

**TO: All Playa La Jolla Property Owners**

**FROM: Bill Robert**

**DATE: February 26, 2001**

**SUBJECT: Design Review Function and Process**

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A number of owners have been asking what the guidelines are for building in Playa La Jolla given all the recent changes. Please be advised that the Design Review Committee for the Playa La Jolla Project has been transferred to the HOA board of directors and currently consists of three members: Bill Robert (Committee Chair), Mike Ketchner and Jim Lee. The original design guidelines are in full force and effect and no property building or exterior remodeling shall commence without the prior written approval of the proposed building plans. If you have any questions about the process, please review the Playa La Jolla Construction Guidelines dated December 28, 1999,

We ask every owner in the construction phase to resubmit their previously approved plans for re-approval so that we have a complete set of plans for projects underway. Please include a copy of your previous approval letter for our records. If you have not yet begun construction, you must receive approval from the committee before building can commence.

The process for submittal for plan approval shall be a submittal of two (2) copies of each of the following:

- Signed cover letter stating the planned project information including the lot number and ownership, building size, anticipated construction commencement and completion dates, and identification of the builder/company
- The builder's resume and/or qualifications for approval to build in Playa La Jolla
- An engineered site plan indicating all set backs, finished floor elevation, existing lot elevation, and adjacent street elevation.
- Complete plans and specifications with maximum height from finished floor for high point of highest roof line, and all chimneys; additionally, all window and door types as well as adherence to the design guidelines regarding stucco exterior color etc.
- Generator noise abatement must be incorporated in the plans

The address to submit to is: Bill Roberts, 5/3 Bank, 7350 East Evans Road, Scottsdale, AZ 85260. Your complete building/remodeling package will receive a response within thirty (30) days of submittal from the committee.

The current written design guidelines are not spelled out very clearly but by working together we will continue the very well established architectural integrity of the project. We all bought in Playa La Jolla due the elevated value associated with a high-end community, and the architectural committee is entrusted to keep those standards in place. Please keep in mind that the enforcement of the guidelines is in the best interest of all property owners in the long term.

If you do not have a copy of the December 28, 1999 revised Playa La Jolla Construction Guidelines, please check the web-site, as they will soon be available. You may also call Bill Robert at (480) 951-7521 for a copy.