

Attachment 13.4

STMOA ***Architectural Requirements***

"Painting Request Form"

*****Attach paint color samples to this form*****

Date of Request: _____

Owners Name: _____

Email Address: _____

Owners Address: _____

Owners Telephone: _____ **Mobile Phone #:** _____

House and Accessory Colors:

House Body: _____ **House Trim:** _____ **Skirting:** _____

Doors - Front: _____ **Back:** _____ **Side:** _____

Hand Railing - Front: _____ **Back:** _____ **Driveway:** _____

Stairs - Front: _____ **Back:** _____ **Shutters:** _____

Owner Signature: _____

Architectural Approval: () Approved () Approved with Conditions () Denied

Comments:

Committee Member: _____ **Date:** _____

Committee Member: _____ **Date:** _____

STMOA Board Member: _____ **Date:** _____

Painting Complete and Verified by ARC: _____ **Date:** _____

Attachment 13.5
STMOA
Architectural Requirements

“ARCHITECTURAL DISCLAIMER & INDEMNIFICATION”

By authorizing any fabrication, construction, modification, or landscaping on a resident(s)’ space in Sunrise Terrace, the Corporate Board and the Sunrise Terrace Mobilehome Owners Association (“Corporate Parties”) do not assume any responsibility for damage to underground utilities, plumbing, wiring or anything under or above ground. The resident(s) having the aforementioned tasks accomplished will accept full and sole responsibility and financial liability for any such damage.

Additionally, the Corporate Board and the Sunrise Terrace Mobilehome Owners Association do not assume any responsibility for any harm, injury or death that may occur during the above fabrication, construction, modification or landscaping. The resident(s) having the aforementioned tasks accomplished will accept full and sole responsibility and financial liability for any such consequence.

Indemnification of Corporation

Resident’s Indemnification of Corporate Parties. To the fullest extent permitted by law, Resident shall, at Resident’s sole expense and with counsel reasonably acceptable to the Corporation, indemnify, defend and hold harmless Corporate parties from and against all Claims from any cause arising out of or relating (directly or indirectly) to this Architectural Approval including, but not limited to:

- (a) Any harm, injury or death that may occur during any fabrication, construction, modification or landscaping;
- (b) Any damage to underground utilities, plumbing, wiring or anything under or above ground;
- (c) Any act, error, omission, or negligence of Resident Parties or of any invitee, guest, licensee, contractor, handyman or other individual(s) directly or indirectly pertaining to the aforementioned tasks provided for in the Architectural Approval Form;
- (d) Resident’s conducting of its business;
- (e) Any alterations, activities, work, or things done, omitted, permitted, allowed, or suffered by Resident Parties in, at, or about the Premises or home, including the violation of or failure to comply with any applicable laws, statutes, ordinances, standards, rules, regulations, orders, decrees, or judgments in existence on the Task Commencement Date or enacted, promulgated, or issued after the date of this Disclaimer/Indemnification and the Architectural Approval; and
- (f) Any breach or default in performance of any obligation on Resident’s part to be performed under this Disclaimer/indemnification and the Architectural Approval.

I have read the above paragraphs and agree with the content.

Residents Signature

Residents Signature

Address: _____

Date: _____

Attachment 13.6
STMOA
Architectural Requirements

“Contractor and Handyman Regulations”

ALL RESIDENTS SHALL HAND A COPY OF THESE REGULATIONS TO EACH CONTRACTOR AND/OR HANDYMAN WORKING ON THEIR PROPERTY, AND OBTAIN THEIR SIGNATURE.

NOTE: ANYONE PERFORMING CONSTRUCTION WORK IN CALIFORNIA THAT TOTALS \$500 OR MORE FOR THE TOTAL COST OF LABOR AND MATERIALS MUST BE LICENSED BY THE CALIFORNIA STATE LICENSING BOARD.

1. Contractors/Handymen must ensure required permits are in place prior to start of work and work complies with applicable building and construction code requirements.
2. Contractors are not permitted to bring their children or dogs into Sunrise Terrace while working.
3. If a minor child under the age of 16 works for the contractor or handyman, a Certificate of Workmen’s Compensation and a Permit to Employ and Work must be on file in the Corporate Office before the minor starts to work at Sunrise Terrace.
4. Contractors or handymen are responsible for disposal of garden refuse, surplus materials and chemicals resulting from work they do at a residence.
5. Once begun, all work shall be promptly carried through to completion unless consent to terminate or delay is obtained in writing from the Board.
6. Contractors and handymen are limited to moderate noise levels from vehicle radios and/or portable radios while working in Sunrise Terrace.
7. Obnoxious behavior, offensive language and / or loud voices are prohibited in the Sunrise Terrace.
8. Trespassing through other home sites is prohibited. If necessary, make arrangements with the affected neighbor.
9. Contractors and handymen may work only between the hours of 8:00 a.m. and 6:00 p.m. and are subject to all of the above rules.
10. Equipment and power tools creating excessive noise are prohibited on Sunday without prior permission from the Office Manager, or unless the situation is an emergency.
11. No outdoor spray painting of any type is allowed in the Sunrise Terrace.

Contractor / Handyman Signature

Date