Developer / Owner Acknowledgment and Agreement

Acknowledgment of Architectural Review Authority and Conditions

The undersigned Owner and/or Applicant ("Applicant") acknowledges that all architectural approvals are granted by the Corona Highlands Property Owners Association (the "Association"), acting through its Board of Directors and Architectural Review Committee, solely for the purpose of implementing, interpreting, and administering the *Declaration Concerning Restrictions and Improvements* recorded May 3, 1949 (the "Declaration").

The Applicant acknowledges and agrees that compliance with all Board-adopted Architectural Review Procedures and Interpretive Guidelines, and with any conditions of approval imposed thereunder, is a condition precedent to continued validity of any architectural approval.

Architectural Review Fees.
The Applicant acknowledges that architectural review and administrative fees are established to offset the Association's anticipated costs of review, monitoring, and enforcement. The standard fee for qualifying projects is Ten Thousand Dollars ($10,000). Any reduced fee granted by the Association is conditional, voluntary, and based upon written certifications provided by the Applicant.

Conditional Fee Reduction Acknowledgment.
If a reduced architectural review fee is granted based upon the Applicant's certification of intent to occupy the residence as a primary residence, the Applicant acknowledges that failure to satisfy such certification may obligate the Applicant to reimburse the Association the difference between the reduced fee and the standard fee. Such reimbursement represents recovery of administrative costs and is not a penalty.

Construction Site Conditions.
The Applicant acknowledges that the Association may impose reasonable construction-site conditions, including but not limited to site sanitation, daily clean-up, debris control, and street maintenance, as part of architectural approval. Failure to comply with such conditions constitutes a failure to comply with the Declaration as administered through the Association's Guidelines.

No Waiver; No Covenant Created.
The Applicant acknowledges that architectural approval does not waive any requirement of the Declaration and that no approval, condition, or fee arrangement creates a covenant running with the land or restricts lawful transfer of ownership.

Reliance.
The Applicant acknowledges that the Association may reasonably rely on the representations, certifications, and acknowledgments contained herein in administering and enforcing its architectural approval process.

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Owner/Developer