

**TANNER TRAILS HOMEOWNERS ASSOCIATION
ARCHITECTURAL IMPROVEMENT APPLICATION AND REVIEW FORM
Please note that the Board has 30 days to review this request.**

Date of Application: _____

Unit Owner: _____

Address: _____

Daytime Phone: _____ Evening Phone: _____

Nature of Improvement:

Location: _____

Dimension (if applicable): _____

Construction Material (if applicable): _____

Installer/Contractor: _____

A REPRESENTATIVE DRAWING OF ALL PROPOSED IMPROVEMENTS MUST BE ATTACHED TO SHOW LOCATION AND DIMENSIONS.

By signing below, homeowner(s) agree to the terms and conditions, attached and made a part of this application.

Signed by homeowner(s): _____ Date: _____

Received By: _____ Date: _____

Approved By: _____ Date: _____

*** If signed "Approved By", approval has been granted for the use and location only. Please note that the homeowner is responsible for obtaining any necessary permits with the municipality. As of the approval date of this alteration, I accept full responsibility for all of the upkeep of the altered area and agree to maintain it in a safe condition.

Reason for Disapproval: _____

Please mail application to: Tanner Trails HOA
c/o FOSTER/PREMIER, INC.
456B N. Weber Rd
Romeoville, IL 60446

ARCHITECTURAL IMPROVEMENT APPLICATION

By submitting the attached Architectural Improvement Application (the "Application"), the undersigned homeowner(s) covenant and agree as follows:

1. All legal and record owners have signed this Application, and have full right, title and authority to submit this Application and otherwise bind the property which is the subject hereof.
2. Homeowner(s) agree to indemnify and hold harmless the Board of Directors of the Tanner Trails Homeowners Association (the "Board"), all other members of the Tanner Trails Homeowners Association, Foster/Premier, Inc., or any other entity providing management services on or behalf of the Board or the Association, its attorneys, contractors, agents or assigns, from the work authorized to be performed hereunder (if so approved by the Board), or in any way arising out of or in any way related to this Application, including the disapproval by the Board.
3. Homeowner(s) hereby grant to the Board, the Association, Foster/Premier, Inc. a right of access to/from, over and upon the Property for the purposes of inspecting all improvements constructed thereon. Such right of access shall exist until the improvement constructed thereon is otherwise removed.
4. Homeowner(s) acknowledge and agree that if the improvements constructed hereunder are not constructed or completed in accordance with the approvals granted hereunder, the Association shall have the right, in its sole and absolute discretion, to do any or all of the following: (1) revoke the approval granted hereunder; (2) require homeowner(s) to remove the improvements constructed; or, (3) fine Homeowner \$25 per day until the violation is remedied. Homeowner(s) acknowledge and agree that if the Association files suit in connection with this Application, the improvements constructed pursuant to this Application, or in any way connected with a violation of the underlying Covenants, Conditions and Restrictions of the Association, Homeowner(s) will be required to pay the Association's reasonable attorneys fees and costs.