



CC&R REVIEW CHECKLIST

INSTRUCTIONS: Please submit to the Community Development Department—Planning Division the following materials and fee for review of CC&R documents:

- One PDF of this completed form and review checklist;
- One PDF and one Word version of the draft CC&Rs;
- One PDF of the project's Conditions of Approval. For applicants updating existing CC&Rs, submit a copy of your original CC&Rs; and
- Fee payment at first submittal only (includes combined payment of Planning and City Attorney fees available at www.mountainview.gov/planningforms).

Any resubmittal of CC&Rs for City review shall provide a completed form with written response to City comments and *red-lined changes* of the draft CC&Rs in a PDF and Word version. For questions on the CC&R checklist or review, please contact the Planning Division at 650-903-6306 or planning.division@mountainview.gov.

Applicant's Name: _____

Applicant Email: _____

Project (HOA/COA) Name: _____

Applicant Phone Number: _____

Project Type: Condos Townhouses/Rowhouses Single-Family Detached Other: _____

CC&Rs: New Development Revisions to Existing Development

Project Address: _____

Tract Map No.: _____

NO.	REQUIREMENTS	Completed by Applicant: LOCATION IN CC&Rs		Completed by City: DEPT. COMMENT			CITY COMMENT	APPLICANT RESPONSE
		Page No.	Paragraph	CD	CA	PW		
1.	Prior consent of City required for amendments to CC&Rs regarding maintenance, levying of assessments, and City Code requirements.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
2.	Preparation of Master Plan required for any exterior modifications permitted, which must be an attachment/exhibit to CC&Rs. Any modifications to Master Plan require approval by the Community Development Department.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
3.	Project is complete as built, and no further expansions permitted without approval from the City of Mountain View Community Development Department.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
4.	Project is consistent with approved Planned Unit Development (include Planning Permit Application Nos.).			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
5.	Buyer protection provisions per Section 28.68.1 of the City Code.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
6.	Home occupations are permitted in accordance with Chapter 36, Article IX, Division 11 of the City Code with all required licensing and permits obtained from the City of Mountain View.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

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7.	On-site fire protection facilities/units provided with automatic fire sprinklers.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
8.	Parking in common driveway prohibited. Fire Department access, including fire lanes, must remain unobstructed. Common driveway shall be signed, painted with red curb, and/or striped as "No Parking" or "No Parking—Fire Lane."			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
9.	Parking in driveway aprons is prohibited. Garages are to be used for resident parking only. Storage in the garages is permitted only if it does not interfere with required vehicle parking.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
10.	Garages shall be provided with automatic garage door openers.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
11.	Project is required to have containers for trash, recycling, and compost. Please note the project-specific collection method and other requirements (include exhibits, if necessary) as approved by the Public Works Department.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
12.	Guest parking shall be open and accessible to all visitors.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

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13.	For attached townhouses/ rowhouses: HOA maintenance of roof, gutters, foundations, and any other shared building systems or exterior finish materials (e.g., siding, stucco, tile, trellis, etc.).			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
14.	Special pavers or concrete that are removed by the City to repair, replace, or maintain the City underground utilities within private streets, driveways, and easements shall be replaced by and at the cost of the HOA.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
15.	On-site water, sanitary sewer, and storm drainage facilities shall be maintained by the HOA.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
16.	Private utility maintenance plan for on-site water, sanitary sewer, and storm drainage facilities shall be prepared by HOA.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
17.	Sanitary sewer overflow plan shall be prepared by HOA.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

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ADDITIONAL OR OTHER ITEMS. Include any project-specific requirements in the CC&Rs, such as unique maintenance specifications, tree preservation requirements, nearby noise-generating uses, etc., <u>OR</u>, if updating CC&Rs, identify major areas of update by section. If necessary, include additional sheets.								
18.	Include notification of any project-specific conditions or potential disturbances as required by approval, such as noise-generating uses, remedial environmental cleanup, etc.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
19.				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
20.				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
21.				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
22.				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
23.				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
24.				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		