

**Cumberland Ridge Homeowners Association • Architectural Control Committee
Form B: Demolition of Existing Home Request Form**

This form must be submitted when exterior changes, covered by the CRHA ACC Building Guidelines, are made to your lot or the outside of your home. **(see ACC Building Guidelines)** Use this form for full or partial demolition of an existing home.

- Please complete all items and provide all supporting data as requested. *(Incomplete forms will require resubmission of your application and may result in delay for approval).*
- The ACC has up to (15) fifteen days to respond with a decision following receipt of a complete request.
- **Residents shall not proceed on any improvements prior to receiving written ACC approval. Fines of up to \$100/day**, restoration to pre-construction state, and attorney's fees to enforce compliance may be levied under full force of CRHA governing documents.

Owner: _____	Builder/ Contractor: _____
Address: _____ <small>(for new builds list unit/block/lot)</small>	Address: _____
Phone: _____	Phone: _____
Email: _____	Email: _____

Project Type: Full Demolition Partial Demolition

Fees/Deposits: Check or money order only, made payable to CRHA. *(Used to maintain association roads)*

- Partial/Total Demolition of existing home (Fee determined by ACC after application review)
\$500.00 - \$5,000.00
- Partial/Total Demolition of existing home Builder Deposit: **\$1,000.00**

Specifications: (where applicable)
Existing Home Demolition/Full or Partial

- Type of space(s) being removed: (kitchen, garage, bedroom, entire home, etc.) _____
 - Dimensions of space(s) being removed: L _____ W _____ Sq. Ft. _____
 - Any foundation to be removed?: if yes: L _____ W _____ Sq. Ft. _____
 - Heavy equipment/dumpster to be used for demolition?: if yes, specify: _____
-

Estimated Start Date: _____ **Estimated Completion Date:** _____

Please Note:

- Demolition must begin no later than **3 months** from approval date.
- Replacement Construction must begin within **3 months** after demolition is completed.
- **New Construction cannot begin until Form C – New or Replacement Construction/Large Project/Outbuilding Request Form is submitted and you have received prior written approval and permit the ACC.**

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CERTIFICATION AND AGREEMENTS: (Owner Affidavit)

We hereby make application to the CRHA Architectural Control Committee for the above described project and certify that:

1. We are the owner(s) of (address or lot#) _____ in Cumberland Ridge.
2. We have a copy of the Restrictive Covenants (R.C. s) and Bylaws for this property, current ACC Policies & Procedures, Building Guidelines & have read, understand and agree to abide by my/our property's Covenants and Restrictions, the conditions of this request and the Architectural Control Committee (ACC)'s approval.
3. This application is being submitted for approval **prior** to the commencement of any changes to property.
4. We understand that an ACC application for **Replacement Construction – Form C** must be submitted to the ACC **at the same time** as this form, along with all fees and deposits stated in each application form.
5. We agree that no demolition or other work shall commence until written approval and permit has been received in writing. **Failure to comply could result in fines up to \$100/day, restoration to pre-construction state, and attorney's fees to enforce compliance.**
6. We and our builder agree to comply with all provisions of the current ACC Building Guidelines and the Covenants, including, but not limited to, construction of Improvements in accordance with ACC approved plans, control of trash, materials and debris during the construction process, and final inspection by the ACC upon completion.
7. We understand that once all required information has been submitted, the Architectural Control Committee has **15 days** to review and respond to this application, that no verbal approvals and/or disapprovals will be given by the CRHA management company, and that the Committee's decision will be mailed, emailed or hand delivered to me/us.
8. We agree that receiving approval for the submitted application and documentation is not the last step in the process. My/our construction will undergo a site review by the ACC on or around the date listed on page 2 of this form to show that construction has been done in compliance with the approved plans. Any failure of my/our construction to be in compliance with my approved plans may be met with a Court Order to stop work enforcing compliance with the Restrictive Covenants.
9. We understand that its required, at all times during demolition, to prominently display the **Approved Project Permit**. A failure to display the permit will trigger an inquiry into the compliance of my plans with the Restrictive Covenants & ACC Building Guidelines.
10. We understand that approval by the ACC in no way relieves me from compliance with or otherwise acts as a waiver of the Cumberland Ridge Restrictive Covenants, or my/our responsibility for compliance with any local ordinances and other applicable codes and regulations.
11. We agree that if the application is approved and the demolition plans then change, I/we will **resubmit** an application for further/new approval **prior** to the commencement of any changes to the property. Failure to do this could result in the ACC, through the Board of Directors, initiating fines, liens, and other actions available under the CRHA ACC Policies and Procedures, ACC Building Guidelines, Restrictive Covenants, or the laws of the State of Texas, specifically including, but not limited to, taking action to halt the completion of any work not finished in accordance with submitted schedules and/or any construction in violation of these restrictions, and the removal, replacement, or return to original condition of any unapproved improvements, along with reasonable attorney's fees at my/our sole expense.
12. We understand any demolition in violation of these restrictions, and the removal, replacement, or return to original condition of any unapproved improvements, along with reasonable attorney's fees at my/our sole expense.
13. We understand any full or partial home demolition applied for in this application must begin within three (3) months from the *date of approval*.
14. We agree that CRHA and its Board of Directors and Architectural Control Committee members hereby expressly disclaim any representation, liability, obligation, or duty in connection with the proposed construction described herein, including without limitation any warranty, either expressed or implied, of habitability, suitability, fitness for purpose, safety, compliance with applicable laws and restrictive

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covenants, or the effect of the proposed construction upon any surrounding property. By the execution and delivery of this application, the owner and/or applicant expressly covenants and agrees to indemnify and hold Cumberland Ridge Homeowners Association, Inc., and its Directors/Officers, committee members, employees, agents, successors and assigns harmless from any cost, loss, claim liability, damage, expense, or other obligation arising from, related to, or any way connected with the construction proposed herein or the effects thereof, including without limitation any claim by any person or entity that such construction: (i) fails to meet the requirements of any applicable law or restrictive covenants, (ii) is unsafe or unsound, or creates a nuisance or other dangerous condition, or (iii) inversely of improperly affect the drainage of the water on, across, or under the property in question or any surrounding property.

Submission Checklist: All submissions must include the following information **(where applicable):**

- Complete Full/Partial Demolition of Existing Home Request – Form B, including being initialed, signed and dated by the owner and general contractor.
- Dimensions of area to be removed.
- Project Fee – when determined by the ACC.
- Completed Replacement Construction Deposit Form B and deposit. Form to be signed and dated by the owner and general contractor.
- Completed Replacement Construction Application – Form C, fee/deposit signed and dated by the owner and general contractor.

Owner's Signature: _____ **Date:** _____

Contractor's Signature: _____ **Date:** _____

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Demolition of Existing Home Deposit Form

Prior to commencing any demolition project on any lot, the Owner shall deposit with the Association, a **Full/Partial Demolition of Existing Home of \$1,000.00.**

This deposit is used for the replacement or repair of any damage to the roads & common areas or adjacent lots as well as costs of site clean-up if the Owner or their contractor(s) fail to keep the site in an acceptable condition relative to construction materials, trash, debris, and weeds.

The Owner is responsible for the activities of his contractors, guests and invitees and is therefore, responsible for all damage to Association or other owner's property that may result from any construction activity. If tree removal has been performed on a lot, but construction has not begun within 3 months of the project application approval date, or if an Owner fails to bring all damaged property back to its original condition, the deposit will be used to pay for all remedial procedures. Costs in excess of the deposit amount shall be charged to the Owner's assessments. The deposit will also be used to clean and maintain the Owner's property and all surrounding properties into which trash/debris has been deposited should the owner fail to maintain the site as required by the ACC Building Guidelines, Section 1.

The demolition and site clean-up shall be completed within 3 months from the start of demolition. In the event that site clean-up has not been performed to the satisfaction of the ACC, the Demolition Deposit will be used for expenses to remedy. Demolition will not be considered complete until site clean-up has been approved by the ACC according to the ACC Building Guidelines, Section 1. The unused portion of the Demolition Deposit may be applied to the Replacement Construction Deposit – Replacement Construction approval will still require the full deposit amount of \$1000.00.

A request for return of the deposit should be made to the ACC Committee by email at acc@cumberlandridge.net upon completion of all construction and corrective repairs.

Upon inspection and approval by the Architectural Control Committee, the deposit will be returned less any costs incurred by the Association.

Owner's Signature: _____ **Date:** _____

Contractor's Signature: _____ **Date:** _____

**Submit Application by Email To: acc@cumberlandridge.net
Physical address for drop-off: 16080 Treasure Cove, Bullard, TX
75757 or deliver to the Chairman of the ACC.**