



PLEASE REMEMBER: IF YOU ARE MAKING EXTERIOR CHANGES TO YOUR HOME OR PROPERTY, INCLUDING BUILDING OR PLACING PERMANENT AND FREE-STANDING STRUCTURES TO THE FRONT OR BACK YARDS, YOU ARE REQUIRED TO APPLY FOR ARCHITECTURAL COMPLIANCE MODIFICATION APPROVAL.

The Architectural Compliance Office is open Monday - Friday 8:00am to 12:00pm and 1:00pm to 4:00pm. If you have any questions regarding Architectural Compliance, please call 480-895-3550 x305. The next meeting is scheduled for Tuesday, January 27, 2026, at 8:30am in the CLC Lecture Hall.

ARCHITECTURAL COMPLIANCE INFORMATION

The Architectural Compliance Committee (ACC), appointed by the Board of Directors, has the responsibility to maintain the existing high standards of architecture and landscaping within its jurisdiction. Although this Committee is appointed by the Board of Directors, it has complete and final say in all matters within its assigned authority, subject to the right of appeal, as outlined herein.

It is the responsibility of the **Architectural Compliance Committee** to ensure that the aesthetics of the community are not compromised and that the Covenants, Conditions and Restrictions are not violated. Obviously, many specific situations are unique, and the **Architectural Compliance Committee** must review and decide on each situation in the best interest of the community to maintain values.

Nothing contained within the Architectural Compliance Rules shall be construed as altering, amending, or changing the Covenants, Conditions, and Restrictions (CC&R's) that run with the land and are recorded with the County of Maricopa, or the Articles of Incorporation and Bylaws of Sun Lakes Homeowners Association No. 2; now known as Cottonwood Palo Verde at Sun Lakes.

The purpose of the rules is to assist homeowners with the architectural review process. The rules will be periodically updated and published by Cottonwood Palo Verde at Sun Lakes.

Regardless of whether specifically referenced in the Architectural Compliance Rules, all exterior modifications or changes to the home landscape, hardscape, softscape or any other part of the property must be reviewed and approved by the **Architectural Compliance Committee** prior to commencing work. These rules are to assist homeowners with proposed improvements to provide the correct information required for the **Architectural Compliance Committee** to review each proposal.

Modification request forms are available at the Cottonwood Palo Verde Administration Office during normal business hours. **Only ONE alteration and/or addition per form. Plot plans, drawings and specifications must be submitted with each modification request along with all requirements as specified on the Architectural Compliance Modification Form.** No changes or deviations of such plans and specifications, once approved, will be made without another written approval of the **Architectural Compliance Committee**. One complete set of plans is required to accompany the application. These plans will not be returned and will be retained in the homeowner's property file.