

ARCHITECTURAL GUIDELINES AND STANDARDS

The purpose of these Guidelines is to identify Standards and Rules governing any and all modifications and improvements to all Units within the LáSolana Community. They must be adhered to in order to protect the appearance of our community and structural integrity of our buildings.

Anyone doing renovations MUST read, understand, and follow our Renovation Policy.

1. Good Neighbor Policy for ALL Renovations

- 1.1. All work to be performed between 8 a.m. and 6 p.m.
- 1.2. Building utility carts are provided for resident use only. Commercial use is not allowed.
- 1.3. At the end of each work day, the Common Area must be clear and free of all equipment, tools, building materials, debris, and trash.
- 1.4. Notify residents of adjoining Units (beside, above, and below) as to the work and the timing of work being done in your Unit.
- 1.5. Coordinate with workers where they will park so that they will not interfere with another resident's parking space.
- 1.6. Workmen are to be asked to limit unnecessary noise as much as possible (e.g. loud music).
- 1.7. Whenever doing floor covering replacement on the 2nd and 3rd floors, the LáSolana HOA recommends installing a sound barrier.
- 1.8. All improvement and alteration materials to be removed off site and not disposed of in La Solana's trash compactor.

2. Unit Improvements

- 2.1. An Owner may make nonstructural additions, alterations and improvements to the physical boundaries of their Unit as described in our Renovation Policy without written approval of the Architectural Review Committee.
- 2.2. Even when Board of Directors approval is not required, the Clubhouse Office must be notified in writing, or by email, of any planned renovation work. Work not reported will be subject to the Compliance and Enforcement Procedures.

3. Renovations Requiring Architectural Review Committee Approval

An Architectural Submittal Form, available from the Clubhouse Office, must be approved by our Architectural Review Committee BEFORE work can be started on the following:

NOTE: The Association will no longer recognize grandfather rights at the time of sale for non-approved installations. If you have installed umbrellas, sunscreen, blinds, door knobs, etc. without prior written consent of the Architectural Review Committee of the Board, it will be the Owner's responsibility to remove the item prior to the sale of the Unit.

3.1. **Awnings, Roll Down Shade Elements and Umbrellas**

- 3.1.1 Awnings meeting the color standard of turquoise may be installed above the projecting portion of any first floor patio.

- 3.1.2 Roll Down Shades meeting the color standard of brown or bronze, may be installed at balconies or patios.
- 3.1.3 Umbrellas, meeting the color standard of tan or turquoise only may be added to the patios.
- 3.2 Screen Doors**
 - 3.2.1 Security Doors design of plain bar and color of turquoise may be installed at the main entrance door of a Unit.
 - 3.2.2 Sliding Security Screen Door meeting the design and color of bronze or brown may be installed in front of the existing sliding glass door.
 - 3.2.3 One of the following screen doors meeting the design and color of brown or bronze may be installed in front of the Single Patio Door:
 - 3.2.3.1 Retractable flush mounted door in bronze or brown color.
 - 3.2.3.2 Security door in turquoise.
 - 3.2.3.3 Standard aluminum quality door in bronze or brown color.
- 3.3 Window Coverings**
 - 3.3.1 Exterior sunscreens meeting the color standard of tan or bronze frames may be installed after an Architectural Submittal Form has been approved.
 - 3.3.2 The following may NOT be placed or installed upon the outside and/or inside of any windows of a Unit or any Limited Common Elements without prior written approval of the Board:
 - 3.3.2.1 Reflective materials, including aluminum foil, styrofoam, reflective screens or glass, mirrors or similar items.
 - 3.3.2.2 New enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Unit, must be white in color facing the outside.
- 3.4 Over-The-Air Reception Devices (OTARD) / Antennas**
 - 3.4.1 The OTARD (47 C.F.R. Section 1.4000) rule applies to the following types of antennas:
 1. A “Dish” antenna that is one meter (39.37”) or less in diameter, and is designed to receive direct broadcast satellite service, including direct -to-home satellite service.
 2. An antenna that is one meter (39.37”) or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than satellite.
 3. An antenna that is designed to receive local television broadcast signals.
 - 3.4.2 A qualifying OTARD antenna shall only be installed mounted on a suitable ballasted or tripod base, painted to match the existing color of the building exterior walls. The mount may only be placed upon the floor surface of the unit’s limited common element balcony or patio area which is considered “exclusive” to the unit and such placement does not require prior architectural committee notification, review or approval.
 - 3.4.3 No attachment to or penetration of the common element wall(s), floor or ceiling of the unit’s limited common element balcony or patio area in support of a OTARD antenna installation is permitted.

- 3.4.4 No qualifying OTARD antenna shall be mounted in such a way any part of the antenna or its supporting mount projects beyond the vertical plane of the interior surface of the unit's patio or balcony enclosure wall.

4. Renovations Requiring Board Approval

An Architectural Submittal Form, available from an office coordinator must be approved by our Board of Directors BEFORE the following work can be started. The Clubhouse Office must be notified in writing, or by email, of the planned timing of your renovation work.

4.1 Alterations and/or Structural Modifications as outlined in our Renovation Policy

4.1.1 The Board of Directors may request the owner provide information from an Architect, Engineer, and/or an Electrician.

4.1.2 The City of Surprise requires that a permit be obtained for any project that involves walls or electrical work. It is the responsibility of the Owner to obtain this permit BEFORE requesting Approval from the Board of Directors to proceed with their project.

4.2 Window Glass and/or Frame Replacement

The replacement window glass and/or frame must match type, color of brown or bronze, and size of all other windows at La Solana well enough to be visually indistinguishable from the exterior. If the building stucco is damaged during window frame installation it must be repaired to original condition.

4.3 Single Patio Door Replacement

The replacement door must match type, color of brown or bronze and size of all other Single Patio Doors at La Solana well enough to be visually indistinguishable from the exterior.

4.4 Sliding Glass Door Replacement

The replacement door must match type and color of brown or bronze of all other Sliding Glass Doors at La Solana well enough to be visually indistinguishable from the exterior.