc.

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## ARCHITECTURAL CHANGE REQUEST FORM

OWNER'S  
NAME: \_\_\_\_\_

PROPERTY  
ADDRESS: \_\_\_\_\_

MAILING  
ADDRESS: \_\_\_\_\_

HOME PHONE #: \_\_\_\_\_ WORK PHONE #: \_\_\_\_\_

LOT #: \_\_\_\_\_

TYPE OF PROPOSED  
CONSTRUCTION: \_\_\_\_\_

TO BE CONSTRUCTED  
BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

CONTRACTOR'S LICENSE  
#: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

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### FOR COMMITTEE USE

DATE APPLICATION RECEIVED: \_\_\_\_\_

DATE OF COMMITTEE MEETING: \_\_\_\_\_

( ) APPROVED            ( ) REJECTED            ( ) CONDITIONAL APPROVAL

COMMENTS/CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

COMMITTEE MEMBER'S SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

COMMITTEE MEMBER'S SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

# Barrington Monterossoa Owners Association, Inc.

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## CONSTRUCTION CHECKLIST

### POOLS & SPAS:

- \_\_\_\_\_ Location of pool equipment, filters, heaters, pumps, etc. are indicated on plans.
- \_\_\_\_\_ Pool equipment is screened from street view and located where noise is insulated from adjacent neighbors.
- \_\_\_\_\_ Drain line must be connected to sewer main via a control valve.
- \_\_\_\_\_ Fountains or similar do not exceed wall height.

### LANDSCAPING:

- \_\_\_\_\_ Plant materials are indicated on submittal.
- \_\_\_\_\_ Plant material sizes are indicated on submittal.
- \_\_\_\_\_ Rock color sample attached.
- \_\_\_\_\_ Lighting fixture brochure included.

### PATIO COVERS, BALCONIES, & GAZEBOS:

- \_\_\_\_\_ Roof must be full tile to match existing or open lattice only. (Aluma-Wood and built-up roofs with tile edging, rolled roofing, & shingles are not allowed).
- \_\_\_\_\_ Structure must be painted or stuccoed to match existing home.
- \_\_\_\_\_ Balcony? (Please indicate yes or no)

### MISCELLANEOUS:

- \_\_\_\_\_ Describe access of heavy equipment to construction site on plans. (Access through common block walls prohibited).
- \_\_\_\_\_ \$2,000.00 refundable construction deposit to Barrington Monterossa Owners Association, In. (Required if heavy equipment will be used).

# Barrington Monterossa Owners Association, Inc.

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## NEIGHBOR AWARENESS

OWNER'S NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

SUB-DIVISION: BARRINGTON Village or MONTEROSSA Village (circle one)      LOT #: \_\_\_\_\_

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(1) NEIGHBOR'S NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

HOME PHONE #: \_\_\_\_\_      WORK PHONE #: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_      DATE: \_\_\_\_\_

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(2) NEIGHBOR'S NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

HOME PHONE #: \_\_\_\_\_      WORK PHONE #: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_      DATE: \_\_\_\_\_

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(3) NEIGHBOR'S NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

HOME PHONE #: \_\_\_\_\_      WORK PHONE #: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_      DATE: \_\_\_\_\_

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