

**THE VILLAGE AT LITCHFIELD PARK ASSOCIATION, INC.  
ARCHITECTURAL REVIEW POLICY RE: CONSTRUCTION OF RESIDENCE**

WHEREAS, the Association is governed by the Planned Community Act and the Declaration of Covenants, Conditions and Restrictions for The Village at Litchfield Park (the “Declaration”).

WHEREAS, the Arizona legislature recently enacted A.R.S. § 33-1817, which sets forth specific architectural review requirements regarding “new construction of a main residential structure on a lot or for rebuilds of a main residential structure on a lot.”

WHEREAS, the Association desires to outline the architectural review process (as it pertains to the new construction / rebuild of a main residential structure) under the Declaration and A.R.S. § 33-1817.

NOW, THEREFORE, the architectural review process is as follows:

- The Owner shall submit an Application to the Design Review Committee (“DRC”) for approval of the plans. The Application shall be submitted in accordance with Article 11 of the Declaration and the Design Guidelines.

- The DRC shall hold a final design review meeting for purposes of approving or denying the Application. The Owner and/or the Owner’s agent shall have an opportunity to attend the meeting.

(a) If the Application is approved, the Association shall provide a letter to the Owner stating, in relevant part, that (i) “the approved plans are in compliance with all rules and guidelines in effect at the time of the approval” and (ii) “neither the approval of the plans nor the approval of the actual construction by the Association or the DRC shall constitute a representation or warranty that the plans or construction comply with applicable governmental requirements or applicable engineering, design or safety standards.”

(b) If the Application is denied, the Association shall provide a letter to the Owner stating the reasons for the denial.

- The Association shall provide for two (2) on-site inspections during the construction process for purposes of determining compliance with the approved Application. The Owner and/or the Owner’s agent shall have an opportunity to attend the inspections.

- Within five (5) business days after each inspection, the Association shall provide the Owner and/or the Owner’s agent with a written report specifying any deficiencies, violations or unapproved variations from the approved Application.

- The Owner shall provide written notice to the Association upon completion of the residence. The Association shall have fourteen (14) calendar days from receipt of the notice to inspect the residence and issue either (i) a Final Inspection Certificate signifying compliance or (ii) a written notice of non-compliance with the approved Application or Design Guidelines.