

LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.

PO Box 542, Zephyr Cove, NV 89448

Phone: 775-588-4840 Fax: 775-588-7590 Email: lvhoa@lakevillage.com www.lakevillage.com

ARCHITECTURAL APPLICATION – A21A

Owner's Name: _____ Unit # _____ Day Phone: _____

Mailing Address: _____ Home Phone: _____

*****This form must be filled out in its entirety to be reviewed by the Architectural Committee.*****

- ◆ On a separate sheet of paper, give a detailed description of changes/replacement requested, including: purpose/reason; drawing(s) (if appropriate); type and color of materials to be used; and any other information that may be appropriate.
- ◆ Please provide a very brief description of the project in the following space:

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- ◆ You may be required to acquire acknowledgment signatures from nearby property owners who have a line of sight if proposing an exterior change; or for an interior change, share a common wall or common utilities.
 - ◆ After review and approval by the Lake Village Architectural Committee and/or the Board of Directors, acquire approval from TRPA and building permit from Douglas County (as appropriate). This **MUST** be completed **BEFORE** any work commences.

Requesting Upgrade Incentive Funds: Yes _____ No _____

Estimated Cost of Project: \$ _____

ACKNOWLEDGEMENT SIGNATURES OF NEARBY PROPERTY OWNERS:

Name: _____

Name: _____

L.V. Address: _____

L.V. Address: _____

Signature: _____

Signature: _____

I understand and agree that no work regarding this request shall commence until approval from the Lake Village Board of Directors has been received. If work does not commence within eighteen months (18) of the Lake Village Board of Directors' approval, that approval shall expire.

As an owner in Lake Village, I hereby agree that upon completion of all work on this project, any damage to common areas will be properly restored and all construction debris will be removed at my expense. No debris may be disposed of in the large refuse receptacle in the Maintenance Building without the express approval of the General Manager or the Maintenance Manager and the payment of appropriate fees.

Owner's Signature: _____

Date: _____

Application Fee: _____ Check # _____ or Invoice # _____ Received by: _____

SEE OVER for Fee and other important information

Revised 3-19-16

When do I need to complete and submit an Architectural Application?

An Architectural Application is not required:

- For additions, modifications or replacements to the interior of a unit which **do not** involve a party (common) wall, utility service connection, or adding or remodeling kitchens or bathrooms.

An Architectural Application without a fee is required:

- For additions, modifications or replacements: to the **exterior** of a unit, or when the proposed project is within or upon Association common area, and the total project costs do not exceed \$200; or for additions, changes or replacements to the **interior** of a unit which **do** involve a party (common) wall, utility service connection or increase the number, or remodeling, of kitchens or bathrooms, and when the total project costs do not exceed \$200

The Architectural Application must clearly describe the proposed additions, modifications or replacements and must include the acknowledgement signature(s) of the neighbor(s) and/or owner(s) sharing the party wall(s) affected. In certain cases a drawing may also be required.

An Architectural Application and a \$35 fee are required:

- For additions, modifications or replacements: to the exterior of a unit when no additional floor space is being proposed, and the total project costs exceed \$200; or, to the interior of a unit when the work involves a party (common) wall, utility service connection, or adding or remodeling kitchens or bathrooms, and total project costs exceed \$200.

An Architectural Application and \$100 fee are required:

- For new construction and changes or modifications to the exterior of a unit when additional floor space is being proposed.

Plans and Drawings

For changes or replacements to the exterior of a unit which **do not** propose additional floor space:

Drawings to scale are required to show the extent and design of the proposed changes or replacements, in some instances photographs may be used in place of drawings. Materials and colors for each item proposed to be changed or replaced must be indicated on the drawings. Comments from adjoining unit owners and those unit owners with a line of sight of the proposed changes or replacements must also be included with the Application.

For changes or replacements to the exterior of a unit which **do** propose additional floor space:

Architectural or engineering drawings showing the parcel and the location on the parcel of the existing and proposed additions, changes or replacements are required. Also required are drawings to scale, which show the extent and design of the proposed additions, changes or replacements. Materials and colors for each item proposed to be added, changed or replaced must be indicated on the drawings. Comments from adjoining unit owners and those unit owners with a line of sight of the proposed additions, changes or replacements must also be included with the Application.

In all instances where a permit is required by Douglas County and/or the TRPA (Tahoe Regional Planning Agency), a copy of the permit(s) must be on file in the Association Office prior to the commencement of any work.

Exterior additions, changes or replacements include, **but are not limited to**, the following:

Balconies	Bridges	Decks	Entrance Doors	Fences
Floor Space	Garage Doors	Landings	Landscaping	Living Space
Roofs	Stairs	Walkways	Walls (Masonry)	Windows