

# CAMPUS VIEW II CONDOMINIUMS

c/o WAVE ENTERPRISES, INC.

## ARCHITECTURAL GUIDELINES AS OF JUNE 7, 2005

Campus View II owners are required to submit all interior and exterior modification requests to the Pepperdine University Real Estate Operations office for approval pursuant to the requirements outlined in the CC&Rs. If the request is an exterior modification, the Campus View II Maintenance Corporation Architectural Committee shall be required to provide additional approval. Said approval shall be limited to the items specifically set forth herein and is hereby granted upon the following terms and conditions. The violations thereof or non-compliance therewith will be grounds for the rescinding and revocation of the approval hereby granted. See CC&Rs for complete approval requirements.

1. No work on this request to commence until the Real Estate Operations Department of Pepperdine University has received written approval of the Architectural Review Committee.
2. Any planting shall not interfere with designed operation of sprinkler heads or hinder landscape maintenance.
3. Any installations, interior or exterior, must not alter existing construction design or the function thereof.
4. Any work done in an owner's home, or on the common property, shall be subject to all existing State, City, County and Association laws, ordinances and regulations.
5. All exterior work will be subject to inspection by the Association. The owner, together with the contractor, will be held responsible for any deviations of the above and will be required to make any necessary corrections at the owner's expense.
6. By the execution and acceptance of this Permit, and the terms and conditions hereof, the owner acknowledges that he has been advised that the above installation, when completed, forming a part of the common elements, will not be the subject of any insurance coverage or loss prevention or indemnification coverage by the Association.
7. Owner hereby acknowledges that the responsibility to repair and maintain the above installation is the responsibility of the present or future owner. If the unit is sold it is the present owner's responsibility to provide a copy of this Agreement to the buyer. The buyer must provide the Association with a signed copy of said Agreement prior to the close of escrow.
8. Owner, by the execution and acceptance of the Permit, has remised, released, and forever discharged, and by these presents does remise, release, and forever discharge the said Association of and from all obligations, controversies, suits, actions, causes or actions, trespasses, variances, damages, claims or demands,

# CAMPUS VIEW II CONDOMINIUMS

c/o WAVE ENTERPRISES, INC.

in law or in equity, which against the said Association the resident ever had, now has, or hereafter can, shall, or may have, for, upon or by reason of any damage to the above installation occurring in any manner whatsoever.

9. For all exterior modification requests, owner shall provide the following information along with the proper improvement request form. Please review CC&R's for additional requirements.
- a. Description of improvement
  - b. Location of proposed improvement with dimensions
  - c. Materials to be used and colors of materials
  - d. All dimensions of improvements
  - e. Elevations of proposed improvements relating to existing dwelling
  - f. The Architectural Committee has determined that it is in your best interest to advise your neighbors of any proposed improvements to your property and request that you have your adjacent neighbors sign their name, address, and list any objections they may have. *Objections by neighbors do not mean disapproval by committee. Committee will review objections.*
- If any of the above information is not included, your plans will be returned to you without processing.*

If the University and the Board approve this Request, I accept this approval upon the terms and the conditions set forth which have been fully read by me.

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_