

Round Tree HOA Estoppel Checklist

v2.1

Upon completion of construction, use this checklist to determine if the owners are in compliance with the CC&Rs and Architectural Standards documents and are therefore owed the return of their deposit.

CC&Rs Compliance

- ☐ 4.3.5 Driveways. All Lots shall include a driveway, and each driveway shall be made of asphalt for the first ten feet from any public or private roadway, and shall have culverts where required to prevent drainage onto Common Areas and other Lots.
- ☐ 4.4 Completion of Construction. The construction of any building on any Lot, including painting and all exterior finish, shall be completed within twenty-four (24) months from the beginning of the construction so as to present a finished appearance when viewed from any angle.
- ☐ 4.12 Rubbish and Trash. No Lot or part of the Common Area shall be used as a dumping ground for trash or rubbish of any kind. All garbage and other waste shall be kept in appropriate containers for timely and proper disposal, out of public view. Yard debris, dirt and other material resulting from landscaping work shall not be dumped onto streets, the Common Areas or any other Lots.
- ☐ 4.13 Fences and Hedges. No fences or boundary hedges shall be installed without prior written approval of the ARC. All side yard fencing shall maintain a five (5) foot setback from the front of the house. Further no fencing will be allowed in the front yard. All fence materials, designs, and colors subject to prior approval of the ARC. All chain link fencing, including dog runs, which are visible from the street or Common Area must be approved by the ARC.
- ☐ 4.14 Grades. There shall be no interference with the established drainage patterns or systems over or through any Lot within the Property so as to affect any other Lot or Common Area or any areas outside the Property unless adequate alternative provisions are made for proper drainage and are approved by the ARC.
- ☐ 4.15.1 A thirty (30) foot wide noncombustible area, excluding trees, shall be maintained around the perimeter of all homes. Occupants must ensure that all Lots are maintained in a fire safe manner with all noxious weeds and dead vegetation (including tree branches and limbs) removed from the Lot.
- ☐ 4.15.2 Tree branches that rest on or near a roof or wall shall be removed creating a clearance of five (5) feet between the roof and any vegetation. Tree limbs within fifteen (15) feet of a chimney and/or chimney outlet shall be removed.
- ☐ 4.15.4 All wood, building debris, and other burnable materials shall be kept at least thirty (30) feet from the residence or other buildings.
- ☐ 4.15.6 Driveways shall be trimmed of peripheral vegetation to allow emergency access to the residence.
- ☐ 4.18 Exterior Lighting or Noise making Devices. Except with the consent of the ARC, no exterior lighting or noise making devices shall be installed or maintained on any Lot, other than security and fire alarms.

ARC Standards Compliance

- ☐ Exterior work completed matches Owner's ARC Approved Application (exterior lighting, driveways, building architect, etc....)
- ☐ 10.6 Concrete
 - ☐ 10.6.1 It is the responsibility of the owner to make sure any concrete washout is done on the owner's property.
- ☐ 10.7 Drainage
 - ☐ 10.7.1 Drainage of roof water and all displaced water will be the responsibility of the owner. Owners are responsible for independent professional review of their drainage risk factors and specific on site solutions.
- ☐ 10.8 Roadway and Driveways
 - ☐ 10.8.1 Builder's and Builder/Owner are responsible for any damage occurred on the road or driveway prior to the release of the ARC deposit.
- ☐ 10.9 Excavation
 - ☐ 10.9.1 Each building site will be developed with minimal disruption to the existing topography. All excavation spoils must be removed and all disturbed areas restored to its natural look or part of the new landscaping.
- ☐ 10.12 Basketball Hoops
 - ☐ 10.12.1 All basketball poles must be painted black or match the home's exterior and must be a predominantly neutral color (gray, black, white or clear).
 - ☐ 10.12.2 When not in play, portable basketball hoops are prohibited in the front of a lot. They must be removed and stored so as not to be visible from the streets or neighboring properties. 10.12.3 Metal or chain nets are "expressly prohibited." Only nylon or similar cord nets are acceptable.
 - ☐ 10.12.4 The following constitutes "immediate removal:"
 - ☐ 10.12.4.1 Broken backboards
 - ☐ 10.12.4.2 Bent rims
 - ☐ 10.12.4.3 Torn nets
 - ☐ 10.12.4.4 Peeling paint
- ☐ 10.13 Garbage and Trash Removal
 - ☐ 10.13.1 Owners are responsible for all clean up during and after construction. At the very least providing weekly removal of trash and construction debris.

☐ 10.14 Gutters and Downspouts

- ☐ 10.14.1 All gutters and downspouts will be designed as continuous architectural design features. Any exposed gutters will blend in with the surface they are attached to. All drain pipes will be concealed from view of neighboring properties. In addition all drainage must be accommodated on the owner's property.

☐ 10.15 Heating and Cooling Systems

- ☐ 10.15.1 All exterior elements of the heating and cooling systems are to be concealed from view of neighbors, roadways and must limit noise transmission to acceptable levels. Materials used for screening must match or compliment the adjacent building materials and be approved by ARC.

☐ 10.16 Chimneys and Flues

- ☐ 10.16.1 Any unfinished exposed metal flues are not permitted. Metal must be painted to match surrounding materials and kept in good appearance.

☐ 10.19 Metals and Plastics

- ☐ 10.19.1 All exterior metals and plastics must be screened from view and be painted to blend in with the adjacent surrounding material. All utility meter housings must be painted to match the building.

☐ 10.22 Service Yard/Trash Enclosures

- ☐ 10.22.1 Each lot shall have a screened service yard that will be used to enclose garbage, recycling and any trash containers. The service yard may be detached from the house but must be screened from view of the roadway or any other buildings.

Upon successful completion of the above checklist the Estoppel Certificate (CC&R 6.10) will be signed and dated by two members of the ARC. The ARC member will not be allowed to sign his own Estoppel Certificate.

By signing this check list this will provide the Estoppel Certificate to the owner for completion of construction.

Any item resolved by using the owners Design Review refundable deposit (\$2000) will be listed below along with the amount used and balance refunded.

ARC Members Name

Print: _____

Print: _____

Signature: _____

Signature: _____

Date: _____ Date: _____

Homeowner Members Name

Print: _____

Signature: _____

Date: _____

Amount of Deposit refunded: _____

Version 2.0 removes redundancies, items addressed in the application process, and items addressed by the county building codes.

Version 2.1 removed additional redundancies and removed sections covered in other applications