

ESTATES AT SIERRA VISTA HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES



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COMMUNITY ORGANIZATION

Every resident of The Estates at Sierra Vista Homeowners Association, is a member of the Association (the “Association”), the entity responsible for the management of all Common Areas and Related homeowner facilities as well as the administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Preservations and Easements (the “CC&R’s”). The CC&R’s set forth procedures, rules and regulations, which govern the community. The Guidelines for Community Living are an extension of the CC&R’s and they are designed to be used in harmony.

The Board of Directors (the “Board”) is charged with the responsibility for overseeing the business of the Association and has a wide range of powers. The Architectural Committee is established by the Board to review all improvements within the Estates at Sierra Vista including new construction and modifications to existing properties. The Architectural Committee has adopted architectural guidelines and standards to evaluate proposed construction activities.

ARCHITECTURAL REVIEW PROCESS

The CC&R’s require the written approval of the Architectural Committee before any change, addition or modification to a site or building exterior of a residential property is made. Resident with proposed changes should contact the management company, with whom the Association has contracted for full Association Management, to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no new construction or remodeling, including changes in exterior color, is to occur on any lot or exterior of any home without prior approval of the Architectural Committee. The responsibility of the Architectural Committee is to ensure the harmonious high quality image of the Estates at Sierra Vista Homeowners Association is implemented and maintained. Your submittal will be returned to you either approved, denied, or for more information within forty-five (45) days of receipt of your request. Homeowners may appeal the decisions of the Architectural Committee to the Board for consideration, in which case, the decision of the Board shall prevail.

It is the homeowner’s responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all county, local, state and federal government agencies. The Architectural Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

ARCHITECTURAL GUIDELINES

General Principals

The purpose of the Architectural Committee is to ensure consistent application of the Architectural Guidelines. The Committee monitors any portion of any Lot or Parcel which is visible from other Lots or Parcels, the street, or Association Common Areas. This would include backyards which are visually open to other Lots or Association Common Areas. This Architectural Guidelines promote those qualities in the Estates at Sierra Vista Homeowners Association, which enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall Architecture of the community.

Protection of Neighbors

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, light and air, and other aspects of the Architectural which may have a substantial effect on neighboring properties.

Architectural Compatibility

The proposed construction must be compatible with the Architectural characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defines as harmony in style, scale, materials, color and construction details. Please ensure to put your changes in writing to the Board prior to making this change to your home.

Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Architectural Committee assume no responsibility for the safety or livability of new construction by virtue of Architectural or workmanship.

Building Architecture

In general, any exterior addition or alteration to an existing residence shall be compatible with the Architectural character of the original structure.

Patio Covers and Storage Sheds

Backyard storage sheds detached from the house will be considered provided they are lower than the home's surrounding wall or fence so as not to be visible from neighboring property. Storage sheds, along with any permanent addition to a home, including patio covers and other buildings, must be submitted to the Architectural Committee for approval prior to construction.

Satellite Dishes

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 Architectural Committee. Any “dish” larger than one meter (39.11 inches) will be prohibited. Satellite dishes of one meter or less in diameter must be submitted to the Architectural Committee and such application will be approved subject to the Associations’ right to regulate such device in accordance with the Federal Communication Commission rules governing Over-the-Air Reception Devices. Diagram of location must be submitted. If applicable law prohibits the Architectural Committee from requiring prior approval for the installation of certain antennas, any such antennas must still be installed in accordance with the Architectural Guidelines.

Roof & Wall-Mounted Equipment (Including Solar Energy Devices)

No devices of any type, such as evaporative coolers and air conditioning units shall be placed on any roof. Electrical boxes that are attached to the home (side wall) shall be painted to match the color of the home (if doing so does not void the warranty). Telecom and/or irrigation boxes that are on the lot next to the home do not require to be painted the color of the home but every effort must be made to conceal these units with approved landscaping to obstruct view of same from the street and/or neighboring property.

Solar energy devices must be submitted for approval to the Architectural Committee, including a diagram of the location. Such application will be approved subject to the Association’s right to regulate such devices in accordance with Arizona law.

Outdoor Fireplaces

Installation of outdoor fireplaces requires approval by the Committee. All outdoor fireplaces may have a gas log or be wood burning. Outdoor fireplaces may not exceed fence height without prior approval from the Architectural Committee.

Outdoor Lighting

Concealed lighting is encouraged. Unconcealed lighting including coach lights must be submitted for approval. Directed lighting sources shall not be pointed towards streets, Common Areas or directly at neighboring property.

Swimming Pools

Prior to construction of a swimming pool, a homeowner should contact the Management Company to coordinate the point of construction access to assure damage to Common Areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of their homes. Any opening which affects a common Association wall shall require an architectural submittal and a deposit in the amount of \$500.00 for such work, refundable after walls and landscape are repaired and returned to their original condition. The Architectural Committee may also require the Association to replace and repair any common wall, which has been affected to insure continuity within the community with the ability to charge back to the member for labor and materials.

Pools may not be backwashed into the drainage ditches, natural washes, Common Areas, drainage-ways or streets. All backwash water is to be retained on the owner's Lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. Swimming pool fence requirements are regulated by the City of Mesa.

The City should be contacted to determine the safety fence requirement for your pool. Pool fencing must be painted the same color as the exterior perimeter wall. If the fencing is attached to the home, the homeowner may paint the fence the same color as the body of the home. For safety reasons, all openings in walls must be security covered during construction to prevent children from entering and being injured.

Pool plans will not need prior approval unless there is a feature (pool slide or other structure) which would be visible above the top of the wall on NON-VIEW LOTS. Homeowners with VIEW LOTS must submit pool plans. All pool equipment shall be screened from view of neighboring property, streets and Common Area with walls which match the architectural character and color of the house or the existing wall. IF POOL EQUIPMENT IS PLACED NEAR VIEW FENCING, SPACE MUST BE ALLOWED TO ACCOMMODATE THE SCREENING WALL.

Flagpoles

Residential Lot flagpoles are allowed with the following provisions:

- 1) Flagpoles may not exceed twenty (20) feet in height.
- 2) Pole location must adhere to the following:
 - a. Pole must be at least five (5) feet from all perimeter property walls
 - b. Pole in front yard must be at least five (5) feet from the property line
- 3) Flagpoles must be unpainted and made of a weather resistant material such as anodized aluminum or fiberglass.
- 4) Noise abatement hardware must be included in the flagpole.
- 5) Flagpole lighting must be directed at the flag only and not be directed toward any Common Areas or neighboring residences.
- 6) Limit of one (1) flagpole per Lot.

Flags

- 1) The Association shall allow the flying of the following flags as provided for in ARS 33-1808:
 - a. The American Flag
 - b. United States Army, Navy, Air Force, Marine Corps or Coast Guard Flag
 - c. Gadsden Flag (the "Don't Tread on Me" flag)
 - d. POW/MIA Flag
 - e. An Arizona Indian nations flag
- 2) Flags must be proportional to pole height
 - a. Pole height 20' flag size no greater than 4'x6'
 - b. Pole height 15' flag size no greater than 3'x5'
- 3) Flags must fly only between sunrise and sunset unless properly lighted.
- 4) All flags, whether on poles or house mounted, must adhere to The Freedom to Display the American Flag Act of 2005.

Flagpole, flag, illumination hardware and installation are subject to prior Architectural Committee approval. Any violation of flag etiquette will be considered a violation of the rules of the Estates at Sierra Vista Homeowners Association and subject to normal Association violation enforcement.

Basketball Goals

Goals will not be allowed as a permanent installation in the driveway. Portable goals are to be put away after use out of view every evening.

Driveways

Driveways may not be expanded without the prior approval of the Architectural Committee. All driveways must be kept clean and clear of debris, oil, rust and other stains.

Clotheslines

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

Window Coverings Criteria

No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, or temporary window coverings such as newspapers or bed sheets shall be installed or placed upon the outside or inside of any windows of any house without the prior written approval of the Architectural Committee.

No enclosures, drapes, blinds, shades, screens, awning, or other items affecting the exterior appearance of a house shall be constructed or installed in any home without the prior written consent of the Architectural Committee. The Board has given blanket approval to all off-white or white, shutters, mini-blinds, and vertical blinds installed on the interior of windows. All others shall require Architectural approval.

Planters and Walkways

Planters, paved walkways and other hardscape features visible from neighboring property must be reviewed and approved by the Architectural Committee. Surface textures and colors are to match the paint color and materials of the house.

Detached Garages

Detached garages will be considered by the Architectural Committee but must match the home in construction, style and appearance. Detached garages must receive prior written approval by the Architectural Committee.

Ramada's and Gazebos

Ramada's and gazebos may be erected in rear yards only subject to prior review and approval by the Architectural Committee, subject to the following guidelines:

- 1) Maximum square footage (under roof area) is 120 square feet.
- 2) Maximum roof height is ten (10) feet at the highest point
- 3) The structure must be set back a minimum of five (5) feet from any perimeter wall.

- 4) The structures must be maintained in good condition and the colors must be submitted for approval.
- 5) Any roof tile must also match the tile of the house.
- 6) Lighting of the structure must be approved by Architectural Review prior to installation.

Play Structures

Play structures may be erected in rear yard only subject to prior review and approval by the Architectural Committee, subject to the following guidelines:

- 1) May be erected in rear yards only and structures must be set back a minimum of five (5) feet from any perimeter wall.
- 2) Maximum height allowed for top support bar or highest point of structure is ten (10) feet.
- 3) The distance from any deck/platform is to be four (4) feet above ground.
- 4) The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
- 5) The Committee will take the appearance, height, and proximity to neighboring property into consideration.
- 6) Any shade canopy must be a solid tan other colors may be considered that are in harmony with the community.

Gates

Double gates may be installed to allow wider access ways to yards. Double gates should be the same or better quality as the originally installed single gate (if applicable). All double gates require Architectural Committee approval.

Gutters and Downspouts

Gutters and downspouts may be considered for approval. The finish on same must match the adjacent surface of the home in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of the material to be used, warranty by the manufacturer, and the name and telephone number of the installer.

Screen Doors

Screen doors and “security doors” must be approved in advance by the Architectural Committee. Submittals should be high quality iron in a color that matches the body of the house. Overly ornate designs will be discouraged. Pictures or brochures or at least a drawing of same must be submitted.

LANDSCAPING

Ornamentation

The utilization of non-living objects as ornaments in the landscape must be harmonious with the character of the neighborhood and must be approved by the Architectural Committee. Individual expression is permissible so long as it does not detract from this goal. Temporary holiday decorations are permitted so long as they are removed within 30 days following the specific holiday.

Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements including watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.

Initial Landscape Installation

Any portion of a Lot which is visible to other Lots, the street, or Association Common Areas must be landscaped within ninety (90) days of City final approval or certificate of occupancy.

COMMUNITY RULES

The following community rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. These rules are not meant to restrict, but rather to guide activities for the benefit of all the Estates at Sierra Vista Homeowners Association. Cooperation on the part of all residents in following these rules will make living at the Estates at Sierra Vista an enjoyable experience.

General Property Restrictions

Owners may rent only the entire Lot or dwelling unit. Rental must be made only to a single family. NO gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any re-zoning, variances or use permits.

Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any Lot except in covered containers as provided by the City of Glendale. These containers must be stored out of sight except for days of collection. Those homeowners who wish to store trash container in rear yards must screen containers so as not to be visible from neighboring property and Common Areas. Screening may consist of either a block wall (stucco and painted to match either the house or perimeter wall) or landscaping. Both the wall and the landscaping must be submitted to the Architectural Committee prior to installation.

Pets

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors.

Dog runs must be approved of the Committee and be located so as not to be visible from Neighboring Property. Dogs must remain on leashes at all times while on Association property. All residents must clean up after their pets and not allow their pets to eliminate on neighboring lots or landscaping

Machinery and Equipment

No machinery or equipment of any kind shall be placed, operated or maintained upon any Lot or any street for more than 24 hours unless previously approved by the Architectural Committee.

Vehicles, Campers and Boats

All Lots throughout Estates at Sierra Vista will be allowed temporary parking of recreational vehicles (RV's), boats and similar equipment, if it is apparent that item(s) are being loaded or unloaded. Residents have 48 hours to load and unload these vehicles (only). All motorized vehicles, including ATV's, motorcycles, go carts and similar vehicles are prohibited from entering onto any Common Areas. No commercial vehicles shall be parked on streets or Lots in the community. Vendors may park for a reasonable amount of time while rendering a service.

Parking

Vehicles of homeowners and their guest are to be parked in the garage, carport or driveway. No inoperable vehicle or those with expired tags shall be parked in the driveways or streets. No vehicle shall be parked on landscaped areas such as grass or granite. No vehicle shall be parked on street overnight.

Building Repair

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.