

CASA DEL SOL OWNER'S ASSOCIATION

ARCHITECTURAL GUIDELINES
FOR
HOMEOWNER'S AND TENANTS

EFFECTIVE
APRIL 15, 1999

CASA DEL SOL ESTATES ARCHITECTURAL GUIDELINES

SECTION I - PURPOSE AND POLICIES

The goal of the following Guidelines is to preserve and enhance the beauty of the Casa Del Sol PUD Association and to assist the Association Membership to design plans in conformity with this goal. The Architectural Review Committee (A.R.C.) shall make recommendations to the Board of Directors and the Board of Directors will make decisions regarding any external change or alteration on behalf of and for the good of the community as a whole. Changes not specifically addressed or outlined in these Guidelines will become a matter of reasonable discretion on the part of the Board of Directors. In the event of a conflict between this document and the CC&R's, the CC&R's shall prevail.

SECTION II - THE COMMITTEE ROLE

1. **SCOPE:** No patio, patio cover, gazebo, pool, spa, fence, wall, building, sign, exterior air conditioning equipment, solar installation, exterior or utility structure, room addition, or other structure of any kind (including basketball standards) or exterior addition to or change or alteration of such items (including painting and window modifications) shall be commenced, erected or maintained on the Property until plans and specifications have been submitted to A.R.C. and approved in writing by the Board of Directors. Modification and improvements can only be made in exclusive use common areas (Private Yards), as approved by the Board of Directors.
2. **FAILURE:** Work commenced before architectural plan approval is subject to removal at the expense of the homeowner if subsequently deemed unacceptable by the Board of Directors.
3. **DEVIATION:** If landscape or any improvements (hereinafter collectively referred to as "Improvement") have been constructed or installed in a manner which materially deviates from the plans that were approved, the A. R. C. will make recommendations for changes. If those changes are not completed within forty-five (45) days the matter will be turned over to the Board of Directors to take appropriate action in accordance with the CC&R's.

SECTION III - MEETING OF THE A.R.C.

The A.R.C. will meet on a regular basis to review proposed plans and make recommendations regarding approval/denial of plans. The A.R.C. may review completed construction and landscaping to insure compliance to these Guidelines and the CC&R's. The A.R.C.

will notify homeowners of corrections required and turn unresolved matters to the Board for the appropriate action in accordance with the CC&R's.

SECTION IV - SUBMISSION OF PLANS

All plans must be submitted as outlined below and must be approved in writing prior to the actual commencement of work. Plans that do not contain all of the information required below will be returned for additional information. The A.R.C. will have forty-five (45) days upon their receipt of the completed application and plans to respond in writing to the homeowner with notification of the approval or disapproval of those plans submitted.

WHAT TO SUBMIT:

Two copies of all submissions must be made on the "Request for Approval of Architectural Change" and be accompanied by a plot plan drawing showing the following relevant information.

- (1) The location of your residence on your lot, with all relevant dimensions indicated.
- (2) Complete dimensions of the proposed improvement: be sure to include height of patio covers.
- (3) Measurements of the proposed improvements must include their relationship to your home and lot.
- (4) Detailed description of materials to be used in the improvements.
- (5) Drawing showing applicable elevations, footing, etc.
- (6) Color scheme of end product.
- (7) Plotted location of sprinklers, drains, trees, shrubs, fences, patios, patio covers, walls, pools, spas and associated equipment to all other structures.
- (8) Exact plants to be used as well as height at maturity.
- (9) The street address, owner's name, day and evening phone numbers.

Note: Make submissions a minimum of forty-five (45) days before construction to allow time for approval.

INSTALLATION OF IMPROVEMENTS MUST BE COMPLETED WITHIN ONE YEAR FROM THE DATE OF NOTIFICATION OF BOARD APPROVAL.

REQUEST FOR APPROVAL OF ARCHITECTURAL CHANGE

TO: Casa Del Sol Owners Associations Architectural Committee:

Date Submitted: _____

Owners Name _____

Unit Address _____

General description of work to be performed:

Type of material to be used: _____

Color: _____

Estimated Cost: Materials \$ _____ Labor \$ _____

Builder: _____

County Building Permit to be obtained (circle one): YES NO

Please attach sketch, photograph, or sales brochure illustrating desired change.

Use as many additional sheets as required to describe requested architectural change.

Recommendation of Architectural Committee:

Is a County Building Permit required (circle one): YES NO

Board or Directors Approve / Disapprove request for Architectural change.

Signature of President _____

Date _____