

# MARIPOSA

of Mission Pacific Property Owners Association

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## APPLICATION FOR Pre-Approved IMPROVEMENTS

Exterior improvements may be made to an Owner's unit without obtaining prior written approval from the Association's Architectural Review Committee ("ARC"), if the Owner submits the pre-approved form showing that the modification is being installed in keeping with the community guidelines as displayed on the community's website. The Association's Pre-Approved items are: security/screen and front doors, replacement windows, replacement garage door, satellite dishes and installation of a/c units. Guidelines for the make, model, color, and installation of these items are currently listed in the Association's Architectural Guidelines and/or on the Association's website at [www.mariposahoa.org](http://www.mariposahoa.org) under "Home Improvement."

However, Owners must still complete and submit this notification form to the Board of Directors, prior to making the modifications. Once this form has been submitted to the Board of Directors, the Owner may proceed with the work. This pre-approval is entirely based on the condition that the Owner must comply with the Association's Guidelines for the modification as listed in the Association's Architectural Guidelines and/or on the Association's website. In the event that the Owner fails to comply with the Association's Pre-Approved requirements, the Association may require, amongst other things, the Owner to make the necessary corrections to bring the modification into compliance or to restore the modification back to the original condition. These changes will be done at the Owner's sole cost and expense.

It cannot be stressed enough the importance of complying with the stated guidelines provided by the Association for these particular items on this pre-approved form. The pre-approved form is not an invitation or excuse to modify your unit any way you desire. These modifications like any other will be reviewed and scrutinized by the architectural committee, the Board of Directors and the management agent/company.

Please complete the following page and submit it and **all** supporting documents/information to the management company.

Mail to: Mariposa of Mission Pacific Owners Association  
c/o Menas Realty Co.  
4990 Mission Blvd  
San Diego, CA 92109

or Fax to: 858-270-9780

or E-mail to: [rburchard@menas.com](mailto:rburchard@menas.com)



**APPLICATION FOR Pre-Approved IMPROVEMENTS**

Notification Date: \_\_\_\_\_

Name: \_\_\_\_\_

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

Phone: \_\_\_\_\_  
Day Evening

**Mail Form to:**  
Mariposa of Mission Pacific Owners Association  
c/o Menas Realty Co.  
4990 Mission Blvd  
San Diego, CA 92109

**or fax to:**  
858.270.9780

**Check Improvements to be Made: (All items: Maintenance is homeowner's responsibility.)**

- Replacement Garage Door: **Amarr Stratford 3000 with Raised Short Panels in Brown, with Full Sunray DecraTrim Windows and two vents located in the lower corners of the door. Read/follow guidelines on web site.**
- Screen or Security Door: **Must be a standard hinged door, black in color. The design is your choice.**
- Replacement Front Door: **Only pre-approved front doors are by Escon Doors: models M501, M502A-C, M504A-C, M516B-D, M519A-D, M521A-C & M529A-C,E only.**
- Replacement Windows: **Only approved vendors:**
  - Vinyl: San Diego Mirror and Window; Raffy Timonian @ 760.966.5800.
  - Aluminum: Milgard from La Mesa Dixieline; Ben Nance @ 619.465.4242
- Air Conditioning: **Work by a licensed A/C contractor; mechanical & electrical permits required. A/C unit must have high efficiency condenser w/ a SEER of 10.00 or better. The A/C unit must be placed on the owner's patio and cannot extend above the patio railing (including electrical). All exterior electrical lines must be carried in electrical conduit according to city code. Exposed refrigerant and condenser lines shall be covered with approved cover affixed to the building, and painted to match. Read/follow guidelines on web site.**
- Satellite Dish: **The satellite dish must be less than 39 inches in diameter. The preferred location is either on the back side of the building on the upper floor wall mounted discretely or the chimney. With either installation the cables must run immediately into the attic. Signed indemnity agreement required. Read/follow guidelines on web site.**

**Note:** All Owners must comply with the Association's Governing Documents, including, but not limited to, the Association's Rules and Regulations and the Architectural Guidelines, when proceeding with any Pre-Approved Modification. **All work must be completed within six months from date of submittal.**

**OWNER'S CERTIFICATION AND ACKNOWLEDGMENT**

I/We certify that the modification to be made is in keeping with the Mariposa of Mission Pacific Property Owners Association Pre-Approved List as identified on the Association's website and/or Architectural Guidelines in effect on this date, and that no other improvements to my/our unit are planned or will be started, unless I/we have obtained prior final ARC approval.

I/We acknowledge that any improvement(s) to my/our unit which are not in compliance with the Association's Governing Documents (including, but not limited to, the Architectural Guidelines and the Association's Pre-Approved Items) will be subject to enforcement action by the Association, which may require its modification and/or complete removal, at my/our sole cost and expense. Further, any and all Association costs of enforcement (including but not limited to attorney's fees and costs) will be charged to me/us.

I/We will assume full responsibility for the application of the Pre-Approved Modification, including its conformity with the Association's Governing Documents (including, but not limited, any Architectural Guidelines and/or the Association's Pre-Approved List) and that I/we shall comply with satisfaction of any time limitations for their completion as may be specified in the Association's Governing Documents and/or as directed by the Association. The signature of one Owner binds all record title owners of the above-referenced lot.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date