



**Bear Valley Springs Association
Environmental Control Committee
Sympathetic Approval**

Date: _____	Submittal # _____
Tract: _____	Lot: _____
Site Address: _____	
Nearest cross street: _____	
Lot: Size: _____	

Property Owner: _____	Phone # _____
Property Owner Signature: _____	
Complete mailing address: _____	
Proposed Schedule:	Start Date: _____
	Finish Date: _____
Contractor Name: _____	Phone # _____
Address: _____	
SYMPATHETIC APPROVAL FOR: HOUSE: _____ GARAGE: _____ STABLE: _____ BARN: _____	
FENCE: _____ SHED: _____ TREE TRIM: _____ TREE REMOVAL: _____ SOLAR PANELS: _____	
OTHER (Describe) : _____	

Architect or professionally prepared plans are not required for a sympathetic approval; however, submission for this preliminary review must include the following in concise detail:

- A \$100.00 check payable to the BVSA** (Applicable for new house, garage, stable, barn or shed over 120 square feet). This is a non-refundable review fee which is required each time a new set of plans is submitted for sympathetic approval.
- Plot Plan:** Set to scale showing property boundaries, setback distances and location of structures, trees (identify which to be removed/trimmed), septic tank, propane tank and screening, roads, and driveways. **(Two sets required if oversized)**
- Floor Plans:** Set showing total square footage (show square footage of each floor if building is multi-storied). Include location and dimensions of garage, car port, decks, stairways, balconies, fireplaces, etc. **(Two sets required if oversized)**
- Elevations:** Set of front, rear and side drawings to include exterior materials and colors. Show maximum total height. **(Two sets required if oversized)**

I understand that sympathetic approval is only an approval of the conceptual plans. I agree to submit plan to the Environmental Control Committee for approval prior to any "work" on the Property.

_____ *Signature*

Environmental Control Committee Use Only		
Approved: _____	Disapproved: _____	Date: _____
Condition of Approval _____		
Reason(s) for Disapproval: _____		
Committee Signatures: _____		

Application Check List for Sympathetic Approval

Tract: _____ Lot: _____	Submittal # _____
Site Address: _____	
Nearest Cross Street: _____	Lot Size: _____
Property Owner: _____	Phone: _____
Contractor: _____	Phone: _____

Please initial the following applicable items:

<p>Trees _____ Removed _____ Trimmed _____ Protected _____ None</p> <p>Exterior lighting on house shall: _____ Be shielded _____ Use 40-watt max. frosted bulbs <i>(All fixtures to be non-reflective)</i></p> <p>Doors painted to match: _____ Siding _____ Trim _____ Other _____ Specify</p> <p>Exposed metal must be painted to match surrounding area. _____ (Please Initial)</p> <p>Skylight Lens: _____ Clear _____ Bronze _____ Does not apply</p> <p>Footings Inspection: _____ Call when forms are in place before pouring concrete. (Allow 24 hours)</p>	<p>Maximum height of additional structure: _____ Feet from ground level to the highest point.</p> <p>Grading plan required by Kern County: _____ YES _____ NO</p> <p>Heating System: Location - _____</p> <p>Air Conditioning Unit: Location - _____ _____ Does not apply</p> <p>Trash Disposal: To be removed from BVS- Per C.S.D. Code 5-1-11 (B)-Rented, covered standard container or "detachable bin box" –to be regularly collected from lot/parcel _____ Rented covered container</p> <p>Building square footage: _____ Sq. Ft.</p>
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Colors of Siding and Trim

<p>Paint samples must be included with your application. Complete the paint sample form (attached) along with your colors, manufacturer and paint/stain samples.</p>	
Decorative Bldg. Trim: Rock _____ Brick _____ Type: _____	Color: _____
Roof: Type: _____ Brand: _____	Color: _____
Window Frames: _____	
Anodized Bronze: _____ Other Type: _____	Color/Stain: _____
Vinyl Color: _____	
<p>Additional structures must match/blend with existing structures.</p>	

Please initial: _____ Property Owner Signature: _____

Submittal #: _____ Tract: _____ Lot: _____ Address: _____

**PAINT SAMPLE SHEET
 (Attach to Submittal)**

Paint Manufacturer	Paint Color / Stain
Siding:	
Trim:	
Fascia:	
Shutters:	
Doors:	
Garage Doors:	

NOTE:

- Paint manufacturer’s color chip, paint sample or color chart is required.
- All exposed metal must match surrounding area.
- All accessory structures must match the primary residence.
- **Colors must be subtle, earth tone colors. White, blue, yellow, gray colors with blue undertones, and some reds and greens are not approved colors.**

Light Reflective Value (LRV) is the two digit number on most paint charts and represents the LRV of that color. The higher the LRV, the lighter the color. The requirement is an LRV of “60” or less, in earth tones. Colors are at the discretion of the ECC.

Siding LRV Rating

Trim LRV Rating

ATTACH SAMPLE COLORS HERE