



SWEETWATER RANCH HOMEOWNERS ASSOCIATION

ARCHITECTURAL REVIEW POLICY

In accordance with, and in addition to the CC&R's of Sweetwater Ranch Homeowner Association the following sets forth architectural terms for the Association as required by California Civil Code Section 4765.

1. Changes That Require Architectural Approval.

No construction or improvement, including, without limitation, solar heating panels lighting, shades, screens, awnings, patio covers, decorations, fences, screen doors, aerials, antennas, radio or television broadcasting or receiving devices, air conditioning units, or change or otherwise alter the exterior of any Residence or appurtenant Improvements unless same is approved by the Architectural Review Committee ("ARC"). For the purpose of this section the term "exterior" shall mean any outside, wall, outside surface, roof, outside door, patio, balcony, deck, garage or other outside structure of said Residence which is visible to others in the Project and/or public.

2. Procedures For Review And Response.

2.1. The Application.

To be deemed a complete application, the Sweetwater Ranch Homeowners Association requires the Owner to submit a detailed and complete plan. Three (3) sets of a complete plan shall be submitted by the Owner. The plan is deemed received upon delivery and receipt by the management company on behalf of the Association.

2.2. Standards For Decision.

The ARC shall review and approve all plans submitted to it for any proposed improvement, alteration or addition, only if it deems that (a) the construction, alteration or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Properties as a whole; (b) the appearance of any structure affected thereby will be in harmony with the surrounding structures; (c) the construction thereof will not detract from the beauty, wholesomeness and attractiveness of the Common Area or the enjoyment thereof by the Owners; (d) the upkeep and maintenance thereof will not become a burden on the Association and; (e) The plans and specifications substantially comply with the Architectural Review Committee standards/guidelines. (Article IX, Section 6 of the CC&R's.)

2.3. Response To Complete Application.

2.3.1. Time For Response.

The Architectural Committee will review the complete Application and issue a

written response to the homeowner no later than 45 days after receipt of the complete Application. Incomplete Applications should be returned within 30 days to the homeowner with notification that the Application was incomplete. An incomplete Application does not comply with the requirements of the CC&R's for proper submission.

2.3.2. Nature Of Response.

The written response to the complete Application shall be either an "Approval" with or without conditions, or "Disapproval". In the event of "Disapproval" the response will set forth why it was not approved, what additional information or documentation is needed, if any, and the procedures for reconsideration by the Board according to this policy. (Civil Code §4765.) Note: Approval of the complete Application does not relieve the homeowner of adherence and compliance with all building codes and regulations of the City other government agencies and utility companies, and the approval in no way represents that building codes, City or government regulations or requirements of utility companies were reviewed or taken into consideration or that the ARC has any knowledge or information in this regard. Additionally, the ARC shall not be responsible for any defects in any building or other structure erected, constructed, installed, placed, altered or maintained in accordance with or pursuant to any plans and specifications, color scheme, plot plan, grading plan or other material approved by the ARC or any conditions or requirements that said Committee may have imposed with respect thereto or with respect to compliance with any building or other codes.

3. Procedures For Reconsideration/Appeal.

All requests for reconsideration/appeal must be in writing and submitted within 30 days following the final decision of the Design Review Committee. You will be notified that your request for appeal has been received. The Board shall submit such request to the Architectural Review Committee for review and the written recommendations of the Architectural Review Committee will be submitted to the Board. Reconsideration/Appeal will be considered at an open meeting of the Board, will be responded to with notice of the date upon which the matter will be reconsidered at an open meeting of the Board. (Civil Code §4765.) Notice of the open meeting shall be given at least 4 days prior to the open meeting. (Civil Code §§ 4920(f) and 4765.) The board must give their response within sixty (60) days following receipt the receipt of the request for appeal. Failure by the Board to render a decision within said sixty (60) day period shall be deemed a decision in favor of the party making such submission.

4. Variances.

The Design Review Committee may authorize variances from compliance with any of the architectural provisions, where circumstances such as topography, location of buildings, location of landscaping or other matters require. The Architectural Review Committee, by vote or written assent of a majority of the members thereof, may allow reasonable variances as to any of the Protective Covenants contained in this Declaration. (Article IX Section 13 of the CC&R's.)

5. Completion Of Project And Compliance With Approval.

Homeowners must timely and properly complete their approved project.