

**CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
THE CROSSROADS HOMEOWNERS ASSOCIATION**

DESIGN GUIDELINES

CROSSROADS HOMEOWNERS ASSOCIATION


ADOPTED MAY 25, 2016

The undersigned, constituting a majority of the members of the Architectural Committee of The Crossroads Homeowners Association, an Arizona nonprofit corporation, hereby take the following action in writing at a duly called meeting of the Board held on May 25, 2016.

RESOLVED, that the Architectural Committee hereby adopts the attached Design Guidelines.

FURTHER RESOLVED, that the Architectural Committee hereby instructs the managing agent to notify all Owners of the implementation of the Design Guidelines effective as of July 1, 2016.

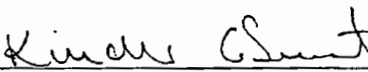
IN WITNESS WHEREOF, the undersigned have executed this consent as of this 25 day of May, 2016.



Mike Barnett, Chairperson, Architectural Committee



Holly Collins, Member, Architectural Committee



Kindra Sweet, Member, Architectural Committee

DESIGN GUIDELINES
CROSSROADS HOMEOWNERS ASSOCIATION
ADOPTED May 25, 2016

These Design Guidelines are adopted pursuant to Article 5, Section 5.10 of the Declaration. These Design Guidelines are to assist owners in submitting requests for consideration by the Architectural Review Committee. Nothing in these Design Guidelines is intended to or shall be substituted in place of the requirements of the Declaration or the requirement to obtain approval prior to beginning any Modification or Improvement.

All Buildings and structures erected and land used with Crossroads shall comply with zoning and code requirements of the City of Gilbert, the Declaration, and these Design Guidelines. All finished work must meet the quality workmanship standards intended by the Guidelines and the Declaration. The Board of Directors reserves the right to reject the approval given for the change, Improvement or Modification, if the materials, workmanship or specifications submitted in the request are not followed.

A. WHEN TO SUBMIT:

1. All Improvements, landscaping design changes or Modifications must be submitted to and approved in advance by the Architectural Review Committee.
2. Improvements means building, fence, wall or other structure (including, without limitation, any sheds, basketball poles/hoops, play structures, patio covers and balconies), and any swimming pool, road, driveway, parking area (paved or unpaved) and any trees, plants, shrubs, grass and other landscaping of every type and kind.
3. Modification means any construction, installation, addition, alteration, repair, change or replacement, or other work to any Improvement within the Project, including initial construction of Improvements upon a Lot.

B. HOW TO SUBMIT:

1. All submittals, notices or other communications to the Architectural Review Committee shall be sent to:

AAM, LLC
1311 W Chandler Blvd
Suite 130
Chandler, AZ 85224

Fax: (480) 821-2334

pkennedy@associatedasset.com

C. WHAT TO INCLUDE:

1. Completed Architectural Committee Approval Request Form
2. Plans and/or Specifications, which should include all information necessary for a decision such as site drawings, dimensions, color swatches, grading, species and size of plants, location of proposed project, granite color and size.

D. REVIEW PROCESS:

1. The Architectural Committee has thirty (30) days from the date of submissions of the completed Architectural Committee Approval Request Form and all plans and documents to approve or disapproved a request. Any request that is not clear or is illegible may be returned to the homeowners as denied.
2. In considering a homeowners request, the Architectural Committee will consider, but is not limited to:
 - a. the size of the proposed modification, addition or change,
 - b. architectural design, with particular regard to the harmony of the design with the surrounding structures and topography,
 - c. the placement of the Residences and other buildings,
 - d. landscaping design, content and conformance with the character of the Property and permitted and prohibited plants,
 - e. requirements concerning exterior color schemes, exterior finishes and materials,
 - f. signage,
 - g. perimeter and screen wall or fence design and appearances.
3. Neither the Architectural Committee nor the Board of the Directors shall have any liability in connection with or related to any approved plans, specifications, Improvements or Modifications. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition or its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.
4. Construction must be completed within 90 days of the approval date or as otherwise permitted by the Architectural Committee; otherwise plans must be resubmitted.
5. All decisions of the Architectural Committee may be appealed to the Board of Directors, in writing, submitted to the management company for Crossroads within thirty (30) days following the date of the Architectural Committee's decision.

E. STANDARDS

1. Structures
 - a. Sheds: All requests must include the size, location, type of materials being used and exterior color scheme proposed.

- i. The entire structure must be securely constructed of materials designed for the purposes in which they are being used.
- ii. No roof mounted vents are allowed.
- iii. The shed shall not be serviced by any utilities.
- iv. If the Town of Gilbert requires any addition, modification or change to the submitted and approved plans, the homeowner must resubmit with the Town of Gilbert requirements for reconsideration of the plans.

b. Patio Covers:

- i. Must be attached to the Residence.
- ii. Painted to match the existing trim color of the home.
- iii. Roofing materials should match the roof of the residence.
- iv. The roof shall be flat or pitched to match the home.

2. Antennas/Satellite Dishes/Solar Energy Devices

- a. Antennas shall be permitted to the extent allowed by federal, state and local law. Antennas and related equipment shall be painted to match the exterior color of the residence to the extent the painting does not affect the performance of the device or void the manufacturer's warranty.
- b. Satellite Dishes may be installed without prior approval on the side or back of the lot below the roof line. All exposed connecting wires must be painted to match the color of the exterior of the residence.
- c. Solar energy devices shall be allowed upon submission to the Architectural Committee to the extent allowed by federal and state law.

3. Swing Sets, Play Sets and Trampolines

Play structures, swing sets, forts, and other similar devices are permitted in backyards only. If any portion of the structure projects above the surrounding fence so as to be visible to neighboring properties or common areas, approval is required from the Architectural Committee prior to installation. Guidelines are not intended to prevent children's play structures, but rather to ensure that privacy and aesthetic appeal is preserved for adjacent neighbors and the community. Homeowners should consider the guidelines contained herein when selecting equipment. Submittals for approval must include the following:

- a. Measured plot (drawing) showing location within the yard noting distances from all perimeter fences and/or lot lines. Indicate major features (home, trees, gates, or other items) on the submittal.
- b. Swing sets/play structures that are up to, and including ten (10) feet tall require a minimum setback of seven (7) feet from all perimeter walls.

- c. Swing sets/play structures that are of a height greater than ten (10) feet and up to, and including, twelve (12) feet tall require a minimum setback of fourteen (14) feet from perimeter fences.
 - d. Twelve (12) feet is the maximum height allowed. NOTE: Any structure that exceeds ten (10) feet in height requires a minimum setback of fourteen (14) feet.
1. Dimensions of structure should be noted to include:
 - e. Height of the structure measured from the average ground level to the top of point of the structure (including canopy peaks). At no point should any structure exceed twelve (12) feet in height.
 - f. Height of any platforms, slides or any other portion of structure that is intended to be accessible during normal use of the device. Maximum height for any platform is five (5) feet above ground.
 2. Color of those portions of structure visible to neighboring properties or common areas:
 - g. Wood parts should be a natural stain or painted to match/blend with house color.
 - h. Metal parts should be black/gray/white or painted to match/blend with house color.
 - i. Canopy should be a solid color and in a natural shade (natural wood, off-white beige, beige, brown and green) so as to match/blend with house color. Prints and multicolor striped canopies are expressly prohibited.
 - j. A picture or brochure of the proposed structure/device is desirable.
 - k. All structures shall be in good working order and maintained so as to present a neat and clean appearance. Faded or torn/ripped canopies are grounds for fines or removal.

Note: The association's primary consideration is the protection of privacy for adjacent neighbors and preserving the aesthetic appeal of the community. Placement of all play

structure should be such that visibility from neighboring lots or common areas is minimized. Screening of structure with appropriate landscaping is desired.

Trampolines are considered a type of play structure, but are subject to modified guidelines. Trampolines are permitted in backyards only. If safety poles/netting is visible above the fence line, approval is required by the Architectural Committee prior to installation. Trampolines are subject to the following stipulations.

- l. A minimum set back of seven (7) feet must be utilized from all neighboring or perimeter walls/fences and lot lines.
- m. Every effort should be made to minimize visibility of portions of the trampoline that can be seen above the fence line by using additional setback from the fence and/or screening with appropriate landscaping (trees, shrubs, etc.).
- n. All trampolines must be maintained in good working order so as to present a neat and clean appearance. Torn and/or faded netting or damaged safety poles may constitute grounds for fines and/or removal.

When the trampoline will not be used for an extended period of time, the trampoline must be stored in a manner such that no portion of it is visible above the fence line.

4. Basketball Goals

- Permanent basketball goals must be approved by the Architectural Review Committee prior to installation. Basketball goals must be set permanently in the ground and in accordance with the submitted plan approved by the ARC.
- Only pole mounted backboard and goals are acceptable, backboards shall not be attached to the house, garage or roof.
- Basketball poles must be painted black.
- Goals must be maintained in good condition at all times.
- Goals must be removed when no longer utilized.
- Only one (1) portable goal per lot.
- Portable basketball goals and/or backboards must be on the interior side of the driveway that consists of the major portion of the front yard belonging to the same Dwelling. See Diagram.

- Portable basketball goals and/or backboards can be placed a maximum of ten (10) feet from the garage door but shall not be placed closer to the sidewalk than five (5) feet.
- All metalwork shall be treated to avoid rust and properly maintained and the net must be replaced when necessary. Broken goals or backboards must be removed and stored out of view until repaired.
- Goals may not be anchored with bricks, blocks, rocks, and bags of sand, cement, dirt or any other item.
- Portable basketball goals and/or backboards may not be placed on the street or sidewalks; this is a violation of Town of Gilbert Code.
- Portable basketball goals and/or backboards may not be placed on any common areas of the community.

5. Decorative Items

a. Flags

- i. The following shall be permitted: American flag or an official or replica of the flag of the United State Army, Navy, Air Force, Marine Corps or Coast Guard, POW/MIA flag, Arizona state flag, Arizona Indian nation's flag, Gadsden flag and flag of any sports team.
 - ii. The flags must be flown in accordance with the federal flag code.
 - iii. The flag pole shall not be taller than twenty five (25) feet.
 - iv. The American Flag must be illuminated, if flown after sunset.
 - v. The illuminations shall not unreasonably disturb the quiet use and enjoyment by the neighboring property.
- b. Decorative landscaping and/or yard ornamentation shall blend with the landscaping, not be offensive and not be a nuisance to the surrounding neighbors. The Board has discretion to determine, if the decorative landscaping or yard ornamentation is offensive or a nuisance.

6. Seasonal Items

- a. Seasonal items, including holiday lights, may be displayed no more than 30 days before and must be removed within 30 days after the holiday.
- b. Items must be maintained in good condition and repair at all times.

7. Driveway Extensions

- a. Requests for driveway extensions must include the dimensions of the existing lot, the direction of the proposed expansion and the exact measurements of the proposed expansion.
- b. Must be set back at least one foot from the property line, unless written approval of the neighbor that includes the date, name, lot number and signature of the neighbor is included with the submission.

- c. Material used should match the existing driveway material.

8. Exterior Painting

- a. You are not required to obtain approval, if you are painting the house the same color as the original color
- b. If you select a pre-approved colors scheme, the request will be considered on an expedited basis.
- c. The color must be earth tone and similar to the other homes in the community.
- d. The garage door must be painted the same color as the body of the fascia, trim or pop-out color.
- e. If you are not selecting a pre-approved color scheme, you must submit information showing the exact color and manufacturer you are requesting to use, which shall include the submission of a color swatch.

9. Landscaping/Plant Materials

- a. Desert landscape materials are encouraged.
- b. You are encouraged to use plants from the Arizona Department of Water Resources Phoenix Area Low Water Using Plant List.
- c. White, red and green rock are prohibited.
- d. All landscaping Visible From Neighboring Property should be irrigated by an automatic in-ground irrigation system.
- e. All landscaping shall be kept in a neat, clean and attractive manner and free of weeds, and debris.

10. Sunscreens/Security Doors/Screen Doors/Window Coverings

- a. Window Screens must match the existing window frame. Window Screen colors may be earth tone or black. All screens must be approved before installation.
- b. Security Doors/Screen Doors must be submitted for approval prior to installation. Security Doors and Screen Doors must be maintained in good condition, free from rips, tears or bent materials.
- c. Window Coverings facing the street or Visible From Neighboring Property should show white, beige or earth tone colors, unless otherwise approved in writing by the Architectural Committee. No reflective material, including, but not limited to aluminum foil, reflective screens or glass, mirrors or similar material shall be installed or placed upon the inside or outside of any window.

11. Gates

- a. Gates must be painted, stained or sealed to maintain an attractive condition.

- b. Gate slates may be made of a composite wood material.
- c. If the gate is painted, it must be painted the same color as the body of the house.
- d. Gate appearance and mechanical operation must be properly maintained at all times.
- e. Prior approval from the Architectural Review Committee is required prior to modifying an existing gate or installing a new gate.

12. Shutters

- a. Shutters must be maintained in good condition and repair, which includes adequate painting.
- b. Shutters should be painted the same color as the front door.
- c. Shutters must be painted when the exterior of the house is painted.
- d. Prior approval from the Architectural Review Committee is required prior to painting, removing, replacing or modifying the shutters on the house.

Diagram A

Placement of Basketball Goals

