

SINGLETREE RANCH ARCHITECTURAL CONTROL

NOTE TO OWNER: THESE RULES AND PROCEDURES FOR SINGLETREE RANCH HAVE BEEN FORMULATED FOR THE BENEFIT OF YOU AND YOUR NEIGHBORS. THEY ALSO OFFER YOU AN OPPORTUNITY TO HAVE YOUR PRELIMINARY PLANS REVIEWED BY THE SINGLETREE RANCH HOMEOWNERS ASSOCIATION ARCHITECTURAL COMMITTEE PRIOR TO HAVING INCURRED THE COSTS OF FINAL WORKING BLUEPRINTS. AS THE ARCHITECTURAL COMMITTEE IS OBLIGED TO ENFORCE ITS AUTHORITY REGARDING THE CC&R'S AND THE RULES AND REGULATIONS (THROUGH INJUNCTIVE RELIEF IF NECESSARY), IT IS IMPORTANT THAT YOU READ AND UNDERSTAND THEM SO AS NOT TO BE IN VIOLATION THEREOF.

Universal rules of the entire spectrum of architectural designs which may be submitted to the Architectural Committee are not practical. The Committee is required to make judgements and is given that authority in the CC&R's, but will be guided by two principles as follows:

- a. Aesthetic integrity and compatibility.
- b. Owner's/applicant's desires.

It is necessary that aesthetic integrity and compatibility are satisfied and every effort possible will be made to comply with owner's/applicant's desires when logical and practical. When such desires cannot be approved, the Committee shall make a logical effort to help develop suitable alternatives.

ENFORCEMENT

No owner shall apply for a Certificate of Occupancy from the City of Phoenix unless the owner has constructed the subject property according to the plans and specifications approved by the Architectural Control Committee, including but not limited to the landscape plan. If an owner fails to construct the home in accordance therewith, the Architectural Committee may seek an injunction against the issuance of such Certificate of Occupancy in order to compel compliance with such documents and approvals.

Please be advised that the actions of all contractors and/or vendors are the responsibility of the homeowner employing them. Any damage to

the common areas (e.g. streets, curbs, etc.) will be repaired at the expense of the homeowner. All construction debris should be contained and removed in a timely manner. Your cooperation will be appreciated.

ARCHITECTURAL GUIDELINES

Certain architectural guidelines unique to Singletree Ranch have been established and the Architectural Committee will generally approve those residential applications meeting these requirements.

Specific Guidelines for Singletree Ranch include the following:

I. Architecture

The architectural style is governed by the overall architectural style established by the existing homes in Singletree Ranch.

II. Square Footage

The minimum total square footage on a home shall be 3,000 square feet above grade livable.

III. Setbacks

Building setbacks have been predetermined and generally conform to City of Phoenix criteria for R1-10 zoning.

IV. Walls/Fencing

All party walls shall be of block and stuccoed, shall be painted the same color as the residence, and their construction shall conform to the overall theme wall. Party walls fall into two categories as follows:

1. Front yard walls within the 25 foot front building setback shall not exceed 3 feet 0 inches in height. Existing houses shall be grandfathered.
2. All other rear yard party walls shall be 7 feet 0 inches, and compatible with house design and neighbors existing wall.
3. Wing walls shall be compatible with house or party wall and shall not occur beyond the front of the residence.

V. Exterior House Colors

1. Colors should be earth tone in nature. Examples being white, sand, beige or combinations or mixtures of similar earth tone colors.
2. Approval required on new construction and repainting of existing dwellings.

VI. Landscaping

Each property owner shall submit to the Singletree Ranch Architectural Committee a preliminary landscape concept for review and approval. Upon receipt of comments from the Architectural Committee, based on the preliminary plan, the property owner may then proceed with landscape and irrigation working drawings, which shall also require Architectural Committee approval.

The following minimum tree size shall apply for all lots:

- 1 - 48" box tree
- 1 - 36" box tree
- 1 - 24" box tree per 1,000 square feet of landscape area.
(Minimum shrub and groundcover requirements same as above.)

The intent of these guidelines is to be flexible so as to encourage innovative design. At the discretion of the Architectural Committee, portions of these guidelines may be waived in the case of outstanding landscape architectural design (see Exhibit 3 for list of acceptable plantings).

VIII. All plans for remodeling or existing homes within Singletree shall require review and approvals as well.

PROCEDURES

The following building requirements are promulgated by the Singletree Ranch development as rules, regulations and procedures pursuant to the provisions of the Declaration of Covenants, Conditions and Restrictions for Singletree Ranch Unit Two, identified as Docket No. 12418 Pages 464-468 inclusive, and Singletree Ranch Unit Three, identified as Docket No. 13204 Pages 1339-1343 inclusive, and Amendments thereto, according to the records of the Maricopa County Recorder's office, Maricopa County, Arizona.

I. Application

Application shall be made to the Singletree Ranch Owners Association Architectural Control Committee and may be delivered to National Property Services Group Inc., 7631 East Greenway Road, Scottsdale, Arizona 85260, or other location which may be designated from time to time. An application is not considered submitted until all items on the check list have been submitted to the Committee.

II. Approvals Required

A Design Review Application must be filed by each owner and approval must be obtained from the Architectural Committee for each of the following:

- a. The preliminary site plan, preliminary floor plan, preliminary elevations and preliminary landscaping plan.
- b. The final site plan, working drawings and specifications.
- c. The final landscaping/irrigation plan.

III. Design Review Application

1. Filing Requirement. The owner shall file a Design Review Application with the Architectural Committee on the form enclosed herein. In general, such applications shall contain two copies of a preliminary site plan, preliminary floor plan, preliminary elevations, and preliminary landscape/irrigation plan. One copy will be returned.
2. Time for Filing. The application and all the attachments required therein shall be submitted prior to preparation of final working drawings and prior to submission of an

application to the City of Phoenix for a building permit. Final working drawings must be approved by the Singletree Ranch Architectural Committee prior to start of construction.

3. Committee Procedures. The Architectural Committee shall review the application, required documents, drawings and specifications and issue its approval or disapproval. If disapproved, the reasons for disapproval shall be clearly stated in a written decision. Notification of the decision will be given or mailed to the owner no later than thirty days from the date of submission.
4. Resubmission. If the Architectural Committee disapproves the application, the owner may revise and resubmit a new application. If the resubmission is not approved, the owner may exercise his appeal rights pursuant to the following paragraph.
5. Appeal. If the application is disapproved following resubmission, the owner may request a hearing with the Architectural Committee. Said hearing may be set no later than thirty (30) days after the receipt of the request for hearing. The decision of the Architectural Committee at the hearing shall be the final decision.

FINAL SITE PLAN, WORKING DRAWINGS AND SPECIFICATIONS

I. Submission

After approval of the Design Review Application, and thirty days before construction is to commence, the owner shall submit to the Architectural Committee, in the same manner as the original Design Review Application was submitted, the final site plan, working drawings, specifications, and landscaping plans; said documents shall comply with the attachments previously submitted and be attached to the approved Design Review Application. The Committee will review said documents for the sole purpose of determining compliance with the previously approved Design Review Application. The Architectural Committee will, within fifteen days after submission, approve or disapprove the final working documents, and will give owner written notice of such approval or disapproval. If such documents are disapproved the reasons therefore shall be stated in the written notice.

II. Resubmission

If the Committee disapproved the application, the owner may revise and resubmit a new application. If the resubmission is disapproved, the owner may exercise his appeal rights pursuant to the following paragraph.

III. Appeal

If the final site plan, working drawings and specifications are disapproved upon resubmission, the owner may appeal the Committee's findings to the Committee. Thereafter, the Committee will set a hearing within fifteen days and the decision of the Committee will be final.

LANDSCAPE PLANS

I. Submission

Four (4) sets of preliminary landscape plans must be submitted to the Architectural Committee at the time of the Design Review Application (see Landscape Guidelines). Four sets of final landscape and irrigation working drawings must also be submitted to the Architectural Committee with the submission of the final working drawings. Such landscape plans shall be submitted in the same manner as the application was submitted and attached to the Design Review Application. The Architectural Committee shall review said landscape drawings for the sole purpose of determining compliance with the previously submitted application. The Architectural Committee shall, within thirty days, approve or disapprove the landscape plans and will give the owner written notice of approval or disapproval within thirty days. Landscape and irrigation working drawings are to be submitted with architectural working drawings.

II. Resubmission

If the Architectural Committee disapproves the application, the owner may revise and resubmit a new application. If the resubmission is disapproved, the owner may exercise his appeal rights pursuant to the following paragraph.

III. Appeal

If the landscape plans are disapproved, the owner shall have fifteen days to appeal the Architectural Committee's findings. Thereafter, the Architectural Committee will set a hearing within fifteen days and the decision of the Committee will be final.

EXHIBIT 1

SINGLETREE RANCH OWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE

APPLICATION FORM

IT IS MOST IMPORTANT THAT THE INFORMATION REQUIRED IN THIS APPLICATION BE SUBMITTED IN A PRELIMINARY FORMAT. MANY UNNECESSARY COSTS TO YOU CAN BE AVOIDED BY SUBMITTING PRIOR TO INCURRING THE EXPENSE OF FINAL WORKING DRAWINGS.

A. Owner's Name _____

B. Address _____

C. Telephone _____

D. Lot Number _____

E. Contractor's Name _____

F. Address _____

G. Telephone _____

H. Architect's Name _____

I. Address _____

J. Telephone _____

NOTE: All information shall be submitted prior to the preparation of final working drawings and prior to the submission of an application for a building permit to the City of Phoenix.

EXHIBIT 2

CHECK LIST

The following attachments are required for initial Design Review application. Place check mark to indicate that they are attached. Application is not complete until all items are submitted.

1. Two (2) sets of site plans at not less than one-eighth inch (1/8") scale, specifying and showing the following:
 - a. Location of the home, all setbacks and assessments.
 - b. Location of all paved surfaces, walks, drives, decks.
 - c. Conceptual landscaping plan.
 - d. Location of all walls, fences and gates and specifying the heights, materials and colors to be used therein.
 - e. Location of any pool, patio, ramada, etc.
 - f. Existing and proposed lot elevations (drainage plan).
 - g. Proposed locations for mechanical equipment and electrical service (roof mounted not permitted) for air conditioning.
 - h. Site lighting plan.

2. Two (2) sets of plans (at not less than one-eighth inch (1/8") scale, showing exterior elevations and cross sections and specifying the proposed:
 - a. Type of finish for exterior doors and windows.
 - b. Roofing materials.
 - c. Exterior colors illustrated on elevations with color chips.
 - d. Overall building height.
 - e. Construction type (i.e., frame, masonry, slump block, brick, etc.
 - f. Treatment of air conditioning equipment and electrical service.

3. Two (2) sets of preliminary floor plans at not less than one-eighth inch (1/8") scale, specifying the proposed:
 - a. Square footage of the home, livable and total.
 - b. Designations of rooms.
 - c. Overall dimensions.

- _____ 4. A preliminary outline of the proposed specifications.
- _____ 5. An artistic rendering of the proposed improvements.
- _____ 6. After preliminary approval of site landscape, floor plans and elevations (with colors), final working drawings are to be submitted for final Committee approval.

NOTE: All information shall be submitted prior to the preparation of final working drawings and prior to the submission of an application for a building permit to the City of Phoenix.

Applicant/Owner

Date Submitted

Singletree Ranch Homeowners' Association

Application Incomplete. Request for additional information to applicant.

Date: _____

Complete submission received.

Date: _____

Approval mailed to applicant.

Date: _____

By _____

Title _____

Disposition

Date: _____

By _____

Title _____