

Sunrise Presidio East Homeowners Association
5455 N Via Arancio
Tucson, AZ85750
spehoatucson.com
December 14, 2015

Architectural Committee
Policy and Procedures

Policy

The Architectural Committee:

- Ensures that all architectural changes, additions, or modifications to any structure are in strict compliance with the bylaws, CC&Rs and architectural rules adopted by the Board of Directors (e.g., in March, 2002 the Board of Directors voted to permit only external modifications to existing structures that do not affect the original roofline). These include exterior colors for homes, walls, roofs, garage doors and front doors. Such architectural changes, additions, modifications, painting or repainting of exterior surfaces will be referred to as exterior work.
- Approves or denies all requests for exterior work submitted by homeowners to the Architectural Committee. The committee has the authority to approve any requests that are not in conflict with any provisions in the bylaws, CC&Rs or architectural rules adopted by the Board and deny any requests that are in conflict.

Homeowners:

- Must submit a written request to the Architectural Committee for all exterior work. The request must sufficiently document the nature and scope of the work to be done, including any paint colors to be used, to enable the Architectural Committee to evaluate the request for compliance. See Appendix for permitted paint colors and permitted color schemes and the important notice.
- Must not begin any exterior work prior to receiving written approval from the Architectural Committee.
- Are responsible for knowing and abiding by the Amended and Restated By-Laws of Sunrise Presidio East Homeowners' Association, Inc. with Revisions and Amendments Through January 19, 1993, as amended, Declaration of Establishment of Conditions, Covenants, Restrictions and Easements For Sunrise Presidio East (especially Article XI Owner's Responsibilities, Section 2 and Article XII Architectural Committee in its entirety, as well as Board adopted architectural rules.

Procedure

1. Within 30 days of receipt of request for exterior work the Architectural Committee will approve or deny same. The Architectural Committee will advise homeowner of their approval or denial of the request in writing within 15 days after receipt of request. If there are not sufficient committee members available during the 30 days, Board members may be substituted.
2. In the event a request is denied, the Architectural Committee will contact and work with the homeowner to see if it is possible to modify their request to achieve approval.
3. In the event a homeowner disputes a denial by the Architectural Committee, they may contact the Board of Directors in writing to appeal the denial.
4. The Architectural Committee will maintain a complete set of files/records on all requests and violations and their disposition.
5. When noncompliance of CC&Rs or other duly established rules occurs, the Architectural Committee will notify the Compliance Committee and the Board of Directors in a timely manner so appropriate action can be taken.
6. The Architectural Committee will obtain approval from the Board of Directors prior to expenditure of any monies.
7. The Architectural Committee members will meet with the chairperson on request.

Revised and Approved:
Sue Levine

Dated January 07, 2016

Sue Levine, President

Appendix 1

Permitted Exterior Paint Colors

Important Notice:

- Use of an exterior color other than a permitted color will result in a request for exterior work being denied by the Architectural Committee.
- The Architectural Committee will write each homeowner whose house is painted as of the date of this document in a color that is not permitted that at the time of any subsequent exterior work the house must be repainted with permitted color(s).
- If a homeowner repaints their house after the date of this document in a color that is not permitted, then the homeowner will be required to repaint their house in a permitted color. The expense of repainting in a permitted color will be wholly borne by the homeowner.

Body and Garage

There are six permitted paint colors for the exterior body and garage for stucco homes. The colors are by Sherman Williams and are:

- Outerbanks (7534 SW)
- Truly Tan (6115 SW)
- Bavarian (5361 W)
- Tumbleweed (5362 M)
- Audubon Buff (5711 W)
- Moccasin (5712 M)

These paint colors may be obtained from Sherwin Williams Paint, Dunn-Edwards, and other major paint providers. These are custom mixed paints.

A homeowner may paint their home in one permitted color only.

Windows and Front Doors

Windows are full pane, not divided, with exterior finish in dark bronze or black.

Front doors without a security door must be:

- Painted Show Stopper Red (SW 7588)
- Painted Indigo Batik (SW7602)
- Stained Black Walnut
- Painted Black Walnut (Y984044)

If a front door has a security door, then the security door must be either painted similar to the body of the house or in Black or Black Walnut. Black Walnut is a Frazee color and can be duplicated by the other paint suppliers.

Thus, for front doors;

- without a security door, one of the permitted colors above,
- for front doors with a security door, the permitted colors for security door are: same color as the body of the house; or Black.

Air Conditioner/Furnace Units

Air conditioner/furnace units and associated ducts are painted Desert Tan, or Desert Sand.

Roof

The permitted colors for roofs are Desert Tan and White.

Free standing Utility Boxes in Front Yards

- Dunn Edwards: 6117
- Colorado Trail
- SSH 10-0 SpartaShield Exterior Flat

Appendix 2

Exterior Carriage Lights

Each home has two carriage lights on the street side of the home: one on the garage and one on the side wall going to the front door.

In 2015 SPE HOA replaced all the carriage lights on the street side with Maxim Model 1024RP Builder Cast Outdoor Wall Lights.

Any replacement lights on the street side must be this Maxim light fixture-specifications below. If this model is no longer available then the replacement light must meet the specifications required and be approved by the Architectural Committee before installation.

PDF Maxim Light Specifications available in a separate PDF Document. This Light Specification Document can also be found on our website. spehoatucson.com