

Big Sky

Home Painting

As set forth in the CC&Rs of the Big Sky Community, the Design Review Committee (DRC) is vested with the power to review and approve all improvements to all homes in Big Sky. Such improvements include, without limitation, additions, modifications and alterations to residences, signs, fences, walls, landscaping, screens, window treatments, attic fans and any other modification to the exterior of a residence or other improvements or alterations to the exterior of your home. This document specifically addresses the repainting of the exterior of the residences.

The committee does not seek to restrict individual creativity or personal preference, but rather help assure a continuity in design which will help to preserve and approve the appearance of the Association and to enhance the property values of all Owners in the Association.

All applications for Committee approval for House painting must be made with the Big Sky Home Painting form (attachment A.)

All applications are to be sent to the Big Sky Design Review Committee via email to HOA@bigskyhomeowners.com or delivered to:

Big Sky Design Review Committee
% GM Management
40 West Easy Street Unit 1
Simi Valley, Ca 93065

Hours of Operation

Construction work is only permitted between the following hours:

Monday thru Friday	Between 7:00 a.m. and 5:00 p.m.
Saturday	Between 8:00 a.m. and 4:00 p.m.
Sunday	NO work permitted
Federal Holidays	NO work permitted

Enforcement

Failure to obtain the necessary approval from the Design Review Committee, or failure to complete the improvements in conformity with the plans and specification approved by the Committee, may constitute a violation of the design guidelines and may result in the issuance of a Stop Work Order, or may require modifications, or removal of any work or improvement at your own expense.

Neighbor Notification

It is the intent of the Committee to consult neighbors on any improvements which may impact their use and enjoyment of their property. Neighbor agreement or disagreement of a particular improvement shall only be advisory and shall not be binding in any way on the Committee's decision.

The Impacted Neighbor Statement (Exhibit "B") must be filled out and provided to the Committee to verify the neighbors have been notified about the proposed improvements.

Definitions:

Facing Neighbor: Means the three (3) lots directly across the street.

Adjacent Neighbor: Means all lots with adjoining property lines to the lot in question.

Impacted Neighbor: Means all lots immediately surrounding the area which would be affected by the improvement.

EXHIBIT A

Home Painting Form

BIG SKY
% GM Management
40 West Easy Street, Unit 1
Simi Valley, Ca 93065

X _____
Homeowner's Signature

Name: _____ Home Phone: _____

Address _____ Cell Phone: _____

SUBMITTAL CHECKLIST: (Please include the following)

- ___ Home Painting Form (Exhibit A) filled out
- ___ Facing, Adjacent and Impacted Neighbor Statement (Exhibit B)
- ___ Paint Samples
- ___ Paint swatches applied to home, where: _____

DO NOT WRITE BELOW THIS LINE (For Committee Use only)



Approved



Approved with Conditions



Disapproved as Submitted

COMMENTS:

BIG SKY DESIGN REVIEW COMMITTEE

Date:


Initial:

Date:

Initial:

EXHIBIT B BIG SKY Impacted Neighbor Statement

The attached plans were made available to the following neighbors for review:

Impacted Neighbor	Impacted Neighbor	Impacted Neighbor
Name	Name	Name
Address	Address	Address
Signature	Signature	Signature
Date	Date	Date
Common Area or Back Yard - Rear of Home		
Adjacent Neighbor		Adjacent Neighbor
Name		Name
Address		Address
Signature	Address	Signature
Date		Date
Your Street - Front of Home		
Facing Neighbor	Facing Neighbor	Facing Neighbor
Name	Name	Name
Address	Address	Address
Signature	Signature	Signature
Date	Date	Date

My neighbors have seen the plans I am submitting for the Committee review (see above verification.) I, as Owner, certify that I have requested that my neighbors sign this statement confirming notification. I understand neighbor objections do not in themselves cause denial of the plans.

SUBMITTED BY:

Name: _____ Date: _____

Address: _____