

Sorrento South Property Owners, Inc.

Architectural Review Policy

Sections 7.01, 7.02 and 7.03 of the Sorrento South Amended and Restated Covenants and Restrictions give responsibility and authority to the association Board to approve or disapprove architectural designs, additions or changes to any property of the Sorrento South Property Owners, Inc. This policy is intended to (a) delineate the process utilized by the Board and (b) guide the Board in uniform application of its function to review and approve architectural review of intended improvements presented by association members.

7.01. Architectural Approval. *All proposed new building construction, additions and outside remodeling, such as, but not limited to, pools, cages, lanai, driveways, fences and roofs, must be approved by the Association before work begins. The Owner must submit plans in writing to the Association by contacting any Board member. The Board will review and approve or disapprove the plans at or before the next regularly scheduled Board meeting.*

7.02. Architectural Review. *The architectural review and control functions of the Association shall be administered and performed by the Board. A majority of the Board shall constitute a quorum to transact business at any meeting for the purpose of architectural review, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the Board.*

7.03. Powers and Duties of the Board as it pertains to Architectural Review. *The Board shall have the power to require submission to the Board of two (2) complete sets of plans and specifications for any improvement or structure of any land, including without limitation, any building, fence, wall, swimming pool, enclosure, or other improvement, the construction or placement of which is proposed upon any Lot in the Subdivision and to approve or disapprove any exterior additions, changes, modifications or alterations. The Board may also require submission of samples of building materials proposed for use on any Lot, and may require such additional information as may be necessary for the Board to completely evaluate the proposed structure or improvement in accordance with this Declaration. All decisions by the Board shall be dispositive. Any party aggrieved by a decision of the Board shall have the right to make a written request to the Board within thirty (30) days of such decision for a review thereof. The determination of the Board upon reviewing any such decision shall, in all events, be dispositive.*

Following the receipt of a completed Structural Review Application Form:

1. The board may meet at a special meeting or at the next regularly scheduled meeting to consider the Application and decide the extent of review necessary by the Board to insure that the plans presented in the Application are in compliance with the Declaration of Covenants and Restrictions. If the application is straightforward and the review determines no portion of the proposal conflicts with Sorrento South current Declaration of Covenants and Restrictions, a vote will be taken to approve the Application. If more detailed and expanded review of the Application is necessary or if the Board requires clarification to any portion of the application the Board will allow extra time for the review and it will be considered at the next scheduled Board meeting.