

McCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC.

9248 N 94TH ST
SCOTTSDALE, AZ 85258

Phone: 480-860-1122

Fax: 480-860-1530

8/24/2023

J & J STORES, LLC
4995 N GRANITE REEF RD
SCOTTSDALE, AZ 85251

Re: Architectural Submittal at 8233 N VIA PASEO DEL NORTE

Dear Property Owner:

The Architectural Control Committee, ACC, for McCormick Ranch Property Owners' Association, Inc., MRPOA, has reviewed and **APPROVED WITH CONDITIONS** the architectural submittal of the addition of 1684 square feet for a new retail building, per the plans submitted based on the following condition(s):

All work and finishes must be seamless in material, texture and color.

This approval by the MRPOA ACC shall be null and void if City of Scottsdale permits are required and have not been obtained prior to commencement of work, or if such permits were denied. No project approved by the ACC shall be deemed approved until all required permits have been obtained and copies thereof have been received by the MRPOA office. Fines will be added if permits are required and not provided prior to commencement of work.

If you have any questions, please contact the association at 480-860-1122, ext. 200 or admin@mrpoa.com.

The applicant shall commence construction, reconstruction, alteration or other work pursuant to this approval within the timeline requested on the application. The project must be completed within the timeline requested, unless prior authorization is otherwise received. If approval was a result of a violation issued against the property, that applicant has fifteen (15) calendar days to bring the property into compliance, unless prior authorization is received.

ACC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ACC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ACC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ACC, the Association, the Board of Directors or the Association or any Members thereof, not the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

Your patience and cooperation with the architectural review process is appreciated.

Sincerely,

McCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC.