

**SORRENTO HOMEOWNERS ASSOCIATION  
CHANDLER, ARIZONA**

**ARCHITECTURAL PROCEDURES**

As empowered in Article VI of the CC&Rs, the Board may from time to time as deemed necessary convene the Architectural Committee to review Submittal Forms (copy attached) and/ or review Architectural activities and/ or adopt, amend, or repeal Rules and Regulations. Such Rules shall interpret and implement the CC&Rs by setting forth the standards and procedures for Architectural Committee review and the guidelines for architectural design, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features which are recommended for use within the Property. The Architectural Committee shall have the right in its sole discretion, to refuse to approve any plans, specifications or grading plans, which are not suitable or desirable, for aesthetic or other reasons, and in so passing upon such plans, specifications and grading plans, and without any limitations of the foregoing, it shall have the right to take in to consideration the suitability of the proposed building or other structure, and of the materials of which it is to be built, the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure as planned, on the outlook from adjacent or neighboring Property. No changes or deviations in or from such plans and specifications once approved shall be made without the prior written approval of the Architectural Committee, as submitted via the Architectural Submittal Form. In the event the Architectural Committee fails to approve or disapprove the plans and specifications, such will be deemed approved within thirty (30) days after their submission.

**ARCHITECTURAL CONFORMITY**

1.     **Structures:** No structure whatsoever, other than a swimming pool or spa shall be erected, placed or permitted to remain on any Lot, without prior written approval by the Architectural Committee via the Architectural Submittal Form.
2.     **Antennas:** Some types of antennas used for the reception of television are allowed, but they shall be erected, used and maintained in accordance with the Sorrento HOA Antenna Resolution and Policy, and in compliance with the FCC rule on Antennas effective October 14, 1996. Copies are available from the Association Management Office. Antennas requiring approval of the Board shall not be allowed without prior written approval by the Architectural Committee via the Architectural Submittal Form and adjoining neighboring property owners.

3. **Utility Service:** All lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signal, shall be contained in conduits or cables installed and maintained underground or concealed in, under, or on buildings or other structures approved by the Architectural Committee.
4. **Improvements and Alterations;** No improvements, alterations, repairs, excavation or other work which in any way alters the exterior appearance of the Property or improvements located thereon from its natural or improved state existing on the date such Property was first conveyed by Declarant shall be made without the prior approval of the Architectural Committee, except as otherwise expressly provided in the CC&Rs. No building, fence, wall, or other structure shall be erected, maintained, improved, altered, made or done (including choice of exterior color scheme and building materials) without the prior written approval of the Architectural Committee via the Architectural Submittal Form or any subcommittee thereof. (Form Attached).
5. **Repair of Buildings:** No improvement upon any Property shall be permitted to fall into disrepair, and each such improvement shall at all times be kept in good condition and repair and adequately painted or otherwise finished.
6. **Clothes Drying Facilities:** Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any Property unless they are erected, placed and maintained exclusively within a fenced service yard or otherwise not Visible From Neighboring Property.
7. **Basketball Goals:** Installation of permanent basketball goals beside the front driveway must have prior written approval of the Architectural Committee via the Architectural Submittal Form and adjoining neighboring property owner.
8. **Security Doors:** Installation of a color matched metal security door on the front door of a Home does not require prior written approval of the Architectural Committee.
9. **US Flags:** US flag poles of no more than ten (10) feet in height above the ground, displaying an appropriately sized flag in accordance with the Federal Flag Code (Public Law 94-344) are allowed. Per Arizona legislation the placement of the flag pole may be governed by the Homeowner's Association and will fall under current architectural guidelines.

<p style="text-align: center;"><b>ARCHITECTURAL SUBMITTAL FORM</b> <b>SORRENTO HOMEOWNERS ASSOCIATION – CHANDLER, ARIZONA</b></p>
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**Submit To:** Any Architectural Committee Member, Board Member or the Association Office  
Please provide the following information as complete as possible when submitting an application for addition/ alteration in order to speed the review process. Please review the CC&R's and the Rules and Regulations for additional information regarding architectural changes. If there are any questions, feel free to call any member of the Architectural Committee. (See page 2)

Owner's Name: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**Description of Work:** Please include drawings (including dimensions), photos or product brochures to aid the committee. Attach additional pages if required for clarity. Additional information may be requested by the Architectural Committee to complete the process.

**Materials to be Used:**

**Colors:**

**Homeowner Approvals of Adjacent or Neighboring Properties:**

Name/Signature: \_\_\_\_\_ Lot# \_\_\_\_\_ Phone# \_\_\_\_\_ Date \_\_\_\_\_

Name/Signature: \_\_\_\_\_ Lot# \_\_\_\_\_ Phone# \_\_\_\_\_ Date \_\_\_\_\_

Name/Signature: \_\_\_\_\_ Lot# \_\_\_\_\_ Phone# \_\_\_\_\_ Date \_\_\_\_\_

Name/Signature: \_\_\_\_\_ Lot# \_\_\_\_\_ Phone# \_\_\_\_\_ Date \_\_\_\_\_

Article VII of the CC&Rs: The Architectural Committee shall have the right in its sole discretion, to refuse to approve any plans, specifications or grading plans, which are not suitable or desirable, for aesthetic or other reasons, and in so passing upon such plans, specifications and grading plans, and without any limitations of the foregoing, it shall have the right to take into consideration the suitability of the proposed building or other structure, and of the materials of which it is to be built, the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure as planned, on the outlook from adjacent or neighboring Property.

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(To be filled in by Architectural Committee Member)

Submittal Date:

Architectural Review by:

Review Date:

Changes Required Prior to Approval:

Approved by:

Approval Date:

This Architectural Submittal Form includes a provision for those homeowners who wish to gain approval for a project that requires consideration of neighbors. The Board feels that in upholding the CC&Rs it is more fair for the affected homeowner to agree "on the outlook from adjacent or neighboring property" than for the Board to make an arbitrary decision.

For back yard projects, please discuss your plans and proposals for the project with your neighbors if the project is visible from your neighbors on each side and behind properties when they are standing in their yard. Front yard projects should be discussed with the neighbors on each side and across the street. Resolve any issues and obtain their concurring signatures on this form. The Board will strongly consider these concurrences in making any recommendations for change and the final approval.

Submit To: