

Edgewood Park Estates Addition Request

Name: _____ Date: _____ Phone: _____

Address: _____ Email: _____

Request to build: (check all that apply.)

Fence Shed Greenhouse House Addition Other

Briefly describe addition to property: (Include building materials, size, color, picture of an example and when you would like to start the project.)

Can you confirm your property line? Yes No Unsure

In the space below, mark the approximate location of where the addition will be on your property. (Show property lines.)

Board Signature Date

Board Signature Date

Return form to EPHOA Board: board@edgewoodparkestates.com

The Board may only approve requests that meet all 3 areas listed below.

1. Does the structure comply with all the CC&R rules and regulations?
2. Does the structure aesthetically fit in with the neighborhood?
3. Is the structure on the homeowner's property?

*****Notification of an approval or denial will be mailed or sent through email.***

Date Board Received Request	
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Below are the required CCR's for structures and additions.

Article VII: No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specification showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Article VIII: In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

8. Fences, Walls and Hedges: No fence, wall, hedge or other such dividing instrumentality over six feet in height or over seven feet in height with one foot in height of open work shall be constructed or maintained on any lot or any boundary line of any lot within Edgewood Park Estates.

10. Common Area: No fence, wall or hedge shall be constructed or planted along more than one-half of the length of any property line adjacent to any common area within Edgewood Park Estates. The remaining length of a property line adjacent to a common area may be screened with a fence; wall or edge set back at least 30 ft. from the property line common with the common area, and the two portions may be joined with a matching fence, wall or hedge. No compost pile, burn pile, storage pile of material or vegetable garden shall be kept in any area between a common area and a required setback line for a fence, wall, hedge or other such dividing instrumentality. All open spaces facing a common area shall be maintained in a tidy condition at all times and must be planted with lawn, shrubs, trees or ground cover where said spaces adjoin a common area boundary.

