

AVIAN FOREST HOA, INC.
REQUEST FOR MODIFICATION REVIEW

Name _____ Date _____

Address _____ Home Phone _____

City/State/Zip _____ Office Phone _____

Community Name _____ Lot/Block _____

Please provide the Covenants Committee with all information necessary to evaluate your request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below.

Description of Modification Requested:

Estimated Start Date _____ Estimated Completion Date _____

Acknowledgement of all Adjacent Homeowners (**All homeowners sharing common boundary line must sign below validating their approval**) This acknowledgment will be considered by the Covenants Committee but will not be binding upon the Committee. No application will be considered unless this section is properly completed.

Signature _____ Lot (____) Approve (____) Disapprove (____)

Signature _____ Lot (____) Approve (____) Disapprove (____)

Signature _____ Lot (____) Approve (____) Disapprove (____)

Under each of the most common headings below, all the items listed must be submitted. Please refer to the Covenants for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, tennis courts, etc.

_____ **Fencing**

- _____ Picture or drawing of fence type
- _____ Dimensions (maximum height may not exceed six feet; maximum span between posts shall be 10 feet; maximum post size shall be 4x4 inches; must have two 2x8 rails or three 2x6 inch horizontal rails per section.
The Fence must have 5 feet of easement adjacent from each property line {this means you must build your fence 5 feet inside your property line so you do not intrude or trespass on your neighbor's property when installing and maintaining your fence}
- _____ Materials: (the covenants committee will review the type of material submitted, but no chain link fences are allowed).
- _____ Structure must not be visible from any street (must face inside toward yard).
- _____ Diagram of fence layout

_____ **Deck/Porch**

- _____ Picture or drawing (deck must match any existing deck).
- _____ Dimensions
- _____ Color (must be natural or painted to match exterior color of home).
- _____ Site plan denoting location (in most cases may not extend past sides of home).
- _____ Materials (must be cedar, cypress or No. 2 grade or better pressure-treated pine).

_____ **Shed/Outbuilding**

- _____ Must meet the minimum building requirements of the Fayette County Build codes.
- _____ Must be constructed to reflect the current appearance of the primary dwelling on the lot (i.e., color, brick or wood siding, shingled roof of approximate shape and pitch of the primary dwelling on the lot).
- _____ Must be constructed on a concrete slab/foundation.
- _____ Under no circumstances are metal or plastic structures permitted on any lot at any time.
- _____ Drawing of layout as to where the structure will be installed.
- _____ Must be out of sight from street view.

_____ **Patio or Walkway**

- _____ Lot survey denoting location
- _____ List of materials to be used

_____ **Exterior Decorative Objects, Front Porch Flowers Pots, Lighting, etc.**

- _____ Description of object _____
- _____ Location and picture or sketch of object

_____ **Exterior Landscaping and Maintenance**

- _____ Landscape plan denoting plan material and location

_____ **Exterior House Alterations Paint (submit only if other than original paint color)**

- _____ Color and address of home with desired color used in or approved for this community.
- _____ Area of home to be repainted.
- _____ Photograph of your home plus homes on either side (in most cases adjacent homes cannot be painted the same colors).

_____ **Playhouses**

- _____ Location (must have minimum visual impact on adjacent properties)
- _____ Size and sketch (limited to an area not to exceed 100 square feet)
- _____ Must be out of sight from street view.

Note: I understand and agree that no work on this request shall commence until written approval of the Covenants Committee has been received by me. I represent and warrant that the requested changes strictly conform to the community design and that these changes shall be made in strict conformance with the community design. I understand that I am responsible for complying with all city and county regulations.

Neither the Association Board of Directors, the Association Covenants Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or nonfeasance, arising out of any action with respect to any submission. The Covenants Committee is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any and all claims or damages regarding this request or the approval or denial thereof.

Owner(s) Signature _____ Date _____

Owner(s) Signature _____ Date _____

FOR COVENANTS COMMITTEE USE ONLY:

Date Received _____ Approved By: _____
Covenants Committee Member

Approved _____ Not Approved _____ Conditions _____

Return to: **AVIAN FOREST, HOA, INC.**
c/o Community Management Association
1465 Northside Drive, Suite 128
Atlanta GA 30318
404.835.9249
Or email: mking@cmacommunities.com

Approve within 5-10 Business Days