



**The Architectural Compliance Committee meets on the second and fourth Tuesday of each month. The next meeting is scheduled for Tuesday, February 24, 2026, at 8:30AM in the (CLC) Lecture Hall.**

**If you have any questions regarding Architectural Compliance, please call the Architectural Compliance Office at 480-895-3550 x 305.**

## **COTTONWOOD PALO VERDE AT SUN LAKES ARCHITECTURAL/LANDSCAPE SPECIFICATIONS**

### **1. ADDITIONS (STRUCTURAL)**

- A.** Additions must be similar design using materials comparable to the existing residence to assure the Association's aesthetics are not compromised. The addition cannot extend beyond the approved building setbacks. **The structural addition and/or modification must be in conformity with the established aesthetics of the neighborhood.**
- B.** As to demolition and reconstruction of any house and garage, an **Architectural Modification Application** is required before any work is started. This same application will be reviewed by the **Architectural Compliance Committee**, the Board Liaison and Consultant Architect (at the cost of the homeowner). After review, a decision will be rendered as to whether it is a feasible construction item which fits in with the aesthetics of the community.

**NOTE: IF APPROVED, THE RULES WILL APPLY THE SAME AS NEW HOME CONSTRUCTION**

- C.** An **Architectural Modification Application** complete with exterior drawings must be submitted for all structural additions. A plan showing the original house location and the proposed addition as well as any property lines or setback requirements must be provided within the plans. Maximum lot coverage cannot exceed the lot coverage percentages listed below which represent the total roofed square footage, which includes house, sunrooms, patios, garages, etc., in relation to the total lot square footage. This maximum lot coverage is determined by Maricopa County.

### **D. LOT COVERAGE: Rev. 05/19**

**50% UNITS 10, 12, 14, 15, 16, 17, 18, 19, 21**

**55% UNITS 22, 23**

**60% UNITS 24, 25, 26**

**55% UNIT 20**