

*Windmill Village
Homeowners Association
Rules & Design Guidelines*



*Windmill Village Homeowners Association
P.O. Box 5720
Mesa, AZ 85211*

PREFERRED COMMUNITIES
"LOVING WHERE YOU LIVE."



**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
WINDMILL VILLAGE HOMEOWNERS ASSOCIATION**
c/o Associated Asset Management
7740 N. 16th Street, Suite 300
Phoenix, AZ 85020
602-957-9191

The undersigned, constituting all of the members of the Board of Directors of Windmill Village Homeowners Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED that the Board of Directors hereby adopts the attached Architectural and Landscape Guidelines dated February 1, 2006.

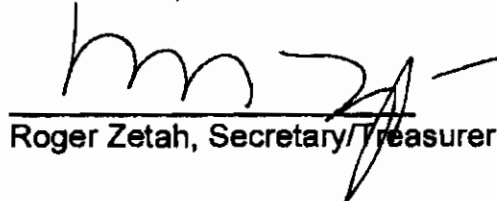
IN WITNESS WHEREOF, the undersigned have executed this consent as of the 1 day of June, 2006



Scott Abel, President



Ed DePinto, Vice President



Roger Zetah, Secretary/Treasurer

ASSOCIATION RULES AND DESIGN GUIDELINES FOR WINDMILL VILLAGE HOMEOWNERS ASSOCIATION

June 1, 2006

The Architectural Rules and Design Guidelines ("Rules"), as set forth in this document, shall interpret and implement procedures for the Architectural and Landscaping Control Committee's ("Committee") review and standards, including (but not limited to) architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance the property values and maintain the high standards of development that exist within Windmill Village Homeowners Association. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Committee is required. The Rules are established to assist residents in conforming to the standards established, and amended from time to time, by the Committee and/or the Board of Directors ("Board").

Each application will be reviewed on a case-by-case basis. When reviewing all applications, the Committee will also consider the interest of neighboring properties. This may include making reasonable provisions for access, surface water drainage, sight and sound buffers, light and air, and other aspects of design which could have a substantial effect on neighboring properties.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED). IF APPROVAL IS REQUIRED FROM A GOVERNMENTAL AGENCY (I.E., CITY, COUNTY, STATE), IT IS UP TO THE OWNER TO INSURE THAT THE GOVERNMENTAL PERMITS/APPROVALS ARE RECEIVED PRIOR TO THE START OF CONSTRUCTION.

APPLICATION PROCEDURE

Submittal

Application and plans (which will be kept on file with the Association) should be mailed to:

Windmill Village Homeowners Association
c/o Preferred Communities
PO Box 5720
Mesa, AZ 85211
(480) 649-2017 / FAX (480) 649-0902

The following information should be included with the submittal:

1. **Architectural Committee Submittal Form:** A completed application form (copies may be obtained from the management office).
2. **Plot Plan:** A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans. Plot plans are available at the sales office or from the Builder.
3. **Elevation Plans:** Plans showing finished appearance of improvement in relation to existing dwelling.
4. **Specifications:** Detailed description of materials to be used, color samples, and dimensions must be submitted.
5. **Photograph:** If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.

All buildings, structures and other improvements erected within Windmill Village Homeowners Association, and the use and appearance of all land within Windmill Village Homeowners Association, shall comply with all applicable City/County/State zoning and code requirements, as well as the Declaration and these Rules.

REVIEW-APPROVAL AND/OR DISAPPROVAL

The Committee shall have forty-five (45) days after submittal of plans to approve or disapprove plans. If the Committee has not acted within this timeframe, the application shall be deemed approved/disapproved (per Section 4.5 of the C C & R's). No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Mail.

Review will include, but is not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the lot and impact on neighboring lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Committee, nor the Board of Directors, nor the Declarant shall have any liability in connection with or related to approved plans, specifications, or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration: Construction must be started within ninety (90) days of the date of the Committee's approval of the application, or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules.

Construction Period: Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

Appeal: Any appeal of the Committee's decision must be submitted in writing, within thirty (30) days of the mailing date of the Committee decision to:

Windmill Village Homeowners Association
c/o Preferred Communities
PO Box 5720
Mesa, AZ 85211

**THESE ARCHITECTURAL RULES AND LANDSCAPE
GUIDELINES
MAY BE AMENDED FROM TIME TO TIME
BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS
AND/OR THE COMMITTEE.**

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ARCHITECTURAL RULES AND LANDSCAPE GUIDELINES

ACCESSORY STRUCTURES: Accessory structures shall include any structures not specifically called out in this document or the C C & R's. Unless specifically stated herein, these structures must be set back at least five feet (5') from all surrounding property lines. They require Committee approval if they are taller than the surrounding fences. The intent is to use colors that are consistent with the Community; however, materials are subject to review by the Committee. If it is felt that the materials will not last in the Arizona weather, the Committee has the authority to request additional information or require that the materials be better suited to our climate. Lattice and/or trellis structures will be required to be painted to match the base color of the home or be white or left natural redwood (redwood may be sealed so that it looks good for a longer period of time). All accessory structures must be maintained in like-new condition at all times.

ADDITIONS: When considering an addition to an existing structure, the Committee will only approve the application if:

1. The height of any addition shall be no higher than the existing home.
2. All additions shall be built within the setback lines originally established by **Windmill Village**, regardless of more lenient requirements of governmental authority.
3. When additions, alterations, or renovations are performed, the established lot drainage must not be altered. All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof may drain directly onto a neighboring property.

ANIMALS: As stated more specifically within the C C & R's (Section 3.5), animals are permitted if they are kept or raised as domestic pets, and not for commercial purposes. Animals (including birds) cannot be allowed to be a nuisance to any neighbors. Animals must be on a leash (maximum of 10' long) when not contained in the rear yard. Owners are wholly responsible for the behavior of their pets whether on or outside of the owner's lot. Animals cannot be tethered in front or side yards or any other location where they will be visible by others. All owners must clean up after their pets, whether on or outside the owner's lot. When pets are not within the boundaries of the owner's property, the owner or responsible party must immediately remove the pet's solid waste and dispose of it properly.

ANTENNAS: To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Committee unless applicable law prohibits the Committee from requiring such approval. If the applicable law prohibits the Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows. The preferred installation locations are as follows in descending order of preference:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the backyard of the Lot;
3. On the roof, but below the roofline;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;

7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

If no location is available where the antenna will not be visible from neighboring properties, the antenna and all appurtenances must be painted to match the structure to which it is attached so that it is less obtrusive.

AWNINGS: All awnings must be approved by the Committee, whether attached to the house or free-standing. Awnings over all windows shall be canvas or similar material, of solid color on both sides, which match the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning, is required. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing, ripping, etc.

BASKETBALL GOALS: Permanent and portable basketball goals will be considered if they meet the following requirements:

1. Basketball equipment must be stored in the backyard when not in use.
2. All basketball poles installed or used in front of the home must be placed on the interior side of the driveway (away from the property line).
3. Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. (Clear backboards are acceptable without painting.)
4. Basketball poles must be painted to match the color of the body of the exterior of the home or black.
5. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped torn nets, chipped and/or peeling paint, etc., should be promptly removed, repaired or replaced.
6. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
7. Painting of "keys" on driveways is prohibited.
8. Lighting of basketball equipment for night play is expressly prohibited.

CHIMNEYS: Chimneys attached to the house shall be constructed of the same material, texture, and color of the home. Exposed flues are prohibited.

DECORATIVE ITEMS: Front yard item(s) must be submitted for approval by the Committee. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color and location and any other criteria that the Board may determine.

Benches: Benches will be considered in the front yard area as long as they are located within four feet (4') of the front door and are made of materials that will last in the Arizona climate. Plastic benches and furniture will never be allowed or approved for front yards. Swings will also not be approved for installation in front yards.

Flower Pots: Flower pots or decorative pots may be placed in front yards, but cannot exceed three (3) in number. Pots must be a natural color, located within three feet (3') of the front of the home or garage. Pots must be maintained in like-new condition at all times, and must be

continually planted with live foliage. Artificial plants and/or flowers are expressly prohibited. Flower boxes attached to the home will not be approved by the Committee.

Seasonal and Decorative Flags: One (1) bracket for seasonal and decorative flags, house mounted below the roofline, does not require approval. Seasonal flags must be removed within thirty (30) days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags that are torn, ripped, faded, etc., constitute grounds for fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

Holiday Decorations: Holiday decorations may be displayed between November 15 and January 31.

Decorative and Seasonal Items: The Board of Directors reserves the right to require the removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case-by-case basis.

Decorative Art on Houses: Decorative Art on houses shall be neutral in color and are limited to three (3) items so as to not dominate the appearance of the home. Dimensions of decorative art shall be no greater than three feet (3') in length, width, and height.

Water Features, Statuary, Etc.: Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Committee, except on Lots with view fencing or if these items will be visible above the fence. These items must be approved by the Committee prior to installation in the front yard. Water features in front yards may not exceed four and one half feet (4-½') in height, and it is recommended that water features be chlorinated. Owners must keep the water clean so that pests cannot breed in the water. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as in rear yards with view fencing.

DOORS: Replacing any door that is visible from neighbors (front door, garage door, side garage door) requires Committee approval unless the replacement door is exactly the same in color and design as that which was installed by the builder. If changing to a different design or color, a picture/brochure of the new door (or a paint chip) is required with the submittal.

DRAINAGE: Providing for proper drainage on your lot is extremely important. When any changes are made to the lot, drainage should be considered and not changed unless absolutely necessary. Drainage water may not be directed toward the building foundation or toward any neighboring property. Drainage may not be altered to create any condition that could lead to off-site soil erosion in open spaces.

DRIVEWAY EXTENSIONS AND SIDEWALKS: Driveway extensions will be considered if the following conditions are met:

1. Only driveway extensions located in the side yard of the property will be considered.
2. Parking on the driveway extension will not be allowed.
3. Submittals must include a plot plan with the following noted thereon: a) the location and dimensions of the proposed extension, b) the existing driveway dimensions, and c) the total linear feet of lot frontage.

4. The total parking area may not exceed thirty feet (30') of contiguous frontage or fifty percent (50%) of the lot width (existing plus extension) as measured at its widest point, whichever is greater.
5. Homeowners with four (4) car garages will not be permitted to add a driveway extension since this will exceed the provision directly above. Rather, these owners will be permitted to request one of the following options:
 - a. A stabilized decomposed granite driveway, which matches the existing granite in the front yard. Homeowners may not park vehicles on this extension. Color samples of existing and proposed granite must be submitted.
 - b. A sidewalk no more than three feet (3') in width from the rear of the yard to the existing driveway. Additionally, the sidewalk may not exceed three feet (3') past the front edge of the home and shall not run parallel to the driveway as to exceed the 30-foot limit.
 - c. Either option must be submitted to the Committee for approval.
6. Painting of paved surfaces is prohibited.

Additional Sidewalks: Sidewalks installed to utilize the side gates do not need to be submitted if all the following conditions are met:

1. The additional sidewalk is three feet (3') or less in width, is one foot (1') or more from the property line, and is one foot (1') or more from the home.
2. The area between the home and the sidewalk addition must have groundcover installed per the landscaping guidelines or to match the existing front yard ground cover (i.e., decomposed granite).

The Committee reserves the right to review and request changes to the addition per these requirements.

Additional sidewalks of any other size or in any other location must be submitted for approval.

FENCES AND WALLS, INCLUDING DECORATIVE WALLS: Plans to raise the height of a party wall (the wall between two lots) must be submitted for approval. The application must include written permission from the adjacent neighbor(s), as well as information on the height of all walls that will abut the wall(s) being raised, material to be used to raise wall, and texture and color of the finished wall. Side and rear walls may not exceed six feet (6') in height from ground level, as measured from the lowest side of the wall.

Plans for new fences or walls must be submitted to the Committee prior to construction. Walls must match the existing wall in texture and color. If changing a wall between lots, the owners of both lots must sign their approval on the submittal as this wall is shared and both owners are responsible for maintenance thereof.

Access for pool installation must be through the front gate access or by removing a portion of the front (return) wall. Corner lots must receive prior approval to remove a portion of the side wall, though this practice is discouraged.

Decorative or garden walls may not exceed thirty-six inches (36") in height. Decorative or garden walls must be submitted for approval prior to installation, and be finished to match the home in color and texture. Other materials not on the home will be considered on a case-by-case basis. When submitting, be sure to include enough detail and/or samples for the Committee to properly review the submittal.

FLAGPOLES: Flag display requirements:

1. Only the flag of the United States and either the Arizona State flag or a nationally recognized Military Unit Flag (not both) may be displayed.
2. The maximum size of any flag shall be three feet by five feet (3' x 5').
3. Flags must be made of fabric; flags cannot be plastic, colored lights, painted objects, etc.
4. The maximum height of a permanent, removable or freestanding pole shall be twenty feet (20') or the height of the roof peak, whichever is less and must be submitted for approval by the Committee.
5. Wall mounted flag poles shall be a maximum of five feet (5') long with attaching brackets painted to match the attachment area and will not require prior approval.
6. All poles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, U.S.C., Chapter 10.
7. Only one (1) permanent, removable, wall mounted or freestanding pole will be permitted per residence or lot.
8. It will be the responsibility of the homeowner or resident of the lot on which a flag is displayed to do so with proper respect and flag etiquette.

***These requirements are within the context of State Bill 1055, as approved by the Governor on April 29, 2002.**

GARAGES: It is the intent of the C C & R's the garages be maintained in a neat, clean and orderly fashion and that at least one car be parked in the garage to eliminate driveway and street parking as much as possible. Garage doors should only be left open as needed for ingress and egress, while working in your front yard, etc.

GATES: All requests for additional gates or gates other than those which were offered by the original developer/builder of the home must be submitted for Committee approval. Placement of gate(s) must be approved by the Committee. Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates, unless approved by the Committee. Gates may be painted to match the fence with approval from the Committee.

GUTTERS AND DOWNSPOUTS: Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times.

HVAC INCLUDING EVAPORATIVE COOLERS: Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Committee. All units shall be located within the perimeter of the rear yard and screened or concealed from view of all neighboring property.

LANDSCAPE GUIDELINES: Landscape suited to the Southwest desert environment is strongly encouraged. This includes low water usage and drought tolerant plant species, though not specifically cactus and/or succulents.

Front Yard Landscaping: If landscaping is not installed by the Builder, front yard landscaping shall be installed by the homeowner within one hundred (120) days after becoming the Owner

of a Lot. The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Committee. Prior to installation of such landscaping, the Owner shall maintain the front yard of the Lot in a weed-free condition.

Front yard landscaping must always contain a minimum of one (1) twenty-four inch box tree, one (1) fifteen-gallon tree, ten (10) five-gallon shrubs, five (5) one-gallon shrubs, organic or inorganic ground cover, and underground irrigation to plant material. The tree requirement may be substituted with approved cactus with a minimum height requirement of five feet (5').

Rear Yard Landscaping: Rear yard landscaping does not require Committee approval, except on Lots with view fencing. All rear yard landscaping must be installed within ninety (90) days after becoming the Owner of a Lot.

Hardscape: Any hardscape items proposed for front yard installation must be approved by the Committee prior to installation. Materials included in hardscape are concrete, brick, tile, wood, pavers, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls, and fountains. Headers (or some other form of containment) are required to separate grass from other materials in front yards. When headers of any type are installed between lots, both owners must approve the installation, or the header must be installed wholly on the lot of the person requesting permission to install the header.

Rock Ground Cover: If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not painted white, green, blue or other bright colors. Decomposed granite must be at least ½" in size, and must be spread a minimum of 2" thick. All decomposed granite areas must be treated with a pre-emergent weed control at regular intervals to retard weed growth. No more than two (2) different colors of rock are allowed in the front yard. River rock shall be one (1) to six (6) inches in diameter and not cover more than fifteen percent (15%) of the front yard landscaping. Boulders must be indigenous to Arizona and should be grouped and buried by 1/3 for a more natural appearance. No bare areas are allowed; all areas must be covered with some type of material (granite, grass, etc.).

Fine Grading and Mounding: Fine grading is a critical aspect of landscaping. Each lot is graded so that all storm water will drain away from the home and not onto adjoining properties. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming are proposed. It is suggested that mounds not exceed eighteen inches (18") in height. It is also suggested that mounds and drainage swales be kept at least five feet (5') from sidewalks to prevent water collection underneath sidewalks.

Prohibited Plant Material: The following vegetation types and varieties are expressly prohibited:

- A. Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
- B. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia* (*Thevetia* species).
- C. Fountain Grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
- D. All varieties of Citrus are permissible within the confines of the rear yard only.
- E. Mexican Palo Verde (*Parkinsonia aculeata*).
- F. All varieties of mulberry trees.

LIGHTING: Please refer to Security Lighting.

MACHINERY AND EQUIPMENT: No machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment, and clotheslines, may be placed on any lot or parcel without screening or concealment from view from non-residential neighboring property or public property.

Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being visible.

MOTOR VEHICLES:

Repair: No mobile or motor home, boat, jet ski or wave runner, boat, recreational vehicle, all-terrain vehicle, off-road vehicle, trailer, horse trailer, camper, camper shell, snowmobile, bus or any other motor vehicle classed by manufacturing rating as exceeding one (1) ton or any vehicles designed for commercial purposes shall be parked, kept, placed, maintained, constructed, reconstructed, or repaired on any Lot or within the Project so as to be Visible from Neighboring Property, provided, however, that this shall not apply to (i) emergency vehicle repairs, (ii) vehicles falling within the described category which are parked on paved-driveways on Lots for the purpose of loading, unloading and preparing such items for offsite usage, provided that such use is for a period not to exceed twenty-four (24) consecutive hours, and (iii) the parking of public service and public safety vehicles which may not be prohibited pursuant to Section 33-1809 of the Arizona Revised Statutes.

Parking: No mobile or motor home, boat, jet ski or wave runner, boat, recreational vehicle, all-terrain vehicle, off-road vehicle, trailer, horse trailer, camper, camper shell, snowmobile, bus or any other motor vehicle classed by manufacturing rating as exceeding one (1) ton or any vehicles designed for commercial purposes shall be parked, kept, placed, maintained, constructed, reconstructed, or repaired on any Lot or within the Project so as to be Visible from Neighboring Property, provided, however, that this shall not apply to (i) emergency vehicle repairs, (ii) vehicles falling within the described category which are parked on paved-driveways on Lots for the purpose of loading, unloading and preparing such items for offsite usage, provided that such use is for a period not to exceed twenty-four (24) consecutive hours, and (iii) the parking of public service and public safety vehicles which may not be prohibited pursuant to Section 33-1809 of the Arizona Revised Statutes.

All other motor vehicles shall be permitted to park only in garages or on concrete driveways on Lots and may not be parked so as to obstruct any sidewalks, and no motor vehicle may park on the roads or streets within the Project except as specifically permitted by signage; provided, however, vehicles of guests and invitees may park on the roadways for a temporary period of time not to exceed ten (10) hours provided that no such parking is done in a fashion so as not to obstruct driveways on other Lots or traffic within the project. Owners may park a motor home, boat, jet ski or wave runner, boat, recreational vehicle, all-terrain vehicle, off-road vehicle, trailer, horse trailer, camper, camper shell, snowmobile, bus or any motor vehicle classed by manufacturing rating as exceeding one (1) ton on a Lot with the prior written approval of the Committee subject to the rules noted below.

All motor vehicles of owners, occupants, guests and invitees shall be kept in garages whenever such facilities are sufficient to accommodate the number of motor vehicles on a Lot. Any vehicle parked in violation of Section 3.6 of the CC&R's may be towed at the direction of the Board or its Agent.

OUTDOOR FIREPLACES: Outdoor fireplaces will only be approved in rear yards. Fireplaces that exceed the height of the surrounding walls require Committee approval and will be required to be set back at least five feet (5') from all surrounding walls.

PAINT COLORS: The paint colors used by the original developer are highly recommended for use in all instances. In the case of any variation from the original colors, the preferred colors are earth tones. Trim colors shall not dominate the exterior appearance and shall be of the same color range as the major color. No bright colors will be allowed for the body or the trim of the home. The Committee must approve colors prior to painting.

PATIO COVERS: Roofing materials should match those which were installed by the builder on the original roof of the home or that which were offered as an option by the builder for a patio cover, though other types of materials will be considered if they will hold up to the Arizona weather. Asphalt shingles and rolled roofing are expressly prohibited.

Color and material of supports should match the home. Roofs shall be flat or match the pitch of the roof of the home. All patio covers not installed by the builder will need to be reviewed by the Committee on an individual basis prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

PLAYGROUND EQUIPMENT: Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors, and to assure aesthetic appeal.

The maximum height that will be considered for approval of play structures is twelve feet (12'). The maximum height for any deck/platform is four feet (4') above ground level.

Any play structure which is eight feet (8') tall or less may be placed at least eight feet (8') from any lot line. For each additional foot of play structure height over eight feet (8'), the setback from all surrounding walls shall increase by two feet (2') per foot of height of the structure. (To wit, a structure that is twelve feet (12') tall will need to be set back sixteen feet (16') from all surrounding walls.)

When considering plans, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or brochure of the structure, total dimensions, materials, colors, and a map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color of canopy of the play structure must be one of the following: 1) a "neutral" color of off white, beige, or light brown; 2) a single solid color of red, blue, green, or yellow; or 3) striped with white and one other primary color (red, blue, green, or yellow). Prints and multi-colored striped canopies are prohibited.

POOLS AND SPAS: Pools and spas do not require the prior approval of the Committee except on lots with view fencing unless the pool has a feature that will exceed the height of the surrounding fencing (i.e., slide, water feature, etc.). Perimeter walls on lots bordering common areas and shared Homeowners Association walls may not be torn down to allow access to rear yards.

Access must be gained by removing a portion of the front wall on the side of the home (the return wall). Repairs to the wall must be completed in a timely fashion and must include repairing the wall to match the height, texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. (Lots with view fencing must submit plans for screening for approval by the Committee.)

Pools may not be backwashed into any common area or off of the lot on which the pool has been installed. Check with your pool contractor concerning City ordinance requirements for backwashing. Damage to common areas due to backwashing, including erosion, will be repaired by the Association, and all expenses incurred by the Association will be billed to the homeowner.

POOL FENCING AND EQUIPMENT: Rear yard wrought iron pool fencing installed on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and must meet all City, County, State, and/or Federal requirements.

Pool equipment on lots with view fencing must be screened from view from common areas. Screening may be through plant material or hardscape enclosure. Hardscape enclosures do not require approval if the enclosure does not exceed four feet (4') in height and is painted to match the base color of the home. All other screening material requires approval from the Committee.

RAMADAS AND GAZEBOS: Ramadas and gazebos may be installed in rear yards after receiving Committee approval. Ramadas and gazebos must meet the following requirements:

1. Maximum roof height is ten feet (10'), at the highest point.
2. Building must be set back at least ten feet (10') from all surrounding walls.
3. Structure must be painted to match the house color or be natural redwood, though other materials that will hold up in the Arizona weather will be considered.
4. Structure must be maintained in like new condition at all times.
5. Roofing materials must match the house or be the same as the structure.
6. Lighting of the structure must not shine onto neighboring properties, and should be subdued (accent lighting as opposed to bright lighting). Lighting must be approved by the Committee prior to installation. Photos of the proposed lighting will aid in this respect.

ROOF AND ROOF STRUCTURES: If the dwelling unit has a pitched roof, the roofing material for that portion visible from neighboring property must be clay or concrete tile. Unless specifically authorized in this document, no heating, air conditioning, ventilation equipment, or any other equipment or structures shall be located or installed on any roof (please see SOLAR PANELS). Also, any such equipment or structure shall not be located or installed or maintained anywhere on a Lot, if it is visible from neighboring property.

SECURITY LIGHTING/DEVICES: Security lighting must be directed as not to shine on neighboring property.

Security features including but not limited to doors and windows must be submitted for approval.

SECURITY/SCREEN DOORS/SUNSCREENS: Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home, or are a neutral “earth tone” color. Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and does not need to be submitted for approval, provided that the window frame matches the sunscreen material or the existing window frames.

Window films with a reflectivity over 20% are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed, but requires approval of the Committee prior to installation.

SIDEWALKS: Please refer to DRIVEWAY EXTENSIONS AND SIDEWALKS.

SIGNS: No signs shall be displayed on any lot except the following:

1. Signs as may be required by legal proceedings.
2. Not more than two (2) signs for each living unit for identification of the address with a combined total face area of eighty-four (84) square inches or less.
3. Such signs as may be erected by the Declarant in connection with the development, sale or operation of the Lots and Improvements during the construction and sales period.
4. One (1) professional prepared sign advertising the Lot for sale or for rent, which shall be no larger than twenty-four inches by twenty-four inches (24"x24") and shall be professionally made of metal or fiberboard or wood and mounted on a wood or metal post, no further than six feet (6') from the front sidewalk of the home being sold;
5. Political signs, not to exceed one (1) per lot, of a size not exceeding twenty-four inches by twenty-four inches (24"x24"). Such signs cannot be in place more than 45 days before an election and must be removed within seven (7) days after the election to which the sign pertains.
6. One (1) professionally made “open house” sign to be displayed only on the day the home is open for inspection;
7. Signage for the project at such locations designated or installed by Delarant;
8. Security signs must be located a maximum distance of two feet (2') from the front of the home. Security signs must not exceed twelve inches by twelve inches (12"x12") and must be maintained in good condition at all times.
9. Signs approved by the Committee.

All signs shall conform and comply with appropriate governmental authority ordinances. Signs advertising landscaping or pool contractors, etc., must be removed within forty-eight (48) hours of completion of work.

SOLAR PANELS AND EQUIPMENT: The preferred location for the installation of solar panels and equipment is the rear yard, completely invisible from view of neighboring properties. If a rear yard installation is not feasible or reasonable, the solar energy system may be mounted on the roof. (“Not reasonable” is defined by law as incurring an increase in cost of at least twenty percent (20%) and/or decrease in efficiency of the system of at least twenty percent (20%)

when compared to an alternate installation.) Roof mounted solar equipment (excluding the solar panels) must match the roof material in color, if possible. Panels must be an integrated part of the roof design and mounted directly to the roof plane. They must be racked at the same pitch as the roof, even though the slope of the roof may not be optimal. (The small increase in panel size that may be required to increase the efficiency of the collector array is preferable to the visual conflicts of the different angles and slope on the roof.) Solar units must not break the roof ridge line, visibility must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the Committee. No exterior plumbing may be visible from outside the rear yard. Any visible cabling must be painted to match the structure to which it is attached, and cannot be allowed to hang loose. All solar submittals must include a photo or brochure of the panels and equipment.

STORAGE SHEDS: Storage sheds will be permitted and need not be submitted for approval, provided the maximum height of the shed, including roof, do not exceed the height of the immediately surrounding walls(s) or fences(s).

Sheds that exceed the height of surrounding walls must have a minimum setback of five feet (5') from said surrounding walls. Sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must; 1) be constructed of wood or block; 2) be stuccoed and painted to match the home; and 3) have a tile roof to match the existing tile on the home.

Storage sheds on lots with a view fence are subject to the above provisions, as well as the following provisions: 1) The shed may not be placed adjacent to the view fence; 2) The shed must be screened from view with approved plant materials; and 3) Placement of the shed must be approved prior to installation.

TRAMPOLINES: Trampolines will be approved for installation in rear yards, but the maximum height that shall be approved for trampolines and safety netting is ten feet (10'). Trampolines must be placed at least ten feet (10') from all surrounding walls. The Committee prefers that safety nets and their supports (top and side) be a muted, desert color; however, bright primary colors will be allowed. Equipment must be maintained in good condition at all times.

TRASH CONTAINERS AND COLLECTION: No garbage or trash may be placed on any lot or parcel except in covered containers meeting the City specifications, and these must be stored out of sight except when being made available for pick-up. Trash cans may be placed out for pick-up no more than twelve (12) hours prior to pick-up and must be removed from view no more than twelve (12) hours after pick-up. Rubbish, debris and garbage shall not be allowed to accumulate on any lot. The suggested time for a trash can to be placed at the curb is from the evening of the day before pick-up to the evening the day of pick-up.

Each owner shall be responsible for removal of rubbish, debris and garbage not only from his lot or parcel, but also from all public right-of-ways either fronting or alongside his lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City or the Association. No outdoor incinerators shall be kept or maintained on any lot.

WINDOWS: Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty (30) days of occupancy. No reflective materials with a reflectivity greater than 20%, including but not limited to, aluminum foil, reflective screens or glass, mirrors

or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home. All curtains, blinds, interior shutters, screens and window coverings or window treatments which are visible from neighboring property must be a neutral color. (Section 3.16 of the CC&R's)

PREFERRED COMMUNITIES

"LOVING WHERE YOU LIVE."



Architectural Request Form

Preferred Communities

PO Box 5720

Mesa, AZ 85211

Email: info@gothoa.com Fax: 480-649-0902

Requester/Homeowner Information

Date: _____

Name: _____ Account/Lot Number: _____

Property Address: _____ Telephone: _____

General Description of work to be completed: Include dimensions, shapes, colors, and locations.

*Please attach a sketch, photograph, or sales brochure which illustrates desired additions and/or modifications.

Signing this request specifies that I will assume the responsibility for any work under the above proposed improvement that my contractor or I accomplish which may, in the future adversely affect to common area. I will assume responsibility for all future maintenance of this addition or improvement.

Notice to Owners

1. Submissions will not be considered if the homeowner is not current with the payment of assessments.
2. It is your responsibility to obtain permits (if needed) from the City/County before submitting to the Association for approval.
3. The Architectural Committee has the right to reject any submittal if all required information is not submitted or legible.
4. All work must be completed within 90 days of approval from the HOA.
5. Homeowner MUST notify Management Company upon completion of project (an inspection by the Association will be conducted to verify project was completed based on specifications submitted).

Homeowner's Signature: _____ Date: _____

If the requested change requires adjacent owners input prior to installation, the adjacent owners must sign below to indicate that they have no objections to the proposed change.

#1—Owner Signature: _____ Date: _____

#2—Owner Signature: _____ Date: _____

For Committee Use Only

Date received by Architectural Committee: _____ Date of Decision: _____

Approval: _____ Disapproval: _____

Date homeowner completed project: _____

Date project completion inspection conducted: _____