

# **Encroachment Application & Permit for Eagle Ridge Common Areas**

## **APPLICATION**

Name and address of Resident:

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Describe how the Common Area will be changed:

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Provide the name, address, phone number, agent name and policy number of your current Home Owners Insurance policy:

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Provide an approximate drawing of the Common Area being requested, entry and exit" points and the location of Residents home. Also show any other helpful landmarks such as trails, drainage swales, etc...

## **TERMS OF PERMIT**

1. No permanent improvements or structures are allowed.
2. This permit may be revoked by the Board of Directors on \_\_\_ day written notice to Resident served by mail at the above address.
3. This encroachment permit is for easily removable items such as sprinklers or natural materials and only as to such materials as set forth above or in the attached drawing.
4. All requests shall be reviewed by the Board of Directors on a case by case basis. The Board shall have the final say on any requests or revocations.
5. Upon revocation of this permit Resident shall return the common area to its condition prior to issuance of the permit at his/her own expense within \_\_\_ days.

6. Resident shall be responsible for maintaining the encroached common area consistent with the then applicable CC&R's of the HOA.
7. Resident shall within 30 days of the issuance of this permit provide the HOA Manager with a copy of their Homeowners Insurance Policy declaration of coverage confirming that the encroached common area is covered by that property insurance by rider or otherwise.
8. Requests shall be submitted to the HOA Manager and will be reviewed at scheduled Board of Directors Meetings or sooner in the discretion of the Board. Resident shall advance any recording and administrative processing fees.

No encroachment shall take place until this Encroachment Permit is signed by all parties and filed and recorded with the Spokane County Auditor.

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

Resident: \_\_\_\_\_  
(Print Name)

Eagle Ridge HOA

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Print Name: \_\_\_\_\_

Dated: \_\_\_\_\_

Resident: \_\_\_\_\_  
(Print Name)

By: \_\_\_\_\_  
(Signature)