

Exhibit C

PROPERTY IMPROVEMENT FORM – ARTIFICIAL TURF

Today’s Date: \_\_\_\_\_ Address where work will take place: \_\_\_\_\_

Applicant’s Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**SUBMITTAL FEES** – Collected at the time of plan submission. A check made payable to the “Woodbury Community Association” is required.

\_\_\_\_\_ \$100.00 – Front Yard Only

\_\_\_\_\_ \$100.00 – Back Yard Only

Sample Attached

\_\_\_\_\_ \$150.00 – Front AND Back Yard

Please include the completed application including plot plan, a check for the review fee, and one set of plans and specifications, including elevations and cross-sections as needed to describe the project. Include a description and proposed plan for drainage of the affected area, including materials lists and site plan.

Include a minimum twelve inch by twelve-inch (12”x12”) sample of the exact artificial turf or synthetic grass surface materials to be used. Substitutions are not allowed without prior approval.

Mail this Property Improvement Form, the plans, sample of the turf, and the checks to Woodbury Community Association, c/o Keystone Pacific, 108 Lamplighter, Irvine, CA 92620. Please include one (1) check made out to Woodbury Community Association. The submittal check is a non-refundable design review fee in the amount noted below:

**A description of the Artificial Turf System that will be used, including specific information on:**

- a. Artificial Grass Surface, including validation of total lead (“Pb”) content in yarn fibers.
- b. Definition of type and depth of aggregate base materials and site construction plan.
- c. Definition of soil-stabilizing fabric, including permeability specification sheet and a Material Safety Data Sheet (“MSDS”).
- d. Definition of infill materials, including specification sheet and a MSDS.
- e. Definition of seaming materials and adhesives, including specification sheet and a MSDS; and
- f. Copy of manufacturer’s warranty for all materials, workmanship and builder's warranty statement for workmanship for construction (California contractors are required to provide a minimum of one (1) year workmanship warranty).

*Please do not write below this line.*

The proposed \_\_\_\_\_ project has been Approved Denied

Signed: \_\_\_\_\_ of the DRC Date: \_\_\_\_\_

**General Conditions**

1. DRC approval does not waive or constitute or reflect compliance with any federal, state, or local law, ordinance, or code.
2. DRC approval does not constitute acceptance of any technical or engineering specification; and the Master Association assumes no responsibility for such. The property owner is responsible for all technical and engineering specifications. The DRC reviews for aesthetic purposes only.

3. Landscaping for any residential Lot or dwelling unit shall be installed in all yard areas within two hundred seventy (270) days following the conveyance of the Lot to the first owner thereof.
4. Any oversight of a provision of the Master Declaration, or a provision in the Design Guidelines, does not waive the rule. Corrections may be required. Only improvements depicted on the plans can be reviewed by the DRC. The Owner is responsible to ensure all improvements are depicted on the plans submitted. Any improvements not depicted on the plans are not approved.
5. The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent that includes a description of the access area. The use of property owned and/or maintained by the Master Association and/or Sub Association for construction access or storage is not permitted, unless authorized in writing by the Master Association and/or Sub Association and the Applicant signs an indemnification for damage and posts a construction deposit for repairs of damage to property owned and/or maintained by the Master Association.
6. Building materials may not be stored on streets, sidewalks, or on property owned and/or maintained by the Master Association and/or Sub Association. Streets may not be obstructed by construction equipment.
7. The property owner is financially responsible for any repairs to property owned and/or maintained by the Master Association and/or Sub Association damaged by a property owner's project.
8. Approval of plans and specifications is not authorization to proceed with improvements on any property other than the property reviewed by the DRC and owned by the applicant.
9. Approval of plans and specifications is not authorization to revise the original drainage system installed by the Merchant Builder and approved by the City.
10. Applicant understands and agrees that Applicant must comply with all of the provisions of the Design Guidelines.
11. All of the provisions of the Design Guidelines (including, but not limited to, the Conditions of Approval) are the provisions of the Master Declaration regarding Design Review; and are incorporated herein by this reference. The applicant has read and understands all provisions and agrees to comply therewith.
12. In the event that the City and/or County require modifications to the plans and specifications previously approved by the DRC, the Owner shall submit to the DRC all modifications to the plans. The DRC shall have the right to review and impose further conditions on such modifications which are not inconsistent with the requirements imposed by the City and/or County. The DRC shall have the right to impose conditions of approval of proposed Improvements which are more restrictive than conditions as may be imposed by the City and/or County.

**The approval shall not be held to permit any violation of federal, state, or local regulation.**

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**Owner's Signature**