

Tiffany Architectural Review Board

In accordance with Article V, Section 1 of the By-laws, the Association's Board of Directors may delegate committees to promulgate rules and regulations pertaining to the rights and duties of Members. Section 3.5 of the CC&R's furthermore grants the Association's Board the right to create and appoint a Design Review Board consisting of no less than three (3) of its Members.

To support the management of architectural requests and approvals, the Board of Directors has established Tiffany Architectural Review Board ("TARB"), consisting of two Board Members and one Member of the Association, for the purpose of reviewing, making recommendations to the Board of Directors, and as appropriate, expediting approvals of architectural requests, including but not limited to the following:

- Exterior lighting (e.g. garage and front door)
- Window replacements
- Exterior Paint Colors
- Front Doors
- Security screen doors
- Solar or security window screens
- Gutters
- Awnings
- Rear yard irrigation and landscaping
- Garage doors
- Gates

Submitting an Architectural Application

All architectural requests must be submitted by the Unit Owner directly to Vision, Tiffany's community Manager, listed on the Architectural Application form. A copy of the form is attached to this notice, and may be found on Tiffany's website, at www.tiffanyplace@wearevision.com. The application shall include pictures, samples, measurements, vendor information, etc. as is appropriate based on the work to be performed. A letter from adjoining neighbors acknowledging that they are aware of the request, and any comments or concerns they may have, must be submitted with the application.

Applications that outline the Unit Owner's request consent for architectural repairs and/or modifications are required. If you have questions regarding the requirements, please contact Vision. Once an Architectural Application is received, Vision Community Management will forward it to Tiffany's Architectural Review Board for review.

TARB will review requests and make its recommendations to the Board of Directors as follows:

1. If the request falls under the 'umbrella' of **something standard and 'preapproved'** (such as painting or repairing – using standard specifications including colors, and 'restoration' vs changing), then TARB may sign and approve.
2. If the request is **not** 'standard', such as an extension of a patio, or adding an awning that is not of a neutral color, then the TARB will review, meet and electronically make its recommendation to the main Board. A vote of the main Board would then be taken **at the next open meeting**.
3. If there is an urgency in getting a response, then TARB'S recommendation may electronically be made to the main Board and voted upon, but noting an Action Without a Meeting can't be approved without a unanimous vote.
4. Once the architectural request has been reviewed and acted on as provided above, Vision Management will notify the home owner of the decision.

Specifications for Exterior Updates and Changes

Outdoor Lighting

Replacement lights for garage and front door lights must be bronze in color, and no smaller than 8" in height, 7" wide and 6" diameter. New fixtures should either be dusk to dawn fixtures or have bulbs that support the dusk to dawn operation.

Window replacement

New window frames must be almond/light beige or white in color to blend with the exterior Dunn Edwards Navajo White paint.

Exterior Paint Colors

- Exterior Masonry: Spot Prime with EFF-STOP Select Masonry Primer/Sealer (ESSL00)
Paint with ACRI-HUES Exterior Flat (ACHS10) Dunn Edwards
- Exterior Metal: Spot Prime w/ULTRA-GRIP Select, Int/Ext Multi-Surface Primer (UGSL00)
Paint with ARISTOSHIELD, Int/Ext Eggshell Paint (ASHL30) Dunn Edwards
- Exterior Wood: Spot Prime with EZ-PRIME Premium Exterior Wood Primer (EZPR00)
Paint with ACRI-HUES Exterior Eggshell (ACHS30) Dunn Edwards

Exterior Front Doors

Exterior Front Doors must be an 8-panel wood-stained door. Application must include pictures and sample of stain color.

Security Screen Doors

The security screen door must be bronze in color and basic in design. Application must include pictures of the door design and sample of the color. If the security door has a screen, the screen color must be dark, or brown so as to blend in with the wood front entry door.

Window Sun/Security Screens

The screen frame must blend with the exterior Dunn Edwards Navajo White paint. Application must include pictures and sample of color.

Gutters

All gutters must be painted to match exterior paint of unit whether Norfolk Brown or Navajo White. Justification on the need for the new gutters must be submitted with the application, along with pictures or diagram of type and placement of gutters, design and sample of color.

Awnings

Awnings must be neutral in color, such as tan, or beige.

Rear Yard (irrigation and landscaping)

Plantings and irrigation systems being modified by Owners shall not affect drainage to adjoining Units, or have plantings that will encroach on neighboring homes.

Garage Doors

Garage door replacements must adhere to the current model, style and color as follows:

- Manufacture: Amar
- Model: Heritage
- Number: #1000 for uninsulated door or #2000 for insulated door (owner's discretion)
- Style: Long Panel with Full Sunray Windows in top panel
- Color: Almond
- Size: 16 x 7

Note: A preapproved contractor for garage door replacements is Hung-Rite Door (602) 943-5239. Homeowners are not obligated to use this contractor however this contractor is 'preapproved' by the Board.

Yard Gates

Gate replacements within Tiffany Place must adhere to the following specifications:

Rear Yard Gates

- Gates are to be constructed with a metal/iron frame (straight across the top) with iron pickets and cedar/composite slats between the pickets.
- Gates to be constructed at a height to coincide with the top of the adjoining wall(s) and the bottom sufficient to allow for drainage.
- Gates metal/iron to be powder coated/primed to prevent rusting.
- Gates to be painted (metal/iron and composite slats) to match Tiffany Place's stucco coloring (Dunn-Edwards Navajo White).

Gates to Atrium Enclosure (applicable to 3-bedroom units only):

- Gates may be constructed as provided above (utilizing iron pickets and cedar/composite slats), or may be replaced with wrought iron bars, as they were originally constructed).

Homeowners must confirm their choice of contractor when replacing their gate, and that the Association's specifications are being adhered to on the architectural application.

Note: A preapproved contractor for gate installs is Sunset Gates (480-656-4610). Homeowners are not obligated to this contractor however this contractor is 'preapproved' by the Board.

***** The Unit Owner i) accepts sole responsibility for work that they perform with respect to their Unit, and may not alter the work, or specifications, set forth in their application without resubmittal of the architectural request and ii) shall be responsible for compliance with all federal, state and local laws, and the Association's governing documents, noting that consent by the Association's Board of Managers or its TARB of an architectural request, shall not deem that such work is in compliance with code; Owners are solely responsible for such verification. In addition to the foregoing, Owners must refer to and comply with the Association's governing documents, including but not limited to Section 3.6(c) of the CC&R's, which prohibits an Owner, nor anyone, else from making any structural alteration or change which materially impairs the structural integrity, safety or soundness of any Unit, or any portion of the Common Elements.***

If you have questions related to architectural requests, please contact Vision Community Management at #480.759.4945.