

GUIDE LINES

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AWNINGS / WINDOW TREATMENTS

If visible from any other lot or the common areas, must have prior written approval.

ANTENNAS

Refer to the CC&R's, page 10, Section 4.5, for specific provisions. In summary, any antenna, satellite dish, or tower shall be mostly concealed from visibility to surrounding properties. In all cases, plans for the location and concealment of an antenna, pole, or tower must be submitted to and approved by the Architectural Committee and Board.

BASKET BALL GOALS OR SIMILAR STRUCTURES      Section 4.20 CC&R's

No basket ball goal or backboard shall be attached to a roof or other part of a Residential Unit or other building. Basket ball goals and backboards attached to a free-standing pole may be installed on a Lot provided the location, design and appearance of the basket ball goal and backboard is approved in writing by the Architectural Committee.

DECORATIVE ITEMS (INCLUDING FOUNTAINS, LIGHT POLES, EXTERIOR WALL ORNAMENTATION AND ORNAMENTAL STATUARY) Section 4.16, etc.

These items must be located in the rear yard and screened from view of neighbors, streets, and common areas. All other items and locations in front must be approved by the Committee in writing. The Architectural Review Committee may also question the applicant about any nuisance excessive light or water pump noises that go beyond the property line.

CHILDREN'S PLAY STRUCTURES      Sections 4.21, 4.20, 4.16 etc.

Children's play structures must be submitted for approval since in most instances, they protrude above the fence. This is NOT intended to eliminate play structures, but to assure nothing unsightly is erected.

When selecting the location upon which the structure is to be placed, the distance from the

ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure. When considering plan approval, the Committee will take into consideration the appearance, height, and proximity to neighboring property.

COOLERS / AIR CONDITIONERS Roof top prohibited. Ground-based only. Section 4.19

FENCES and WALLS (INCLUDING DECORATIVE WALLS) Sections 4.16, 4.27, 8.5, 8.6  
Plans for new fences or walls or additions to existing structures must be submitted to the Review Committee for approval prior to construction. (This includes decorative walls).

Stucco and paint must match the existing dwelling in both texture and color. Color changes are a major change and need to be applied for on the same Review Request.

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Gazebos

Gazebos must match the trim or exterior color of the dwelling. Drawings and/or photographs with dimensions, samples of unusual materials and colors to be submitted to the Review Committee and then the Board, prior to construction.

When it is determined that an existing gazebo needs refinishing, it must be painted to match the trim or exterior color of the dwelling. Covered spas are also subject to these restrictions.

The Missouri Terrace Home Owners Architectural Review Committee will want to see any City construction permit final inspection releases, when job is completed, on time.

GUTTERS and DOWN SPOUTS

Gutters and down spouts must match the dwelling in color. The owner is responsible for the effect on drainage.

LANDSCAPE See CC&R's Section 4.27 to begin, and other sections that may apply.

Original landscaping in front yard must be installed within 90 days of from date that owner acquires title to the lot. All landscaping must comply with the Design Guide lines and must be approved by the Architectural Committee. Landscaping at all times must be maintained by each Owner in a neat and attractive manner. Alterations or modifications made to the original landscaping of a Lot as originally installed must be approved in advance by the Architectural Committee. Section 8.2 Maintenance of Lots

**MAINTENANCE****CC&R's Section 8 Maintenance 8.2 Lots (by owner)**

Each owner of a Lot shall be responsible for Maintenance of his Lot. All buildings, Residential units, landscaping, and other improvements shall at all times, be kept in good condition and repair. All grass and plants on a Lot shall be irrigated and trimmed at regular intervals. Dead trees, plants and grass shall be replaced with foliage of like kind unless a different kind is approved in writing by the Architectural Committee. Lots shall be maintained in a weed free and attractive manner. No yard equipment, wood piles, or storage areas may be maintained so as to be Visible from Neighboring Property or street. See also Section 8.4 Improper Maintenance.

**PAINT GUIDE LINES**

Any changes are to be applied for to Architectural Com.

**PATIO COVERS**

Applicant must first have a building permit from the City of Glendale for approval. Some Missouri Terrace lots may not have enough footage between back of home and the back fence to allow a patio cover. Detailed plans must be submitted to both the City and the Architectural review Committee prior to starting construction. When considering plan approval, the committee will take into consideration the appearance, the type of roofing and all materials, with sizes, colors, and proximity to neighboring property.

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**POOL and SPA's**

Pools and Spas need not be submitted for architectural approval provided the following requirements are met: (1) pool ladders shall not exceed eight (8) feet in height, (2) perimeter walls on lots bordering Association landscaped areas may not be torn down. Access must be gained by tearing down a front wall on the side of the home, leaving the perimeter wall intact, assuring it matches in texture and color throughout the community. (see also GAZEBOS)

**SCREEN DOORS and SUN CONTROL DEVICES**

Clear aluminum (silver colored) screen material is prohibited as are silver aluminum screen doors. Bronze or charcoal sun screen material is preferred. Front entry

security doors will be considered for approval in same colors as the home.

Silver reflective window films are expressly prohibited. Window tinting will be considered for approval.

Coverings for garage door windows must be submitted for prior approval.

SECURITY WROUGHT IRON should be submitted for approval. Colors match home.

Safety of fire exits may be reviewed with application, also.

SIGNS Refer to CC&R's. Signs are generally prohibited in City rules, also. Even signs for garage sales on main street corners. Security System signs in front of homes are permitted. Maximum height 30 inches. Maximum sign size 144 square inches.

Political signs are temporarily permitted before election times, in front of homes.

SOLAR PANELS Permitted, must be submitted with least possible approach to visibility.

STORAGE SHEDS Such units must match the house in materials, color and the like.

Such buildings or units must comply with City Zoning and set back requirements from perimeter walls and other structures applicable to the property. Building permit.

\*\*\*\*\* These Architectural Guide lines may be amended by the Board of Directors from time to time by a majority vote of the Board.

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Signature Office  
Date of Board Acceptance

Date of Recording Maricopa County \_\_\_\_\_ Recording number \_\_\_\_\_

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