

HIEROGLYPHIC TRAILS

ARCHITECTURAL AND DESIGN GUIDELINES

EFFECTIVE May 7, 2018

Construction Fee: When owners submit plans for review to the committee, they will need to submit a fee of **\$3,500.00**. *This is a non-refundable fee.* No monies from the aforementioned \$3500 Construction Fee will be taken for repair of damage done by said builder to any Hieroglyphic Trails road or common area.

Plans Review: Submit all plans before beginning any of your projects. In addition to the process outlined in Section 6.30 of the Amended CC&R's, the committee additionally requires the plans to include front and side renderings when presented. Allow 3 weeks to receive a written response from the Architecture Committee informing you that your project has been approved or declined. If there is a problem with your plans, a member of the Architecture Committee or the Board will contact you for additional information.

Maximum Build Time: Homes not currently under construction will be allowed twelve (12) months from the date they break ground to completion. Any builder who has not completed within the allotted time frame will be assessed a fine of **\$500.00** per day until completion; fines will be levied against the owner of the property. Homes that are currently under construction (as of FEBRUARY 27, 2017) will have fifteen (15) months from the start of construction to complete or they will be assessed a **\$50.00** per day fine.

Exterior Paint: In addition to the Amended CCR&R's, Section 6.23, exterior color and finishing material will reflect a desert friendly scheme and blend in with the existing environment to harmonize within the community. Utilization of an earth tone color scheme is encouraged.

Driveways: Appropriate driveway materials must be concrete or pavers.

Fencing: Fence designs are subject to Architectural Committee approval.

Landscaping: In addition to the Amended CC&R's, Section 6.24, all property shall be graded to ensure any drainage does not cause rock or soil erosion onto the street or other owner's property. landscaping must be completed within three (3) months of occupancy. Failure to meet the deadline will result in fines of **\$100.00** per day.

Screening: In addition to the Amended CC&R's, Section 6.26, air conditioning, heating and/or pool equipment must be hidden from street view.

- Block wall, stucco, or other approved sound-proofing structure to be built at least as high as the HVAC unit.
- Width to be at owner's discretion, pending Committee approval.
- Color is to match the home or be pre-approved by the Committee.

**UNANIMOUS CONSENT RESOLUTION
BY BOARD OF DIRECTORS
HIEROGLYPHIC TRAILS HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the undersigned constituting all of the members of the Board of Directors of the Hieroglyphic Trails Homeowners Association (the "Association"), an Arizona nonprofit corporation, hereby take the following action at a duly called meeting of the Board.

RESOLVED, that the Board of Directors hereby approves the Architectural and Design Guidelines attached hereto.

IN WITNESS WHEREOF, the undersigned have executed this consent as of this 7th day of May 2018.

Dave Thachek
Director

Jan Heinrich
Director

Marcia Pagan
Director

Carla Wortham
Director

Gordon Cox
Director