APPENDIX A

PACIFIC RIDGE OWNERS ASSOCIATION
ARCHITECTURAL LANDSCAPE IMPROVEMENT APPLICATION
Please return via email to: PacificRidge@avalonweb.com

DATE: _____

CHECK ONE: ( ) MINOR REVIEW APPLICATION
( ) OTHER SUBSEQUENT / FULL REVIEW APPLICATION
( ) VARIANCE REQUEST

NAME:_____

ADDRESS:_____

NEIGHBORHOOD NAME:_____ LOT/UNIT #:_____

DAY PHONE:_____ EMAIL ADDRESS:_____

DESCRIPTION OF PROPOSED IMPROVEMENT:_____

_____

_____

_____

_____

_____

PROPOSED DATES:
STARTING:_____COMPLETION:_____

APPENDIX A
(Continued)
PACIFIC RIDGE OWNERS ASSOCIATION
ARCHITECTURAL IMPROVEMENT APPLICATION

Please complete and include this request along with **one (1)** copy of your proposed architectural improvement plans **and** the appropriate processing fees.

PACIFIC RIDGE OWNERS ASSOCIATION

c/o Avalon Management; 3618 Ocean Ranch Blvd. Oceanside, CA 92056
Please return via email to: PacificRidge@avalonweb.com

ON YOUR DRAWINGS PLEASE INCLUDE THE FOLLOWING:

- Location of your unit and dimensions of yard area, if applicable.
- Show ALL dimensions (length, width, and height), of the proposed improvement(s) and the relation to the existing unit.
- Description of the materials and finish color.
- Include samples as may be required by the Guidelines.
- Neighbor's Signatures (see below).

NEIGHBOR AWARENESS

This process is intended to advise your neighbors who own property adjacent to your unit of your proposed improvements and/or major modifications. Neighbor approval is not required. Even if a neighbor does not like the plan and indicates that dislike through failure to sign the plan, approval may still be granted if all other conditions of the Guidelines have been met.

Sometimes, a neighbor is unavailable, refuses to sign the form or the unit is still available for sale by the builder. When this occurs, you will be asked to illustrate good faith efforts in contacting the appropriate neighbor. Your efforts should be carefully documented and submitted with your plans either through notation on the form or separate correspondence. If the unit is still for sale, you will need to obtain acknowledgement of your plans by obtaining a signature from the builder through representatives of the corresponding sales office. When the DRC receives your plan and notes that a neighbor acknowledgement is missing, they will look to see if there is documentation that a good faith effort was made to obtain the acknowledgement. If there was not a good faith effort, the DRC may return the application and request that the missing signatures be obtained. This will delay your approval process.

APPENDIX A
(Continued)

A	YOUR HOME	B
YOUR STREET		

SUBMITTAL DATE: _____ **PROJECT:** _____

NEIGHBOR (PRINT NAME)	AGREE?	SIGNATURE
A.	Yes/No	
Address		
B.	Yes/No	
Address		

DO NOT COMPLETE
FOR THE USE OF THE DRC ONLY

COMMITTEE REVIEW COMMENTS:

( ) APPROVED

( ) APPROVED WITH THE FOLLOWING CONDITIONS: _____

_____

_____

_____

( ) REVISE AND RE-SUBMIT: _____

_____

_____

_____

( ) DISAPPROVED: _____

_____

_____

_____

ADDITIONAL COMMENTS: _____

_____

_____

_____

TO: The Pacific Ridge Owners Association DRC

Date	Signature of DRC
Date	Signature of DRC

PACIFIC RIDGE OWNERS
NOTICE OF COMPLETION

Notice is hereby given that: _____
(Owner's Name - please print)

is the undersigned and the Owner(s) of the property located at:

(Street & Number)

_____

(City) _____

The work of improvement described as

_____

_____

was COMPLETED for the above-referenced property on the:

_____

day of _____ , 20_ in accordance with the Pacific Ridge Owners Architectural Review Committee's written approval of the Owner's architectural application.

Signature of Owner(s): _____

Signature of Owner(s): _____

Date: _____

Return to: PacificRidge@avalonweb.com

Pacific Ridge Owners Association

c/o The Avalon Management Group, Inc., 93618 Ocean Ranch Blvd, Oceanside, CA 92056
Ph: 760-481-7444 / Email: pacificridge@avalonweb.com
www.mypacificridge.com

Architectural Review Fees as of 6.24.25

Altura Review Fees
Minor Review Fee - $100
Full review fee of landscape plans front and rear - $175
Full review fee of landscape plans for front or rear or solar $135

Lucero/Brisas Fees
Minor Review Fee - $100
Brisas - Full Review Fee of landscape or solar plans - $125
Lucero – Full Review Fee of landscape or solar plans - $150.

If you live in Altura, only the Architectural approval is required, and the solar policy installation requirements adhered to.

Additional Solar Fees for Brisas & Lucero Cost Centers

The additional costs and documents required for the Brisas and Lucero Homeowner's to obtain approval for Solar Panel are listed below.

1. The pre and post roof inspection by the HOA's roof vendor which costs a total of $700.00 ($350.00 per inspection)
2. The HOA attorney will need to prepare the Indemnity Agreement that will need to be signed and notarized by yourself and one of the Board members. The cost is $650.00 for this.
3. Copy of Grant Deed which is required to prepare the Indemnity Agreement.