

THE HIGHLINE CLUB

APPLICATION FOR GROUNDS MODIFICATION

Homeowner: Please complete the following and provide information in all places shown:

APPLICANT: _____

Unit Number: _____ Day Phone: _____ Evening Phone: _____

Signature: _____ Date: _____

GENERAL DESCRIPTION OF GROUNDS MODIFICATIONS REQUESTED:

PROPOSED PROJECT INFORMATION (if applicable):

START DATE: _____ COMPLETION DATE: _____

CONTRACTOR NAME: _____

ADDRESS, PHONE _____

Applicant is required to notify adjacent homeowners of anticipated modifications and provide a letter from each adjoining neighbor acknowledging that they have been notified and have some or no objections to the proposed modification. Please submit these letters with this application to the Board of Directors.

Neighbor A _____ Unit No. _____

Neighbor B _____ Unit No. _____

Note: If grounds modification is delayed or extends beyond the dates noted above, the applicant must notify the Board for an extension. Because of the proximity of our homes in the Highline Club, all modification must take place in as expeditiously as possible in order to minimize the disturbance to neighbors.

APPLICATION SUBMITTAL REQUIREMENTS:

A. GENERAL

Grounds modifications shall include ANY modification to the exterior of the townhome unit including but not limited to the following:

- Border area outside privacy fence and/or patio fence area
- Planting of trees, grass, shrubs, vines, flowers and other vegetation within privacy fence and/or patio fence area
- Planting of trees, shrubs, flowers, vines and other vegetation within planter box area

- Modification or relocation of irrigation system within privacy fence, patio fence or border area

Applicants are required to submit the following:

- Landscape plan for all modification work must be submitted before any work can commence
- List of proposed vegetation
- Grading and drainage plans (If applicable)
- Before, during and after construction photographs documenting the existing conditions and final conditions

The following changes are prohibited:

- Planting of trees, shrubs, flowers, vines and other vegetation within planter area
- Planting, pruning, spraying and/or removal of trees or other vegetation in commons area
- Planting, pruning, spraying and/or removal of trees in border areas
- No planting of large, invasive or wildlife attracting vegetation within privacy fence, patio fence or border area
- The planting of Cottonwood trees in commons area, planter area, privacy fence, patio fence or border area.

The Board of Directors of the Highline Club reserves the right to require that additional documents be submitted if, in the opinion of the Board, the application is incomplete or does not adequately describe the proposed improvements.

It shall be the responsibility of the Homeowner or his landscape contractor to obtain all legal permits and inspections for the proposed construction as may be required by the governing jurisdiction. The HIGHLINE CLUB Owners Association shall not be liable for any work that is not in conformance with building codes, manufacturer's recommended and required installation parameters or work that is lacking appropriate permits.

The HIGHLINE CLUB Owners Association reserves the right to order the removal or modifications of any work not in compliance with the requirements contained herein this document.

The Homeowner making this application shall restore any common area that is altered or affected by the proposed work to its original condition. It shall be the responsibility of this Homeowner to notify the Board of Directors of the HIGHLINE CLUB of any proposed alterations to the adjacent common area including the irrigation system prior to the start of any work.

LANDSCAPE COMMITTEE REVIEW:

(A) Adequate submittal:

_____ Plans and specifications

_____ Grading and drainage plans (if applicable)

_____ Irrigation plan (If applicable)

_____ Photographs of existing conditions

(B) Design Considerations: (Plan must address the following:)

_____ Overall design and appearance

_____ Compatibility with existing vegetation and landscape materials

_____ Size of border relative to lot, yard, and property lines.
(Borders not to exceed 36 inches)

_____ Relationship to existing conditions

_____ Relationship to adjoining units

_____ Large garden bark, weed control liner and rolled top metal edging materials
(if applicable)

_____ 2"- 4" river rock, weed control liner and rolled top metal edging materials
(if applicable).
Rock must be compatible with rock of adjacent homeowner units.

_____ Impact on existing common area landscaping

_____ Impact on existing drainage patterns

(C) Permits for construction: _____

_____ Application Complete and Reviewed by Committee

_____ (date)

_____ Application recommended for Approval As Submitted

_____ (date)

_____ Application recommended for Approval subject to the following conditions:

(1) _____

(2) _____

(3) _____

(4) _____

_____ Application Denied _____ (date)

Reasons for denial _____

Referred to HIGHLINE CLUB Board of Directors for Action: _____ (date)

HIGHLINE CLUB BOARD OF DIRECTORS ACTION:

____ **APPROVED AS SUBMITTED** _____(date)

____ **APPROVED SUBJECT TO CONDITIONS** _____(date)

(1) _____

(2) _____

(3) _____

____ **APPLICATION DENIED** _____(date)

REASONS FOR DENIAL:

(1) _____

(2) _____

(3) _____

Board of Directors:
