

# Lake Estates Homeowners Association Architectural Committee

## Rules, Regulations and Restrictions

All provisions of the Declaration of Covenants, Conditions and Restrictions for Ventana Canyon Lake Estates shall apply, as well as the following:

### ALTERATIONS OR ADDITIONS TO EXISTING CONSTRUCTION

1. Preliminary Submittal. Homeowner shall submit two (2) sets of dimensioned preliminary drawings showing floor plan, roof plan, and elevation views of any proposed addition or alteration to the residence.
2. Preliminary Review. The Architectural Committee will review the preliminary plans and advise the homeowner of their approval or rejection.
3. Final Plan Submittal. After receiving approval of the preliminary plans, the homeowner shall submit three (3) sets of final plans and specifications for review. This submittal shall include landscape plans for the entire area affected by the work (both inside and outside of the patio walls.) Also, any improvements such as swimming pools, spas, fountains, statuary and flag poles shall be shown.
4. Final Plan Approval. The Architectural Committee will review the final plans and specifications for conformance with the preliminary plans and advise the homeowner of approval or rejection. The homeowner shall be reminded that they must also obtain approval from the Architectural Review Committee of the Master Association in accordance with requirements stated in the CC&R's of the Ventana Canyon Community Association (VCCA.)
5. Construction Plans. Prior to commencement of construction, the homeowner shall submit one (1) set of construction plans stamped "Approved" by Pima County together with a copy of the building permit issued by Pima County. Any changes in these plans from the approved final plans will require review and approval by the Lake Estates Architectural Committee and the VCCA Architectural Review Committee.
6. For Proposed Alterations or Additions to Existing Structures, Exterior Walls, Walks, Exterior Lighting Fixtures, Driveways. In addition to the provisions in the CC&R's, the submissions to the Architectural Committee shall include five (5) copies of the plans. The Management Company, on behalf of the Architectural Committee shall forward one (1) set of plans to the immediate neighboring homeowners and request the neighboring homeowners to comment in writing regarding the requested alterations or additions. **Note: Replacement of doors and windows will be approved by the Architectural Committee only.**

7. Security Deposit. After approval... and prior to commencement of work... the homeowner shall submit to the Association a security deposit in the amount of \$1,000. This deposit will be returned upon completion of work, provided damage to common areas caused during the work is corrected to the Association's satisfaction.

8. Construction shall begin within three (3) months of final approval, and be completed within nine (9) months of final approval.

### NEW CONSTRUCTION

1. All construction shall conform to the general architectural styles and harmony of existing improvements, including with respect to color, building materials, window treatment, rooflines, roofing tile and other matters of visual aesthetics.

2. No garage may be enclosed or used as a living area unless approved by the Architectural Committee in instances where anew garage is constructed.

3. The Architectural Committee shall give due regard to views and building heights in approving all plans and specifications, and any building height, or increase in building heights, above one story , or twenty-one (21) feet, in the interior of the subdivision shall be discouraged. Heights greater than one story or twenty-one (21) feet shall be limited to the exterior boundaries where views are impacted to a lesser extent.

4. The review and approval process for the lot owner shall be the same as Steps 1 through 8 stated above in ALTERATIONS OR ADDITIONS TO EXISTING CONSTRUCTION for homeowners, and as contained in Article VII of the Lake Estates CC&R's, except the security deposit shall be \$5,000.

Adopted February 21, 2002, by the Architectural Committee,

Restated with changes on June 3, 2004, by the Architectural Committee:

Gerald Kindall

Vincent Smedes

Robert Sundt

Gerard D.Huy, Chairman