

CANTAMAR AT MORNINGVIEW CONDOMINIUM ASSOCIATION

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Virginia Beach, Virginia 23454
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ARCHITECTURAL REPLACEMENTS OR REPAIRS (rev 8-2016)

DATE OF APPLICATION: _____

NAME: _____

ADDRESS: _____

PHONE (H) _____ (W) _____

TYPE OF ADDITION OR ALTERATION: _____

YES NO

**DOES THIS REPAIR OR REPLACEMENT NEED IMMEDIATE ACTION?
DESCRIBE/EXPLAIN BELOW.**

DESCRIPTION (Please explain clearly):

Requirements for All Applications:

- A. Owners wishing to make changes requiring approval must submit a written application to the Architectural Committee or, in their absence, the Board of Directors, with all appropriate sections completed.
- B. Verbal and/or oral requests will not be considered.
- C. Each alteration or addition must be specifically approved in writing by the Board of Directors, even though the intended alteration or improvement considered conforms to a similar or substantially identical approved alteration.
- D. The Association does not, and therefore, cannot control work performed within a Unit. The Unit Owner, therefore, is responsible for assuring that any and all changes or additions are made in conformance with the Association Instruments. Failure to comply subjects the Unit Owners to the remedies set forth in the Association Instruments and the Virginia Condominium Act.
- E. Approval of any project by the Association does not waive the necessity of obtaining the required governmental permits.

- F. Obtaining a governmental permit does not waive or circumvent the need for Association approval.
- G. The Association will not knowingly approve a project that is known, or considered to be, in violation of the local building or zoning codes.
- H. The burden rests with the applicant to demonstrate the acceptability of the proposal. The applicant may then submit, with the application, any materials, exhibits, petitions, photographs, experts' statements and the such like that applicant deems necessary. Applicant may request an opportunity to appear before the Committee, along with any witnesses the applicant desires to testify.

A written description, including such data as dimensions, location, material, color and design must be included with this application. Other data, such as photographs of existing conditions or similar changes, a sketch or working drawings of the proposed alteration or addition may be required.

All applicants shall recognize and consent to the following:

1. All proposed improvements must meet local building and zoning codes as applicable. Your signature indicates that these standards are met to the best of your knowledge. Application for local building permit is the applicant's responsibility.
2. Alterations to land or buildings made in accordance with these guidelines and procedures shall not violate any of the Association Instruments or any of the provisions of Building and Zoning Codes of Hampton, to which the unit is subject. Further, nothing herein contained shall be construed as a waiver or modification of any restriction.
3. The undersigned understands and agrees that no work on this request shall commence until written approval of the Architectural Committee or, in their absence, the Board of Directors has been received. A copy of this application shall be returned to you after review by the Architectural Committee or, in their absence, the Board of Directors.

Building Specs:

Roof

30 year architectural shingle

Color - Hickory or matching color to shingles listed below

GAF Timber Line or equivalent brand -- at least 25 year tabs & cobra ridges, 6+ nails or fasteners per shingle (minimum rating 110 miles per hour)

Siding

Double 5- Linen (found at Lowe's) or matching color and style

Paint Colors

Glidden Exterior Flat finish – Tawny Birch (found at Home Depot) or similar

Spray for touch-ups: Rustoleum 2X Ultracover Ivory Satin or similar

Decks

Pressure treated floor boards, 2 x 6" or 2 x 8"

Or Trex or other composite decking in neutral color (natural, brown, gray)

Railings

Wooden rails, painted white

Trex or other composite or vinyl in sturdy white material

Window Coverings

The side which faces the exterior of the Unit shall be of solid color (white or other light colors are strongly encouraged).

Windows, Patio Doors, Screen & Storm Doors

May be added as long as the door trim is white in color. Windows and patio doors may be replaced without specific Board of Directors approval provided the trim is white in color and the style conforms to the existing windows/patio doors.

It is understood by the applicant that the Architectural Committee or, in their absence, the Board of Directors may request additional information or signatures of other unit owners if they are affected by the alteration in any way.

Signature of Unit Owner

Date

FOR BOARD USE ONLY:

Approved

Disapproved for the following reasons: _____

Board Signature

Date

Return completed form to the address or fax number provided above, or by email to the management team listed on our website.