

INVERNESS RIDGE COMMUNITY REQUEST FOR MODIFICATION REVIEW

Name _____ Date _____
Address _____ Home Phone _____
City/State/Zip _____ Office Phone _____
Community Name _____ Lot/Block _____

Please provide the Board of Directors with all information necessary to evaluate your request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), drawings and any other information as specifically required below.

Description of Modification Requested:

Estimated Start Date _____ Estimated Completion Date _____

If your project requires material delivery that might be placed outside of your driveway or if it impacts your neighbors property in anyway please inform your neighbor as a courtesy by having them sign below as acknowledgment of future construction.

Signature _____	Address _____	Notified (____)
Signature _____	Address _____	Notified (____)
Signature _____	Address _____	Notified (____)

Under each of the most common headings below, all the items listed must be submitted. Please refer to the Covenants for other necessary information required for modifications.

_____ **Patio or Walkway**

- _____ Lot survey denoting location
- _____ Type of materials to be used in construction
- _____ Location and picture or sketch of project

_____ **Playhouses**

- _____ Location (must have minimum visual impact on adjacent properties)
- _____ Size and sketch (limited to an area not to exceed 100 square feet)

_____ **Tree Removal (List the number of Trees to be removed)**

- _____ Location and Picture or drawing of trees
- _____ Diseased Tree(s)?

_____ **Fencing**

- _____ Picture or drawing of fence type
- _____ Dimensions
- _____ Site plan denoting location (Please Attach)
- _____ Type of Materials to be used in construction

Outdoor Building

- Picture or drawing of the building and lot placement
- Dimensions (No larger than 10'x10')
- Color (must match the color of the home)
- Building placement (back yard only, placed with the least amount of exposure from the public view)
- Materials (wood or vinyl siding, must have shingled roof only)

Exterior Landscaping and Maintenance

- Landscape plan denoting plan material and location (Please Attach)

Deck/Porch

- Picture or drawing (deck must match any existing deck).
- Dimensions
- Color
- Site plan denoting location (in most cases may not extend past sides of home).
- Type of Materials to be used in construction

Exterior Building Alterations

Paint (submit only if other than original paint color)

- Color and address of home with desired color used in or approved for this community.
- Area of home to be repainted.
- Photograph of your home plus homes on either side (in most cases adjacent homes cannot be painted the same colors).

Note: I understand and agree that no work on this request shall commence until written approval of the Board of Directors has been received by me. I represent and warrant that the requested changes strictly conform to the community design and that these changes shall be made in strict conformance with the community design. I understand that I am responsible for complying with all city and county regulations.

Neither the Association Board of Directors, the Association Covenants Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or nonfeasance, arising out of any action with respect to any submission. The Board of Directors is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any and all claims or damages regarding this request or the approval or denial thereof.

Owner(s) Signature _____ Date _____

Owner(s) Signature _____ Date _____

FOR INVERNESS RIDGE BOARD OF DIRECTORS USE ONLY:

Date Received _____ Approved By: _____
Board of Directors Member

Approved _____ Not Approved _____ Conditions _____

Comments:

Please submit form to:

Inverness Ridge HOA
P.O. Box 1203
Mableton, Ga 30126
acc@invernessridge.org