FOOTHILLS CLUB WEST COMMUNITY ASSOCIATION, INC.
AMENDED AND RESTATED ARCHITECTURAL & LANDSCAPING GUIDELINES
1/25/22

REQUIREMENTS

In accordance with the Declaration of Covenants, Conditions and Restrictions for Foothills Club West (the "Declaration"), the Board of Directors has adopted the following Guidelines for Architectural Improvements (the "Guidelines"), which shall apply to all Lots within Foothills Club West.

Each Lot owner should read, review and become acquainted with the Declaration and Tract Declaration recorded on their Lot with Maricopa County (the "Tract Declaration") and with these Guidelines as the same may be amended from time to time by the Board of Directors. These documents are intended to ensure that the esthetics of the community are met, property values are maintained and that high standards of development are adhered to within Foothills Club West. The Guidelines are established to assist residents in preparing an application to the Architectural Committee (the "Committee") for structural and landscape improvements.

UNLESS SPECIFICALLY STATED IN THESE GUIDELINES, ALL PLANS MUST BE SUBMITTED PRIOR TO THE START OF THE REQUESTED PROJECT FOR ALL:

- Architecture changes to the existing home,
- New stand-alone structures, including pergolas, children play items, sun coverings ("sails"), etc., that are above the block wall
- Painting, including use of the same color(s) to the existing home,
- Landscaping changes, including changes to materials, to front yards, side yards, and corner lots, Corner lots for which the lot owner is responsible for landscaping and maintaining the area outside perimeter fence adjacent to the street running alongside the lot.
- Changes to backyards that have a "View Fence" that face towards washes and the former golf course.

FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE COMMITTEE.

Even if your project is identical to another which has been approved, it must be submitted for approval. Because each situation may have difference conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All approvals will be conditioned upon compliance with applicable city codes.

APPLICATION PROCEDURE

Applications and plans (which will be kept on file) should be submitted to:

Foothills Club West Community Association
c/o Vision Community Management
16625 S Desert Foothills Parkway, Phoenix, AZ 85048
Ph: 480.759.4945 Fax: 480.759.8683
Email: FCW@WeAreVision.com

The following information must be included:

1. **"Architectural" (which includes Landscaping) or "Paint" Application Form** - A completed application form (copies of which can be obtained from the management office or www.wearevision.com).

2. **Plot Plan** – If applicable, a site plan showing dimensions of the lot, the dimensions of the existing dwelling in relation to the lot, and the dimensions of the proposed addition in relation to the existing dwelling and property lines (setbacks). Measurements must be written on the plans. An accompanying photograph of the proposed location would be helpful as well. Landscape plans must identify the names and proposed locations of all trees, shrubs, ground cover, hardscape and lighting. For the installation of windows, gutters and downspouts, the locations on the house must be specified.

3. **Elevation Plan(s)** - Plans showing finished appearance of the proposed addition in relation to existing dwelling. An accompanying photograph of the proposed addition (if available) would be helpful.

4. **Specifications** - Detailed description of materials to be used and color samples.

5. **Contractor Information** – For all "non-paint" projects, the name and contact information.

Please refer to the specific guidelines set forth in these Architectural and Landscape guidelines for further detail on what to include with your plans.

All buildings and structures erected within Foothills Club West and the use and appearance of all land within Foothills Club West, shall comply with all applicable City of Phoenix zoning and code requirements as well as the Declaration, the Tract Declaration and these Guidelines. **All buildings and structures erected within Foothills Club West must also meet a minimum setback requirement of five (5) feet from all block walls.**

REVIEW, APPROVAL/DISAPPROVAL

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

Neither the Committee, nor the Board, 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 addition nor its effect upon existing or future drainage. ***The Board of Directors retains the right to re-evaluate any architectural modification that creates a nuisance.***

CONSTRUCTION PERIOD

All projects must be completed within 90 days from date of the Committee's approval. If this requirement cannot be met, the homeowner must contact and inform Vision Management of the new expected completion date.

APPEAL

Any appeal of the Committee's decision must be submitted in writing within 15 days following the date of mailing of the Committee's decision to:

Foothills Club West Community Association
c/o Vision Community Management
16625 S Desert Foothills Parkway
Phoenix, AZ 85048
Ph: 480.759.4945 Fax: 480.759.8683
Email: FCW@WeAreVision.com

FOOTHILLS CLUB WEST COMMUNITY ASSOCIATION, INC.
ARCHITECTURE GUIDELINES
1/14/22

ANTENNAS & SATELITTE DISHES

Note: The Installation of antennas and satellite dishes DOES NOT require approval by the Committee. However, these items are prohibited from being installed where they can be seen from the front-facing street without appropriate screening.

Refer to the Tract Declaration recorded on your subdivision for specific provisions. In summary, no antenna, satellite dish, pole, or tower will be permitted that is visible to surrounding properties. In all other cases, plans for the location and concealment of an antenna, pole or tower must be submitted to and approved by the Committee.

For antennas not regulated by the FCC, larger than one meter in diameter, Antenna concealment guidelines are as follows:

- The highest point of the satellite dish must be no higher than 12 inches below the lowest fence elevation.
- The Architectural Committee reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the Declaration and the Tract Declaration.

The Association's preference for location of receivers regulated by the FCC, one (1) meter or less in diameter, in descending order, is as follows:

- A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements
- An unscreened location in the back yard of the Lot;
- On the roof, but below the roof line;
- 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;
- On the roof above the roof line;
- A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements. Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible From Neighboring Property, the Association would prefer such location be used for the Receiver rather than a higher-listed location at which the Receiver would be Visible From Neighboring Property, provided such location will not unreasonably delay or prevent installation, maintenance, or use of the Regulated Receiver, or preclude the reception of an acceptable quality signal.

AWNINGS

Awnings over windows shall be (a) canvas, (b) a solid color matching the exterior body or roof color on the home, (c) the same color on the inside and exterior face, and (d) installed only on the side and rear of the home. A minimum five-year guarantee is required from the manufacturer to insure a high quality awning. 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 OR SIMILAR STRUCTURES

Unless in conflict with your recorded Tract Declaration, these guidelines will apply. Permanent Basketball goals must be located in the rear yard and within the confines of the rear yard perimeter fence and meet the following guidelines.

- Goals must be at least five feet from the rear fence.
- Goals must be at least 10 feet from any part of the house, including patio covers and bay windows on houses that have no patio covers.
- Goals must be at least five feet from all side fences and within a line extending from the side walls of the house to the rear yard fence.
- All goals must be maintained in a quality condition that will not detract from the high quality of the community.
- Portable and/or temporary basketball goals may be utilized, but must be stored from view of common areas and/or neighboring properties when not in use**. The use of these temporary basketball goals DOES NOT need approval by the Committee.**

CHILDREN'S PLAY STRUCTURES

For these structures, the following apply:

- The maximum height which will be considered for approval for pool ladders, swing sets and jungle gym equipment shall be 12 ft., 6 inches, (the same maximum height as pergolas) including any awning.
- Wood may remain natural or must be painted to match the dwelling in color.
- Canvas awnings must be of a color blending with the color of the dwelling stucco.
- The play structure can be placed no closer than five feet to the fence.
- The structure must be kept in a quality condition that will not detract from the high quality of the community.

DECORATIVE ITEMS (INCLUDING, BUT NOT LIMITED TO, BENCHES AND OTHER SEATING ITEMS, FOUNTAINS/WATER FEATURES, & ORNAMENTAL STATUARY, ETC.)

Fountains/Water Features

Fountains/water features will be considered for approval with the following provisions:

- No fountain shall be placed or maintained nearer to the front of the property line than the walls or attached open porch of the dwelling erected on the Lot.
- The maximum height is five feet.
- It is recommended that the water be chlorinated.

Benches/Seating Areas & Other Decorative Items

Benches and other seating items may not exceed four feet in height and must be of an acceptable color and material.

Other decorative items including but not limited to ornamental statuary, artistic work, craft work, figurine or ornamentation of any kind must be located in the rear yard and screened from view of neighbors, streets and common area.

Please note that approvals for Benches/Seating Areas & Other Decorative Items **DO NOT** require approval from the Committee.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)

For EVSE's that are located on the outside of the dwelling, the EVSE must be installed on the side of the house next to the electrical box, and includes cord management.

FLAGS AND FLAGPOLES

As used herein, the term "flagpole" shall mean a pole or staff of wood or metal for display of the American Flag, whether such pole or staff is horizontal or vertical, free- standing or attached to a structure.

All provisions of the Federal Flag Policy must be adhered to. The American Flag, which includes historical versions, may only be displayed from sunrise to sunset unless appropriate lighting is installed which properly illuminates the flag without disturbing the quiet use and enjoyment of neighboring properties. If an Owner wishes to illuminate the flag, the Owner must submit, in writing, a request to install lighting to illuminate the flag along with the lighting plans and specifications to the Architectural Committee prior to illuminating the flag. Only one (1) flagpole of any type is allowed on a Lot.

The height of a flagpole can be no greater than the distance between the point of placement of the pole in the yard and the closest point of either of the following:

- the sidewalk or the street if no sidewalk,
- any common area,
- or any neighbor's property line.

The Association only permits display of the American Flag as a cloth flag, on a flagpole/staff. For example, it may not be displayed by attaching flat to a wall or flat on the inside or outside of a window, or hanging from eaves or on a garage door. Nor is any other type of American "flag" permitted, such as "flags" made solely out of lights or paint or other materials.

There shall be no more than one (1) American flag displayed at any one time, and no flag shall be disproportionately large. An Arizona Flag or a flag representing one of the five United States military branches may also be displayed, provided their display is in accordance with the Federal Flag Policy.

Hardware on the flag/flagpole must not create noise, which disturbs the quiet use and enjoyment of neighboring

properties.

Flags displaying sport teams can only be displayed on the day on which that team is playing.

One decorative flag will be allowed for holidays provided it is displayed no sooner than 40 days prior to the holiday and is removed promptly thereafter.

ALL OTHER FLAGS ARE NOT PERMITTED.

Association retains the right to determine when a flag must be repaired, removed and/or replaced due to weathering, fading, tearing, ripping, etc.

GARAGE DOORS

The replacement, resurfacing and painting of garage doors must be pre-approved by the Committee unless the doors are damaged in an accident and must be replaced on an emergency basis. The color of the doors, in any event, must either match the color of the previous set of doors or be pre-approved by the Committee.

GATES

All gates that are being created or replaced, including the installation of double gates, must be pre-approved. For double gates, each side must match the other side. Shrubs, trees or other plants should be located between the house and the double gates, where possible.

When wood gates are in need of maintenance, homeowners with must replace the wood with a natural color or paint them with an approved color. This maintenance does NOT require approval by the Committee.

GUTTERS AND DOWNSPOUTS

The finish on must closely match the dwelling in color and the proposed locations of the gutters and downspouts must be specified.

HEATING, VENTILATING AND AIR CONDITIONING UNITS (INCL EVAPORATIVE COOLERS)

All units must be ground mounted.

Please note that approvals for these items **DO NOT** require approval from the Committee.

LIGHTING FIXTURES (SCONCES, COACH LIGHTS, ETC.)

For the installation/replacement of these lights, the following information is required:

- The location of the lights being installed/replaced, and
- A picture of the proposed new fixtures.

Also, the bulbs used must be white or off-white. Colored bulbs are not permitted.

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 of non-residential neighboring property or public property. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be concealed from view when not in use.

PAINT

An “Approved Colors List”, which can be found on the Foothills Club West website at www.wearevision.com should be used in the selection. For paint colors selected that are not on the list, a sample of the color must be included, either with an on-line link or physical sample, with the application. Paint colors that are not on this list must be of a neutral tone and must not deviate from the general palette of the “Approved Colors List”. In addition, all paint must be of a flat, matte or eggshell finish. Also, it is strongly recommended that the paint be of a “premium” quality so that fading can be reduced.

Please note that even if you are painting your house the same color, the color choice must be pre-approved by the Committee. In addition, the painting of house numbers on the outside curb must also be pre-approved.

POOL AND SPAS

Pools and spas need not be submitted for approval unless:

- The rear lot has any open fencing, e.g., wrought iron view panel sections.
- A pool accessory will be included that exceeds the height of the perimeter fence (pool slide, water feature, etc.).

- The pool company recommends access through a fence wall that is a party wall between the owner and the Association, e.g., the Association maintains the exterior of the wall. In all cases access through the front wall on the side of the house which is owned and maintained solely by the homeowner is preferred. Before a "party" wall with the Association can be removed, a deposit and written approval by the Association is required.

In addition to the standard requirements, pool plans must include the following:

- The finished floor height(s) of your pool deck.
- The location and proposed concealment of the pool equipment from the golf course and/or neighboring lots. (If not concealed by a solid rear yard perimeter fence and gate, equipment must be concealed by a block fence completed to match the existing perimeter fence in texture and color. Pool equipment placed no closer to the rear of the lot than the walls of the existing dwelling may be concealed by plantings.)

RAMADAS AND SIMILAR STRUCTURES

These shall be limited to single story structures. No upper decks will be allowed. Structure design shall be harmonious with dwelling and exterior landscape.

Structures must not exceed twelve (12) feet six (6) inches in height above approved finished floor, are placed no closer than five (5) feet to any fence, and do not violate any provisions of the recorded Declarations on the subdivision.

REPLACEMENT WINDOWS

The following information is required for the replacement of all windows:

- The identification of windows being replaced,
- The color of any “tinting” used in window,
- Sizes of the windows being replaced,
- Materials used for the framing and trim,
- Color of the outside trim, which must be an approved color.

ROOF TILES (NON-SOLAR)

Replacement roof tiles at are non-solar must be:

- Concrete
- Color through (not painted)
- Standard weight (approximately 900 lbs./100 sq.),
- Flat or an “S” profile, and
- Compatible with the color of the house.

SCREEN & SECURITY DOORS

When considering security or screen doors for approval, the Committee will be concerned about the quality of the door, its color and design and its ability to blend with the color of the original dwelling door. It would not be considered desirable if the door was so ornate or cluttered that it was the first thing that you would notice when you looked at the home. The Association will allow character designs on doors provided they are in good taste and they do not exceed one character per door. (See Exhibit "B") Owner must submit the following information for approval consideration:

- Frame design and color
- Door screen color

Steel doors are an excellent option for homeowners who place a premium on durability and security. Steel doors should never crack or warp, and they provide unmatched security and durability while insulating a home about five times better than a wood exterior door. Steel doors must have a bronzed finish applied, to blend into the neighborhood.

SECURITY CAMERAS

There are no restrictions for the installation/replacement of security cameras, and the items **DO NOT** need to be approved by the Committee.

SHADE COVERS/”SAILS”

The following are minimum standards for these items:

- Horizontal shading members: minimum 2 x 2 rough sawn, with a maximum overhang of 6 inches past a support.
- Horizontal support members: minimum 4 x 6 rough sawn or double 2 x 6 members.
- Vertical support members: minimum 4 x 4 rough sawn.
- Color: Must be an approved color.

These may not exceed 12 ft in height. In addition, they must not be anchored to the residence or any exterior wall.

SIGNS

The following types of signs are permitted and do NOT need approval by the Committee:

- A "For Sale" or "For Lease" sign. However, only one sign is permitted on the lot, and only on the front or side yard. In addition the placement of these signs on perimeter theme walls or golf course fences within Foothills Club West is prohibited.
- Signs advertising the completion of work (such as window replacement, landscaping, etc.). However, these signs must be removed within 30 days of completion of the work.

SOLAR PANELS

The preferred location for all panels and equipment is within the confines of the rear yard, concealed by a solid fence. If this is not possible, plans must include the following:

- Dimensions of panels.
- Dimensions of surface on which panels are to be installed.
- Location of the portion of the surface on which the panels are to be placed.
- Positioning of the panels on the surface.
- Photo or brochure showing the appearance of the panels and the materials and color of which they are constructed.
- Location of plumbing and what steps will be taken to conceal it.
- Explanation of why the panels cannot be installed in a less visible location.

STORAGE SHEDS OR STRUCTURES

The installation of storage sheds do not need approval if the roof of the shed is below the fence wall and is not in a backyard that has a view fence. For all other sheds, approval is required and must meet the following requirements:

- The storage building shall be no higher than eight (8) feet at its highest point;
- The storage building shall· comply with all laws, ordinances and regulations (including, but not limited to, City set back requirements), including if required, obtaining building permits.
- The storage building shall not be attached at any point to any fence (including any block wall fence).
- Roof material cannot be asphalt shingles,
- The structure must blend in with the associated dwelling, and
- The structure must be kept in a condition that will not distract from the high quality of the community.

SUN SCREENS AND WINDOW TINTING

The installation or replacement of sun screens do NOT require pre-approval by the Committee if sun bronze, charcoal, almond/beige or gray sunscreen material is used. Also, the frame for window screens must match the existing window frames.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed and do not need the Committee's approval.

Clear aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors.

WALLS AND VIEW FENCES

Changes, but not repairs, to all view fences and wall must be pre-approved by the Committee. No wall shall exceed six feet in height when measured from original grade, and fences closer to the front lot line that the walls of the dwelling may not exceed three (3) feet in height. Stucco and paint must match the existing dwelling in texture and color or the color and texture of the existing fence, if the wall is an· extension of an existing perimeter fence wall. Block walls must be painted to match the main body color of the home and must be one color.

All repaired or new view fences, must be similar to the original view fence, in terms of color, dimensions and material. It is highly recommended that a "barrier/screen" be installed to prevent snakes from entering the property. If installed, the "barrier/screen" must be of galvanized steel (to present rusting) and should have squares no more than 1/4 inch to be effective.

FOOTHILLS CLUB WEST COMMUNITY ASSOCIATION, INC.
LANDSCAPING GUIDELINES
1/14/22

These landscaping plans apply to the installation and/or replacement of **TREES, PLANTS, SHRUBS, BUSHES**, **GROUND COVERS (**including rock and artificial turf), **HARDSCAPE** and **LIGHTING.**

VEGETATION

PLANTING MINIMUMS

Front Yards
The required amount of plantings/vegetation is dependent upon the square footage of the front yard. Specifically:

Yard Size (Sq. Ft.)	No. of Required 15 Gallon Tree or 6 Ft. Cactus	Required Number of Plants
Greater than 1,000	1 or 0	6 or 8
750 - 1000	1 or 0	4 or 6
500 - 750	0	4
Less Than 500	0	2

Please note that:
- The front yard is defined as the space on the side of the driveway that has the front door to the residence.
- The amount of square footage is plantable space, including areas covered by rock and both natural and synthetic turf. Hardscape, such as pathways and patios, is excluded.
- Plants that are in movable pots or planters DO NOT count towards the plant minimums stated above.

Front Side Yards
No plants shall be required in the front side yard where an RV gate is installed or if the distance from the driveway to the property line is, on average, 8.5 feet or less. Front side yards that are more than 8.5 feet wide must have at least one plant.

Back Yards.
There are no plant minimums for backyards.

Privada and Fairway Hills
Because the HOA maintains these landscapes, planting minimums do not apply for these areas.

APPROVED PLANTS
As there are several hundred, if not thousands, of vegetation types to choose from, it is nearly impossible to compile a comprehensive list of "approved" plants. However, given that we live in the desert, and with predicted drought conditions that are expected to intensify, it is extremely important that a correct combination of vegetation be chosen that both enhance the attractiveness of the property while conserving water. As such, landscaping professions and local nurseries should be contacted to ensure that both goals are met. An excellent starting point would be to obtain a copy of **"Landscape Plants for the Arizona Desert – A Guide to Growing More than 200 Low-Water-Use Plants".** This 47 page pamphlet is published by the Arizona Municipal Water Users Association and can be obtained from the City Of Phoenix's Water Conservation Office. (602-261-8367)

PROHIBITED PLANTS
The following trees, plants and bushes are totally prohibited:
- All types of fruit and citrus trees in the front and side yards. However, these trees are permissible within the confines of the rear yard,
- Evergreen trees, including Pines, Cypress, False Cypress, Juniper, and Cedars,

- Cottonwood trees.

Also, while oleander plants are allowed, dog owners must be aware that these plants are poisonous to dogs.

PLANT SUPPORTS
If trellises and/or lattice is used, it must be painted with an approved color and must match the color of the home. The use of chicken wire is prohibited.

EDGING
Edging that separates any "main yard" area from a separate "garden type" area, may not exceed 12 inches in width and shall be flush where they abut other areas and must be of the following materials: brick, Saltillo tile, Mexican tile, slump block, concrete, steel, aluminum. The color must be "earth tone" color and not white, green, blue, red, or other bright colors. Rope and railroad ties are prohibited are in front and side yards.

REMOVAL
The removal of plants/tress does not need to be pre-approved by the Committee. However, plant minimums, as previously noted, must be adhered to. **Note: Dead/dying plants must be removed to conform with FCW's CC&R's. and do not need to be pre-approved by the Committee.** Regarding replacements:

- If the replacement is the same type of plant/tree, pre-approval is NOT required.
- If the replacement is a different type of plant/tree, pre-approval is required.

DECOMPOSED GRANITE & OTHER ROCK

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue, red or other bright colors. Lava rock and/or cinder rock is prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. The use of an underliner is prohibited.

For front and side yards, the size of the granite or rock must be between ½" to 1". Exception is given for separate "garden areas", where the use of "¼ inch minus" decomposed granite is permissible.

River run rock shall be 3" to 9" in diameter. Not more than 10% of the front yard landscape may be river run rock.

GRADING & MOUNDING

Grading is a critical aspect of landscaping. Each Lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding is proposed. In all cases, the installation must comply with the City of Phoenix grading and drainage plan.

Mounding and other proposed grade changes will be closely scrutinized by the Architectural Committee to assure that mounding will appear natural.

HARDSCAPE

This section covers the requirements for hardscape, which includes the laying/replacement of concrete, pavers and slate-type of materials for the use in driveways, patios and walkways. The color of any concrete used must match any existing concrete. For pavers, including slate, the color must be of an "earth tone" and not white, green, blue, red or other bright colors. In all cases, the proposed changes must comply with drainage requirements. All plans must include:

- All the dimensions of the affected area.
- Measurements of any existing driveways, patios, or paths.
- Measurements of the hardscape being installed.
- Measurements of space between hardscape surfaces where applicable.
- Landscaping to be installed to soften the look of the hardscape.
- Whether or not the curb adjacent to the proposed paved surface is a rolled curb or L-shaped curb, if applicable.
- All building materials and colors to be used.

The use of asphalt is TOTALLY PROHIBITED.

Driveway Expansion
Driveway expansion will be considered for approval provided the combined width of existing driveway plus the proposed expansion .does not exceed fifty percent (50%) of the total width of the front yard, when measured from the widest section of the driveway with expansion. Landscaping must be part of the plan submittal showing where and what will be added to soften the look of the concrete. The expanded driveway may be no closer than 18 inches to the side lot line or 12 feet to the side lot line if it

is adjacent to a street.

No parking shall be permitted on a driveway expansion when within five (5) feet of the property line or when space in the existing driveway is available.

See Exhibits 2 through 5 attached for guidelines.

Driveway Aprons

Driveway aprons may be installed with the following guidelines:

- Each Apron shall be no more than two feet in width.
- Installation must be installed along each side of the original driveway and the length of the original driveway.

(See Exhibit 2 for reference)

Patio Areas & Paths

Patio areas and paths may be installed in the front yard with the following guidelines:

- Area being installed may not exceed more than 25% of the area in which the patio/path is being installed.
- Any permanent (built-in) seating items must be submitted for approval by including a picture of items. For Walkways from the driveway to the Single Side Gate, the width is not to exceed three (3) feet and must be no closer than 12 inches from the property line.
- Any coating must be either flat or a "matte" finish (non-shiny), and it is highly recommended that it be slip resistant.

(See Exhibit 3 for reference)

Driveway Addition for Side RV-Gate Access

The following are guidelines for the design of a driveway extension for access to RV Side Gate:

- The extension shall be no closer than 18 inches from the property line.
- At back of curb, the concrete addition to the existing driveway will be no more than four (4) feet.
- At the mid-point expansion joint in the existing driveway, the concrete addition will be no more than six (6) feet.
- The width of the addition will at no time exceed eight (8) feet.
- The curb must be a roll-top curb, not L-shape.
- Building material and color must match existing driveway.
- All remaining areas must be landscaped.

(See Exhibit 4 for reference)

Concrete Addition for Side RV-Gate Access Not Attached to Existing Driveway

The following are guidelines for the design of a concrete drive for Side RV Gate Access that will not be attached to existing driveway:

- The extension shall be no closer than 18 inches from the property line.
- There will be a minimum of three (3) feet of landscaped area between the existing driveway and the addition.
- The width of the addition will at no time exceed eight (8) feet.
- The curb must be a roll-top curb, not L-Shape curb.
- Building material and color must match existing driveway.
- All remaining areas must be landscaped.

(See Exhibit 5 for reference)

LIGHTING

The installation of permanent lighting must be pre-approved by the Committee. The following are the requirements for ground and string lighting:

- Lighting shall be shielded such that the light shines primarily on the Lot; lights that create glare visible from other Lots are prohibited.
- Colored light bulbs, lenses, or reflectors are not permitted.
- Light fixtures shall not exceed an illumination intensity of more than one foot candle power as measured from the Lot line.
- Low pressure sodium bulbs are not permitted.

Holiday lights are exempt from the approval requirement. Christmas lights and decorations shall not be installed prior to

November 1, and must be removed by January 15th. Similar period requirements (75 days) are in effect for other religious holidays.

SYNTHETIC TURF

The following are the requirements for the installation synthetic turf:

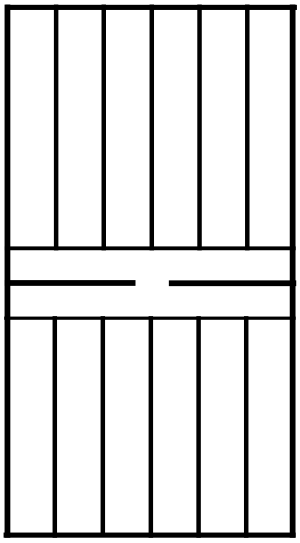
- Color must be a dark "lawn green" and be able to maintain its original color and appearance throughout its guaranteed lifetime (at least 5 years).
- Face Weight = or > 60 oz.
- Total Weight = or > 80 oz.
- Pile Height = or > than 1.5 inches.

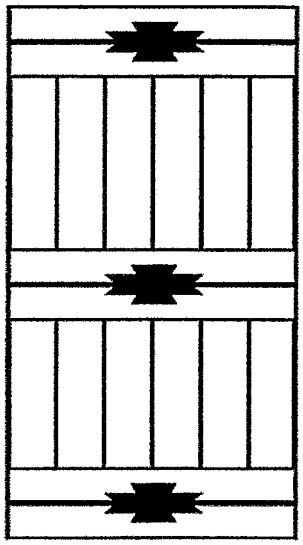
Other requirements involving turf areas, both natural and synthetic, are as follows:

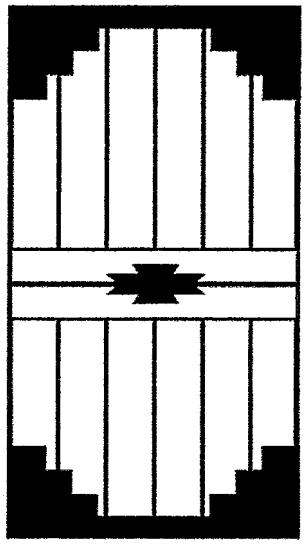
- The turf area is to be maintained like any other landscaped area and is to remain free of weeds and debris.
- Patches will not be allowed unless they are seamless and the exact "lawn green" color as the originally installed product. Faded turf will have to be removed or replaced and the responsibility remains with the homeowner and subsequent homeowners.
- A smooth or flat installation must be maintained in order to keep the turf from gathering or rolling. If rain or wind should erode the base which the turf sits on, then the base must be leveled.
- Any request to remove of any turf deemed deficient and not in compliance with these guidelines made by the Board of Directors will be at the sole cost of the property owners and subsequent owners and any and all costs resulting from legal remedy should the Architectural Committee need to employ counsel to uphold any portion of this agreement, will be the responsibility of the homeowner or subsequent homeowner.

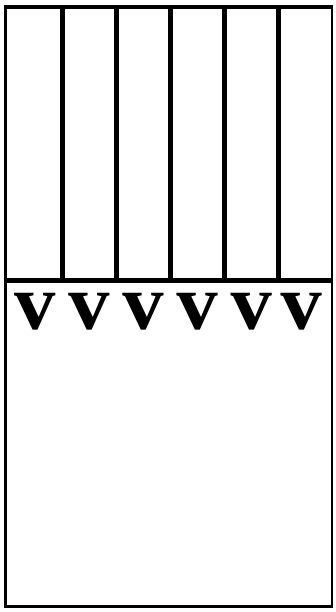
Exhibit B

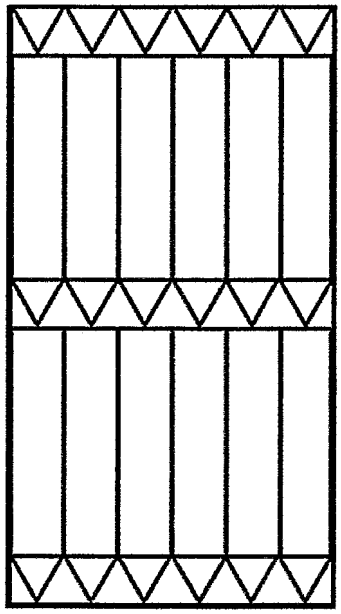
Security or Screen Doors





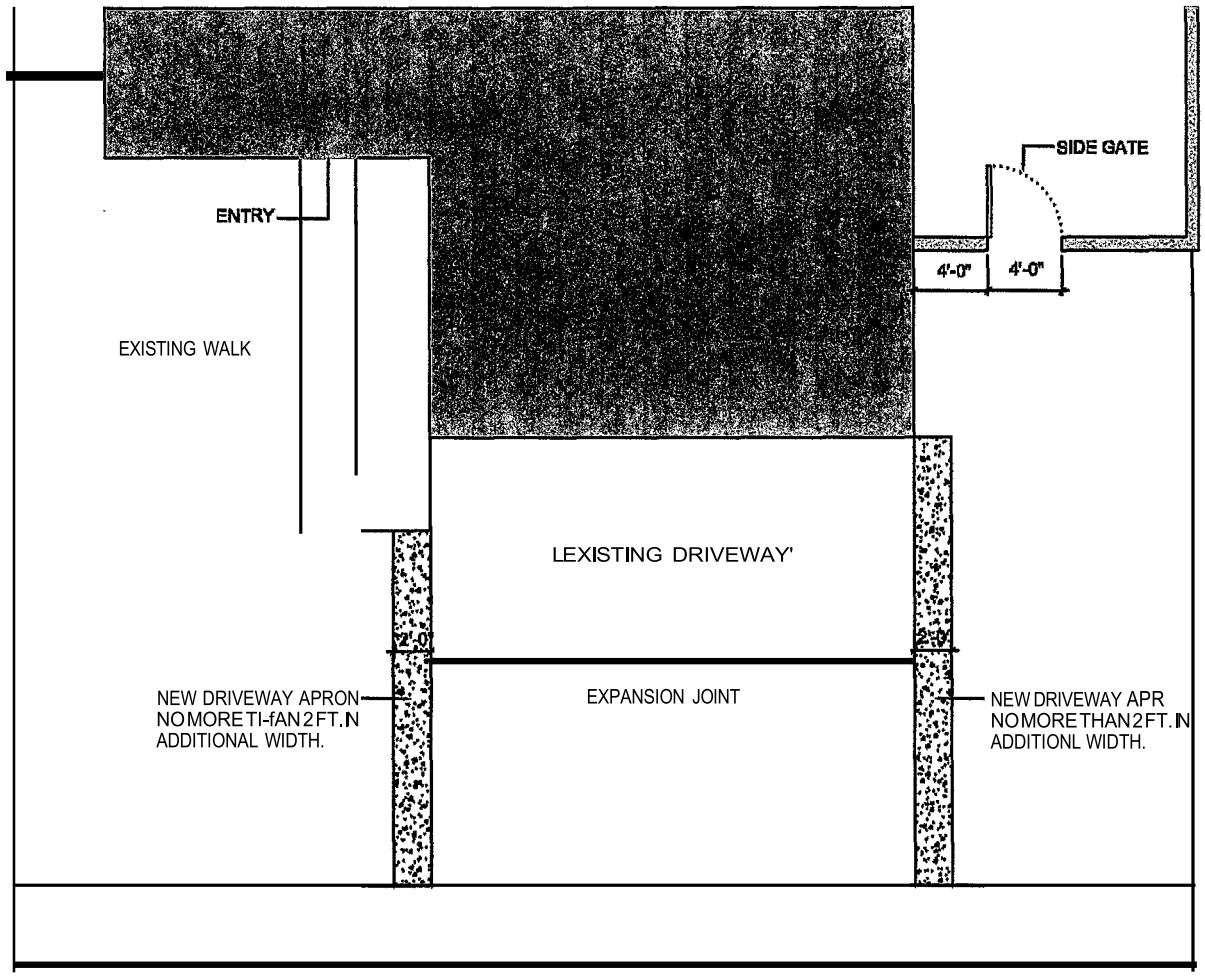






When considering security or screen doo.rs for approval, the committee will be concerned about the quality of the door, its color and design and its ability to blend with the color of the original dwelling door. It would not be considered desirable if the door was so ornate or .cluttered that it was the first thing that you would notice when you looked at the home. The Association will allow character designs on doors provided they are in good taste and do not exceed one character per door.

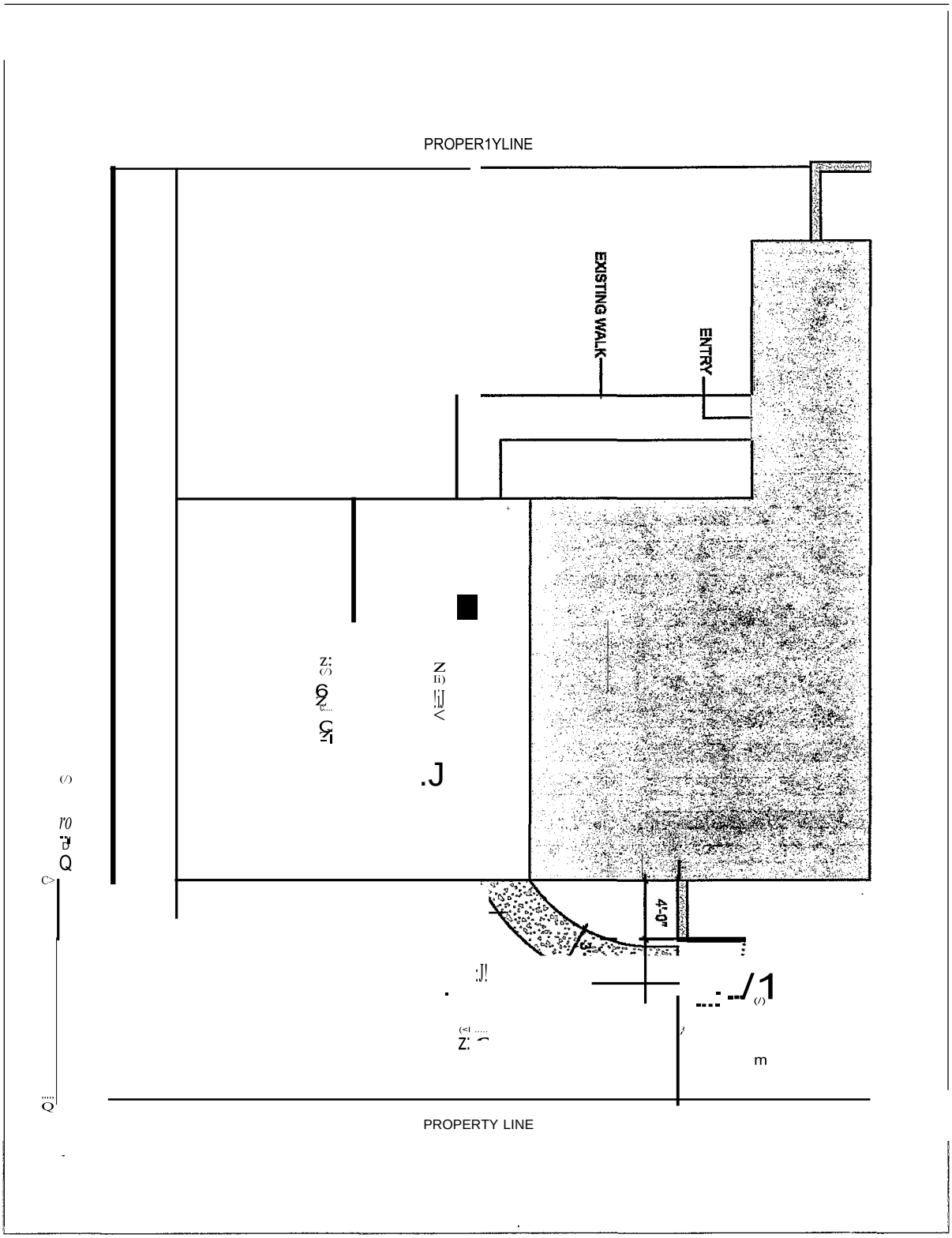
The above drawings are of some doors which have been approved that you can use as guidelines when choosing a pattern for your security or screen doors.



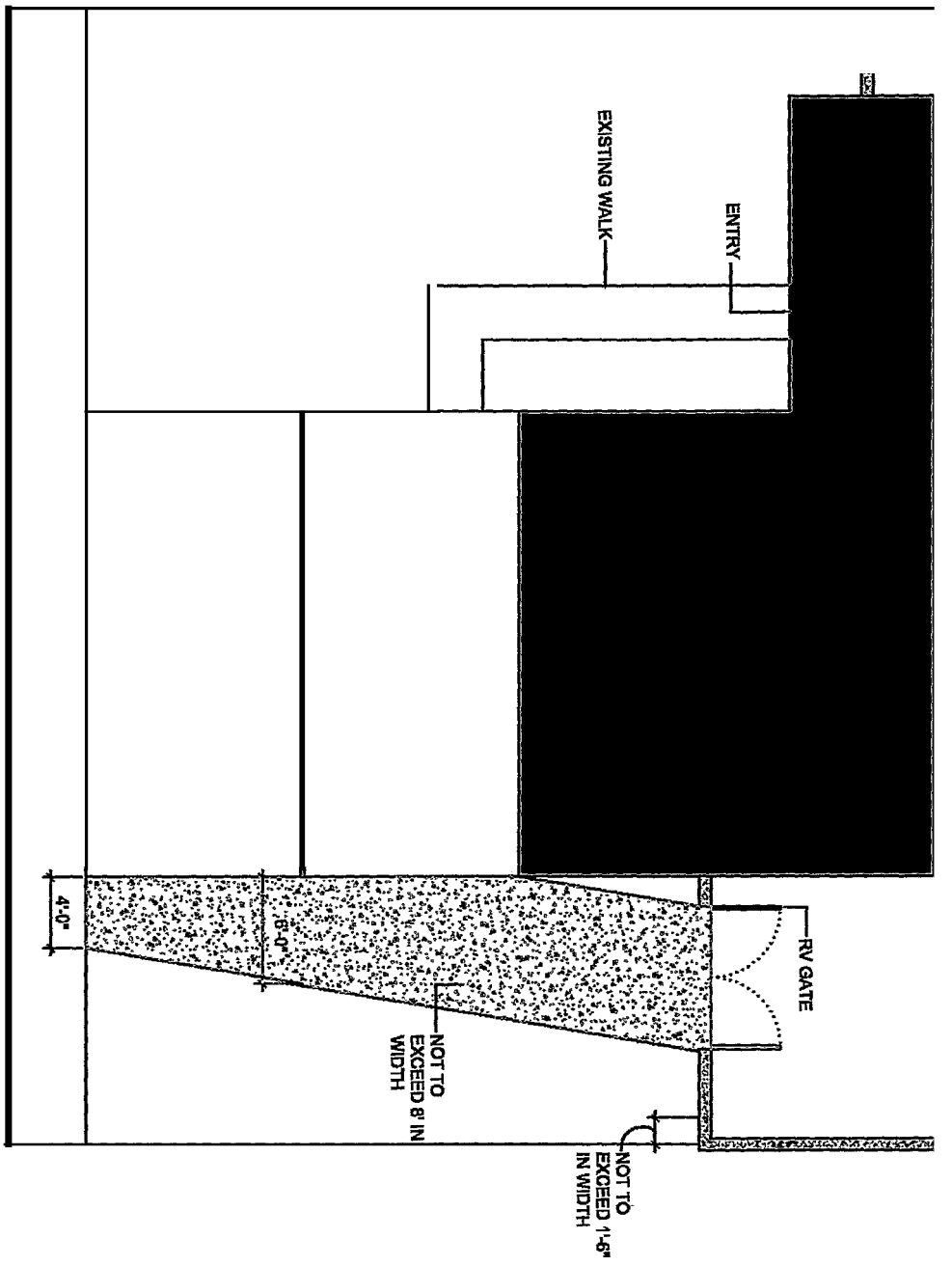
SCALE: 1= 10' L•.•.c,, m=

0 6' 10'

Figure 3



PROPERTY LINE



r
z
Q
I
J

PROPERTY LINE

NOT LESS THAN 1'-6" IN WIDTH
NOT LESS THAN 3' IN WIDTH
PROPERTY LINE
RV GATE
DRIVEWAY NOT TO EXCEED 8 FT. IN WIDTH
ENTRY
EXISTING WALK
3Nn Alll3dmld