

The LUMA logo is displayed in a large, white, sans-serif font, centered within a white rectangular box. The background of the entire page is a photograph of a modern, bright living room with a white sofa, blue cushions, and large windows overlooking a cityscape.

Additional Residence Enhancements

Lowe Enterprises is pleased to provide you with optional enhancements as you prepare to move into your new Luma residence.

Window coverings and **customized closet systems** are available through preferred vendors offering special discounted pricing for Luma residents.

To learn more about these closet and window covering options, please contact these providers directly. These preferred vendors will have access to obtain measurements of your residence prior to the close of escrow. Please note that all other vendors will not be permitted access until after closing. All enhancement installations will occur after closing of escrow.

WHEN SELECTING WINDOW COVERING AND CLOSET SYSTEM ENHANCEMENTS FOR YOUR RESIDENCE PLEASE REMIT THE ATTACHED 'APPLICATION FOR INTERIOR UNIT ALTERATIONS IMPROVEMENTS OR CONSTRUCTION' FORM.

WINDOW COVERINGS: SHADING CONCEPTS

shading-concepts.com

April Markham

Email: april@shading-concepts.com 1275 120th Ave. NE
Mobile: 425.443.0156 Bellevue, WA 98005

CLOSET PACKAGES: CALIFORNIA CLOSETS

californiaclosets.com

Laura Syren

Email: lsyren@calclosets.com 315 Westlake Ave. N
Mobile: 206.512.7258 Seattle, WA 98109



SALES CENTER

907 E PIKE ST, SEATTLE

206.749.LUMA (5862)

INFO@LIVELUMA.COM

LIVELUMA.COM

RED PROPELLER

MCAVOY
REAL ESTATE

Any representation as to square footage is approximate. The square footage or floor areas shown in any marketing or other materials may be more or less than the actual size and square footage of the residential unit, common area, or any other portion of the project. The developer/seller reserves the right to change features, amenities and pricing without notice. Renderings, photography, illustrations, floor plans, amenities, finishes and other information described herein are representative only and are not intended to reflect any specific feature, amenity, unit condition or view when built. The actual condition of the project, amenity or unit, when and if completed, will control. The improvements and amenities depicted are proposed only and need not be built. There is no representation or warranty that any particular improvement or amenity will be constructed or constructed as shown. No representations and warranties are made with regard to the accuracy, completeness or suitability of the information published herein. Obtain the Property Report Required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.



LUMA Condominiums

Architectural Control Committee

APPLICATION FOR INTERIOR UNIT ALTERATIONS IMPROVEMENTS OR CONSTRUCTION

Please remit form to:

Joy Abbott, Assistant Project Manager, Lowe Enterprises, Inc.

206-682-1970 Ext#3 jabbott@loweenterprises.com

Name _____ Unit # _____

Date: _____ Email: _____

Mailing Address: _____

Primary Phone: _____ Alternate Phone: _____

Proposed Project Information

Describe the proposed improvement(s) in detail in the space provided below. Please attach all plans and documents as stipulated.

Required Plans and Documents

We can assist you in providing floor plans and certain schematics. Otherwise please submit a clear photograph of the wall and drawings to indicate:

- Floor Plan / drawings indicating the specific locations of the unit alterations or improvements.
- Schematics / Wall or ceiling drawings that show locations of all mounting, hardware attachments and all proposed wall penetrations.
- Exact measurements on the schematics indicating locations of all wall or ceiling penetrating hardware, mounting and drill points. This is required for any installation that has penetrations beyond three quarters of an inch (3/4") of the interior wall surface or ceiling.
- License and Certificate of Insurance of contractor performing the installation is required for any plumbing, electrical or mechanical alterations, installations or improvements.

LUMA Condominiums Unit Alterations - Owner Acknowledgments and ACC Approvals

I, _____ Owner of the unit
_____ at LUMA agree to the terms and conditions of the Unit Alteration, Construction and Improvements or
Installation policies and procedures as established by the LUMA COA.

Signature of Owner: _____ Unit _____

Date _____

LUMA COA Management Approval of the Proposal for submission to the ACC:

Name _____ - Title _____ - Date: _____

Architectural Review Committee Use Only

____ APPROVED ____ APPROVED WITH CONDITIONS ____ NOT APPROVED

Conditions of Approval/Reason for Denial: See Conditional Approval Information Form

Final Approval of the project by the ACC

Name - _____ Title - _____ Date: _____

Hard Surface Flooring Alterations - Neighbor Advisement

In the instance of alterations to hard surface floors or the new installation of hard surface floors in currently carpeted areas, the Architectural Control Committee and Board of Directors requires conformity to sound attenuation standards as well as advisement of the home owners(s) located below your unit to obtain acknowledgement and permission regarding the hard surface flooring.

Acknowledgment of Homeowner (s) - Permission to Install Hard Surface Flooring:

Unit # _____ Printed Name: _____ Date: _____

As acknowledgment and approval: Signature: _____

LUMA Home Owner Acknowledgments Regarding Unit Alteration

In submitting an ACC APPLICATION FOR INTERIOR UNIT ALTERATIONS, IMPROVEMENTS OR CONSTRUCTION and in signing the LUMA Private Unit Alterations - Owner Acknowledgments and ACC Approvals form, the homeowner:

- Agrees to the policies and procedures set forth in the Rules and Regulations, Declaration, and ACC materials, as well as the terms and conditions of the Unit Alteration, Construction and Improvements or Installation policies and procedures as established by the COA.
- Acknowledges that contractors, service providers or vendors involved in the unit alteration have been provided the Contractor Information Sheet and that it is the responsibility as the home owner to assure that all provisions, restrictions and points of community courtesy are fully observed.
- Understands that a unit alteration serving the private unit is considered the sole responsibility of the homeowner in maintenance and repair to all components regardless of elements located with-in or outside of the unit.
- Acknowledges responsibility in all aspects of the installations, supply lines, building envelope or damages resulting from the installation or operation and / or failure of the system regardless of elements appearing with-in or outside of the unit.
- Agrees to make a good faith effort to finish by the agreed upon time period if applicable.
- Agrees to allow access to the unit for any pre, mid, or post installation inspections as required.
- Acknowledges that the unit alteration or installation will be performed by a COA approved vendor if applicable or required.
- Acknowledges the Board of Directors authority to require removal of any non-compliant installation, full repair and restorations at sole responsibility and expense of the homeowner.
- Acknowledges the responsibility to correct any installation deficiencies at owner's sole expense.
- Acknowledges that in the event of any protracted installation deficiencies the private owner is solely responsible for any associated costs and legal fees.
- Acknowledges that the unit alteration or installation will be performed in compliance with the Declaration and Rules and Regulations.

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