

Ranch Place Architectural Committee

HOMEOWNER AGREEMENT

(New Homes and Remodels Only)

1. We have read, and agree to be bound by and comply with all requirements of the CC& R's, especially as it relates to construction improvements in Ranch Place, stated in Articles V, VI, & VII.

Owner Name: _____

Ranch Place Address: _____

Builder: _____ Contractor's License#: _____

Builder's Phone (Office): _____ Builder's Phone (Cell): _____

2. Insurance Certificates shall be provided naming the Ranch Place HOA as additional named insured.
3. This completed form along with the Architectural Review Procedures, Architectural Project Materials Submittal (unless all exterior materials will match the existing) are attached. Hard copy house plans along with .pdf files are also provided. Plans must have sufficient detail to show the location on the Lot of the exterior walls of the Dwelling and all other structures to be built with it.
4. We agree to seek re-approval by the Architecture Committee if the plans approved by the Architecture Committee are changed by Summit County or any other party.
5. Construction Completion Deposit. For New Home Construction or Remodel, a \$2000 deposit made payable to Ranch Place HOA is due before construction begins. The deposit will be refunded upon completion of all home improvements, including landscaping. If any open space or surrounding properties have been damaged, such deposit shall be held until all repairs have been made to the satisfaction of the Architectural Committee. The owner must comply with the CC&R's Article VI Construction Covenants during construction in order to receive the full construction completion deposit. The owner will be notified of any non-compliance and given 7 days to remedy the issue. The deposit shall be refunded to the entity or individual having made the original deposit unless assigned in writing by the entity or individual to a third party. Also, the owner must provide a copy of Summit County's final inspection and occupancy permit. The owner will forfeit the construction deposit if it is not requested for return within one year of the work's completion. Other penalties may apply if the construction requirements are not met or the improvements deviate from the approved plans.

SIGNATURE: _____ DATE: _____