

# ROCK CREEK HOMEOWNERS' ASSOCIATION

## PROPERTY IMPROVEMENT REQUEST ARCHITECTURAL REVIEW BOARD

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Owner Name \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Property Address \_\_\_\_\_ SubAssociation \_\_\_\_\_

Detailed Description of Proposed Change(s) or Addition(s): \_\_\_\_\_

Improvement to be completed by \_\_\_\_\_ and the site cleaned and restored.

Please include a copy of your property survey, indicate the exact location of proposed change or addition. Application must include a sketch showing style, dimensions, materials and color of the proposed change or addition. All requests for repainting must include a color sample. Your request may be deferred until additional information is received. Please include a color picture of the home if you are changing paint colors or roofing color and materials.

1. Requests from an owner with delinquent assessments will be denied on the basis of the account delinquency. Once the assessment account is in a current status, the ARB will promptly review and act on the request.
2. The owner understands and agrees that no work in this request shall commence until written approval by the ARB is received.
3. Construction must meet all zoning, building codes, and laws of the City and County. Check with Cooper City as to requirements for permits. Nothing herein contained shall be construed as a waiver or modification of any such code or law.
4. Misrepresentation of any items in this request, either oral or written, may void any approval by the ARB. If working in the easements, please check with local utilities for line locations.
5. No access is permitted through common areas and the FPL easement without the prior written approval of the ARB committee. Applicant will be required to sign a Hold Harmless Agreement with Rock Creek, Inc. and post a \$2,500 deposit with Rock Creek. The ARB has no authority to allow access through Cooper City's public right-of-ways.
6. In the event that the homeowner, or his agents, contractors or subcontractors shall violate any of the terms or conditions set forth in this Approval, the homeowner hereby acknowledges and consents to the immediate entry of a permanent injunction without notice requiring the cessation of all further work, the restoration of the property to its original condition and the payment to Rock Creek, Inc.
7. Notwithstanding the right of Rock Creek, Inc. to obtain a permanent injunction as set for the above, Rock Creek, Inc. shall additionally have the right to fine the homeowner for each day a violation of these terms and/or conditions continues, up to a maximum of \$50.00 per day.
8. In submitting this Property Change Request Form, you are authorizing the Community Manager and the members of the Architectural Review Board access to all exterior portions of your property (until a decision has been made on the request) for the purposes of determining whether the proposed modifications is in harmony with the surrounding properties and whether there are any other violations which need to be addressed before approval can be granted.

**OWNER SIGNATURE** \_\_\_\_\_ **Date Signed** \_\_\_\_\_

*\* Approvals can take up to 7-12 days and up to four weeks if ARB committee approval required \**

NAME	APPROVED	DENIED	CONDITIONAL APPROVAL	SIGNATURE - DATE
RON CHORON				
ROBERT GARCIA				
LISA DETARDO				
ROBERT LEVINE				
AL TELLO				

**CONDITIONS OF APPROVAL:** \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED  
 Community Manager's Signature Date

*completed form can be emailed to:*  
**CARL@ROCKCREEKHOAFL.COM**