



Architectural Guide of Submitted Owner's Plans

Prior to submitting plans to the HOA Architect, the Architectural Committee will do a preliminary inspection to decide if plans can be submitted to the HOA Architect, or advise the owner they do not meet our Rules and Regulations.

The Architectural Committee review only pertains to the Exterior of the House as they do not need to be concerned about the interior design.

The following are the main items that the owner and their architect should review:

- **Style:** Does the style of the house conform to our “approved” designs. This is “subjective” in that what is acceptable to one individual may not be to another. That is why we need more than one individual to review the design for approval.
- **Materials:** Does the house use acceptable materials and colors for exterior decoration and construction.
- **Height:** Does the house meet the requirement height limitations as specified in our Rules and Regulations. Pay attention to total height including roof patios and whether the patio walls are solid or glass.
- **Setbacks:** Does the house meet the setback requirements of our Rules and Regulations. 1m on all sides plus a 3m setback in front not including the garage area. Note: Open courtyards are not considered as a setback since they are enclosed. See specifics in the Annex of our Rules and Regulations.
- **Property Line Walls:** Does the house have its own property walls (not a shared common wall) with the required 5cm space built on the owner's property from the property line (According to the City Building Guidelines)
- **Exterior Walls:** Does the house meet wall height requirements as specified in the Rules and Regulations. See the Annex. Also, no frontal wall can exceed 50% of the property width.
- **Windows:** If the house has a wall that is directly on a property line without a setback, then that wall Cannot have any windows on that wall (According to the City Building Guidelines)
- **Single Family:** PDM is zoned as a Single-Family Residence development. Check drawings for what might indicate multiple units or residences which is not allowed.

If the house passes all this criteria then the plans can be submitted to the HOA Architect for detailed inspection.