

## **La Solana Architectural Request Guidelines**

1. All La Solana Architectural Requests that involve improvements or alterations of a unit that require a building permit from the City of Surprise must be submitted and reviewed for compliance with the La Solana Architectural Guidelines and Standards (“AGS”) based **only** on the La Solana AGS, not the permitting requirements of the City of Surprise nor any State or Federal governing agency. Approval by the La Solana Architectural Review Committee (“ARC”) must be obtained prior to applying for building permits. The La Solana ARC must be notified of any adjustment to the plan during, or, because of the permit approval process.
2. It is the responsibility of the unit owner to confirm if a building permit is required by the City of Surprise. The La Solana Board of Directors do not have the authority or the ability to inform unit owners if the City of Surprise requires a building permit.
3. The unit owner is fully responsible for obtaining the necessary permits as required by the governmental agencies having jurisdiction over the proposed improvement. The unit owner is solely responsible for compliance with the codes and ordinances of the governmental agencies having jurisdiction over La Solana.
4. The La Solana Board of Directors shall not be held responsible for any improvement or alteration to the unit by or on behalf of unit owners who do not obtain the proper permits. This is regardless of whether the request is approved by the La Solana ARC, as the La Solana ARC makes decisions based solely on the La Solana AGS.
5. Keep in mind that in the event a permit is successfully obtained from the City of Surprise, a La Solana Architectural Request must be submitted, reviewed, and approved before any work can begin. A permit does not guarantee approval by the La Solana ARC or the La Solana Board of Directors.

The contents of these guidelines, and any actions of the La Solana Board of Directors or its agents, are not intended to be, and should not be construed to be an approval of the adequacy, reasonableness, safety, structural integrity, or fitness for intended use of submitted plans, materials, or improvement, nor ensuring compliance with building codes, zoning regulations, or other governmental requirements. Neither the La Solana ARC, the La Solana Board of Directors, nor member thereof shall be held liable for injury, damages or loss arising out of any approval or disapproval, improvement, or alteration to a unit.

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