

The Indian Hills HOA adopted a significant drought resistant landscape change project in mid year 2008 that will continue implementation for the next four or five years. The Board has initiated a cap of \$50,000 annual expense in an effort to hopefully prevent the need for borrowing monies or having to make special assessments for the projects. These project changes are underway and have been completed through phase II (fiscal years 2008/2009 and 2009/2010).

As changes are realized, there has been very good reception and considerable interest expressed by our homeowners for changes in addition to the scope of each of the defined project phases. Most of these changes are in line with the overall project objectives but currently do not fall within the annual allotted expenses. However, the Board wishes to provide incentives for individual homeowners to incorporate drought resistant landscape changes that improve the irrigation objectives of our larger program.

Therefore when individual homeowners are interested in seeing changes around their individual units even though the changes are not included in the current project phase expenses, the following policies have been adopted to provide incentives toward our overall water and cost conservation goals:

All proposed changes to landscape in common areas must be preceded by an approved landscape change request through the Board / Architectural Committee within the limits of the current accepted landscape guidelines. (Application Attached)

As an incentive, the Board will wave any application fees if applicable.

The Board will see that a detailed cost estimate and an estimated implementation time line (from Leon's) is provided for each change request submitted for homeowner review and approval. Note: the non-expedited timeline is expected to be either within one year or longer than the one year timeframe.

The Board will prioritize each project by application approval date. The approved landscape change request will then be scheduled with our contracted landscape company for implementation.

If a quicker time line is wanted by the homeowner, the time can be expedited to within a few weeks by the home owner carrying the burden of the estimated cost.

As additional incentives, the Board will see that the cost estimate is based upon our contract terms and current "cost only" value for materials and labor. In addition, the HOA will pay for the improved irrigation material and labor cost for installation for all projects. Also, if a "reasonable" implementation timeline based upon the size of the requested change and current schedules of our landscapers can be agreed upon, the HOA will also pay an estimated portion of the total labor cost of the requested change. (as long as our existing labor can be utilized without outside labor being required)

Once the change request has been received by Desert Resort Management, the Board will take action and provide time and cost estimates with a 30 day window. Additional negotiations will occur as soon as possible between the Board and the homeowner.

INDIAN HILLS HOMEOWNERS ASSOCIATION
LANDSCAPE CHANGE APPLICATION
(Owner to complete)

Please complete and include this request form, along with TWO (2) sets of your proposed home improvement plans on 8 ½ x 11 size paper. Incomplete applications will not be considered and will be returned. Mail or deliver the application to:

Desert Resort Management
42-635 Melanie place Suite 103
Palm Desert, CA 92211
Office Hours:
Monday – Friday 8:00 am – 5:00 pm

NAME: _____ DATE: _____

ADDRESS: _____

PHONE: _____ UNIT: _____

HOMEOWNER SIGNATURE _____

PLEASE INCLUDE THE FOLLOWING
INFORMATION WITH YOUR REQUEST:

1. Description of improvement/landscaping.
2. Complete sketch of the location of improvement to unit and the rough dimensions.
3. One (1) set of plans 8 ½ X 11.
4. Signed copy of Landscape Change Request and the attached disclaimer.

ARCHITECTURAL COMMITTEE _____ DATE: _____

INDIAN HILLS HOMEOWNERS ASSOCIATION

04/20/10

CONDITIONS OF APPROVAL AND DISCLAIMER

1. Unless specifically agreed otherwise in writing by the Board of Directors, approval of the submitted plans is expressly conditioned upon the owner agreeing to assume the cost for any additional maintenance directly or indirectly caused by the proposed modification(s), addition(s), or improvement(s).

2. During the approval process, the Association may require that its architect, landscape consultant, attorney, contractor, etc. review the proposed plans. **SUCH REVIEW (S) ARE VERY LIMITED IN SCOPE AND MAY NOT BE RELIED UPON BY THE OWNER TO ENSURE CORRECTNESS OF PLANS FROM EITHER A LEGAL, ARCHITECTURAL, STRUCTURAL, ENGINEERING, LANDSCAPING, ETC. STANDPOINT.**

3. The applicant **FURTHER AGREES AND REPRESENTS** that, as a condition of submittal, they have independently reviewed and confirmed that the proposed plans are correct from a legal, structural, architectural engineering, and/or landscaping standpoint and will not in any way, other than that which has been disclosed in the application, negatively impact the Association or cause damage or additional maintenance to Association-owned and/or-maintained property.

4. The applicant **FURTHER AGREES AND REPRESENTS** that the applicant has complied with all applicable Federal, State, County and City law, and ordinances, and has obtained all necessary permits in connection with the proposed plans. Applicant further agrees to send copies of all permits to the Association prior to the actual implementation of the proposed plans.

PLEASE NOTE THAT APPROVAL OF THE PROPOSED PLANS BY THE ASSOCIATION DOES NOT CHANGE OR ABROGATE THE APPLICANT'S OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND/OR COMPLY WITH ALL APPLICABLE GOVERNMENTAL REGULATIONS.

Dated: _____ Accepted by: _____

Applicant's Signature

Applicant's Name

9/17/07

INDIAN HILLS HOMEOWNERS ASSOCIATION