



## THE FAIRWAYS HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW PROCESS

During our property walkthroughs, we have noticed a trend of owners taking the time to invest in their home, enhancing its appearance or making an alteration to increase the property value. While the Board is grateful for all this work, we would like to take this opportunity to remove all homeowners that architectural review and approval is required prior to making any exterior alteration to your unit. This includes, but not limited to, installation or patio walls, fencing, patio extensions, carport covers, shade structures, solar energy systems, landscape removal/replacement, hardscape removal/replacement, etc.

Please refer to Section 7 of the Association's CC&Rs pertaining to the Architectural Control that reads:

*"Notwithstanding anything contained in this Declaration expressly or impliedly to the contrary, no building, fence, wall, patio, screen, cover, tent, awning or other structure or Improvement shall be constructed or maintained upon the Project, nor shall any exterior addition, change or alteration be made in, on or to any part of the Project until the plans and specifications showing the nature, shape, dimensions, materials and location of the same shall be submitted to the Architectural Committee and approved in writing as to the harmony of design and location in relation to surrounding improvements and topography by the Board or Architectural Committee as indicated above.*

(1) *With respect to minor additions to or alterations of the exterior of a Unit, such as decorative items, wiring, or other non-structural items, the Architectural Committee and Board shall exercise its discretion liberally with a view towards promoting uniformity and thereby enhancing the attractiveness of the property as a whole.*

(2) *For purposes of this Declaration, the term "Improvement" includes, without limitation, the construction, installation, alteration, or remodeling of any buildings, walls, patios, garages, fences, gates, landscaping, landscape structures, skylights, solar heating equipment, spas, antennas, utility lines, or any structure of any kind. The term "Improvement" shall not be interpreted to include construction, installation, alteration, or remodeling projects, which are restricted to the Unit interior so long as such projects do not involve the roof or load bearing walls.*

(B) *Once a work of Improvement has been duly approved by the Architectural Committee or Board, no material modifications shall be made in the approved plans and specifications and no subsequent alteration, relocation, addition or modification shall be*

*made to the Improvement, as approved, without a separate submittal to the Architectural Committee, and review and approval by, the Architectural Committee or Board. If the proposed modification will have, or is likely to have, a material effect on other aspects or components of the work, the Board, at its discretion, may order the Owner, his or her contractors and agents to cease working not only on the modified component of the Improvement, but also on any other affected component.*

*(C) An Owner will obtain the approval of the Architectural Committee or Board with respect to such Owner's plans, specifications, plats and schemes pursuant to this Section before submitting the same to the City for a building permit or other approval of any kind that may be required. Notwithstanding the foregoing, prior to an Owner submitting plans, specifications, plats and/or schemes to the Architectural Committee pursuant to this Article, such Owner shall consult the City's staff to identify and determine all regulations, standards, guidelines and other criteria that will be applicable to such Owner and the approval which such Owner intends to request of the Board..."*

The appropriate review process is essential in order to maintain the harmony and continuity in the community to protect everyone's investment.

Please understand if owners fail to submit for architectural review, enforcement procedures will take effect. Parameters include owners being called before the Board of Directors for an administrative hearing and possible violation fine assessment(s) being applied to their owner account.

If you have any questions regarding the architectural review process or if you would like to obtain an architectural application or landscape application for future alterations, please contact Natalie Rojo at Desert Management. Her email address is [nrojo@desertmanagement.com](mailto:nrojo@desertmanagement.com). We are here to assist you! Your cooperation in complying with this process is greatly appreciated!