Crystal Springs of Johnson County Homeowners Association, Inc

professionally managed by Prestige Star Management

Home Improvement Application

Owner/Applicant: _____ Phone: _____

Email Address: _____

Property Address: _____

Contractor Name: _____ Phone: _____

Proposed Start Date: _____ Proposed Completion Date: _____

Type of improvement: (**A separate application must be completed for each additional improvement**)

_____

_____

_____

No work may begin without prior written approval of Crystal Springs of Johnson County Homeowners Association, Inc. Written notification of the decision will be supplied to the Homeowner within thirty (30) days after receipt for all required information from the Homeowner. The Homeowner is responsible for ensuring that approved work is constructed and/or installed as outlined in the written response from the ACC. All approved projects shall be completed within twelve (12) months from the date of the commencement of construction.

The Homeowner has read and understands the applicable provisions of the Declaration of Covenants, Condition and Restrictions for the Crystal Springs of Johnson County Homeowners Association, Inc. concerning design, modification and construction. The Homeowner shall be responsible for complying with all other Codes and Ordinances and obtaining necessary permits and approval to conduct work prior to commencing work.

Homeowner acknowledges that he/she has read, understands and agrees with the above provisions and that this application is complete as submitted.

_____   _____
Homeowner's Signature   Date

All completed applications must be submitted via the App Folio Online Portal. If you are not set up on the portal, please feel free to reach out to me so I can help get you set up.

Crystal Springs of Johnson County Homeowners Association, Inc.
dgreen@prestigestarmgmt.com
817-709-4625

Homeowners must include the following with the Home Improvement Application as applicable. All submissions must be clear, concise and understandable enough for the ARC to make an informed decision.

Storage Buildings
□ Marked survey or plot plan where improvement is desired.
□ Contractor proposal that includes picture or elevation drawings, materials and measurements.
□ Colors and shingles must match home.
□ Must be at least 15ft from one side line and 15ft from the other side line, 25ft from the back, and 50ft from front line of any lot.
□ Placed on a poured-in-place reinforced concrete slab.
□ No corrugated galvanized metal will be allowed.

Arbors/ Pergolas/Patio Extensions/Additions/Playscapes/Concrete Extensions
□ Plot plan is required. Location of addition must be clearly marked on plot plan.
□ Dimensions, list of materials, color samples, elevation drawings, and square footage must be provided.
□ Submit color of stone & concrete overlays. Samples or pictures must be provided.

Landscape/Landscape Edging/Trees
□ Location of landscape plans must be marked on survey/plot plan.
□ Plants/Trees/Species need to be listed, spacing between plants and sizes of plants/trees.
□ Landscape edging sample pictures required.

Swimming Pools/Spas
□ Location of swimming pool/spa must be marked on survey/plot plan.
□ Dimensions, lists of materials, elevation drawings and square footage. Include distance from property lines.
□ Swimming pools must be surrounded by wrought iron style fencing with a minimum height of four (4) feet in the event the backyard is not fenced.
□ Above ground pools are specifically prohibited.

Solar Vents/Solar Panels
□ Dimensions, picture, product details, number and location of vents or panels must be provided.

Exterior Paint
□ Paint samples are required. Submitting two color choices is suggested.

Roof Replacement
□ Contractor's proposal that shows manufacturer's warranty (30 year/lifetime required), color, and brand of shingle (3-tab shingles are not permitted).

Fences
□ Plot plan is required. Location of fence must be clearly marked/highlighted on plot plan.
□ Contractor's proposal that shows materials used, top cap, border, stain/paint, and height of fence. Maximum fence height is 7ft. No chain-link fencing allowed.
□ Stain/paint sample.

Please note: Incomplete submissions will not be accepted for review and will be returned.