

CANTERRA COURT HOMEOWNERS ASSOCIATION

(a.k.a. Pecan Groves)

Rules and Regulations

Modified February 22, 2022

ARTICLE 1: ARCHITECTURAL PROCEDURES

Section 1.1 OVERVIEW. In accordance with the Declaration of Covenants, Conditions and Restrictions for Canterra Court (the "Declaration"), the Architectural Committee (the "Committee") has adopted the following Guidelines for Architectural Improvements (the "Guidelines") which shall apply to all Lots within the Pecan Groves subdivision.

It is recommended that each Lot Owner read, review, and make themselves acquainted with the Declaration and with these Guidelines as may be amended from time to time by the Committee. These documents are intended to enhance property values and the high standards of development that exist within Canterra Court Homeowners Association. The Guidelines are established to assist Owners in preparing an application to the Committee for structural and landscape improvements. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE COMMITTEE. Even if your addition or alteration is identical to another in the Association that has been approved, it must still be submitted for approval. Because each situation may have different 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.

Section 1.2 ADDITIONS AND IMPROVEMENTS

ANY ADDITIONS OR IMPROVEMENTS THAT CHANGE THE EXTERIOR OF THE HOME'S APPEARANCE, MUST BE APPROVED BY THE COMMITTEE. REFER TO SECTION 7.7 OF THE DECLARATION.

Section 1.3 APPLICATION PROCEDURE

This section will discuss in detail the following five application issues:

1. Submittal
2. Review and Decision
3. Appeal
4. Expiration of Approval
5. Construction Period Limitations

(a) Submittal - Applications and plans (which will be kept on file with the Association) should be submitted to the Committee by mail.

The following information should be included:

1. Application Form - A completed application form (copies of which can be obtained from the management company).
2. Plot Plan - A site plan showing dimensions, relationship to existing dwellings and property lines (setbacks). Measurements must be written on plans.
3. Elevation Plans - Plans showing finished appearance of addition in relationship to existing dwelling. An accompanying photograph of the proposed location would be helpful.
4. Specifications - Detailed description of materials to be used and color samples must be submitted. Contractor's information must be included.

All buildings and structures erected within Pecan Groves and the use and appearance of all land, within Pecan Groves shall comply with the Declaration and these Guidelines.

(b) Review - Approval/Disapproval –

The Committee shall have 45 days after submittal of plans to approve, disapprove with stipulations, or disapprove plans and notify the applicant of the decision. Failure of the Board to notify an application of the decision within 45 days shall be deemed a denial with the opportunity for the Owner to resubmit.

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 structure on the Lot and to neighboring Lots. The location of the improvements with respect to topography and finished grade elevation is also considered.

Neither the Committee, nor the Board, shall have any liability in connection with or relative to approved or disapproved, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition nor its effects upon existing or future drainage. The review of the plans is for aesthetic purpose only.

Any architectural project undertaken without written approval of the Committee may be subject to removal and/or fines.

(c) Appeal Process - Any appeal of the Committee's decision must be submitted in writing to Canterra Court Homeowners Association Board of Directors, within thirty (30) days from the mailing of the Committee's decision.

(d) Approval Expiration –

Construction must be started within forty-five (45) days of the date of the committee's approval of the applicable application or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these guidelines.

(e) Construction Period - Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be

longer, with the Committee's approval), such projects must be completed within ninety (90) days after the date of the projects start.

ARTICLE 2: ARCHITECTURAL RULES

SECTION 2.1 ADDITIONS. All additions to a residence must be submitted to the Architectural Committee.

Section 2.2 ANTENNAS

Antennas must be placed in such a location as to optimize reception while maximizing curbside appeal. Antennas should not impede on the vision integrity of the neighbors. The color of the supporting structure for the antenna must match the colors of the home. If antennas are mounted on a common wall, the elevation of the antenna must not exceed the height of the wall. These restrictions apply only satellite dishes of one (1) meter or less in diameter and only to the extent that compliance with these restrictions will not affect (a) the manufacturer's warranty, (b) preclude reception of an acceptable quality signal, (c) unreasonably increase the cost of installation, maintenance, or use, or (d) unreasonably delay or prevent installation, maintenance or use of the antenna and to the extent allowed by federal law.

Section 2.2 AWNINGS

No window awnings will be permitted on windows visible from the street on any home within Pecan Groves. Alternative forms of sunlight and glare reduction, such as sunscreens, are strongly encouraged. Retractable patio cover awnings in the backyard must be approved by committee prior to installation.

Section 2.3 BASKETBALL GOALS OR SIMILAR STRUCTURES

Basketball goals will be considered based upon their appearance and their relationship to other properties.

No permanent basketball goals will be permitted in the front yard. A portable basketball goal may remain in the front driveway between 8:00 a.m. and dusk regardless of whether it is in use. The goal must not be placed at the curb facing the street. The goal must be stored out of sight after dusk. Such portable goals must be placed on the driveway as to not cause intrusion of stray balls onto adjacent properties. Permanent basketball goals in the back yard must be approved by the Committee prior to installation. Permanent goals must not be placed within fifteen (15) feet of adjacent properties and must be placed in such a location as to limit the intrusion of basketballs into neighboring yards. The pole must be painted to match the primary color of the home. All backboards must be made of transparent materials.

Section 2.4 BUILDING / STRUCTURE REPAIRS

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/structure 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.

Section 2.4 PLAY STRUCTURES; POOL LADDERS

Plans for play structures must be submitted for approval since in most instances they protrude over 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. Play structures or pool ladders must not be above ten (10) feet in height. These structures must not be placed within five (5) feet of a wall shared by an adjacent property.

Section 2.5 DRIVEWAYS / SIDEWALKS

Driveway extensions must be submitted to the Committee for approval. Requests for extensions must include a plot plan of the existing Lot and the direction in which expansion is proposed and photo of front yard with existing driveway. The exact measurements of the proposed paved surface must be stated on the plan. Pavers and the painting of driveways will be allowed upon approval of the Committee. A sample of the paint color must be submitted along with the application. The color must be complimentary to the existing house color.

Pavers need to be installed on appropriate base, such as paver sand, decomposed granite, etc. Only driveway extensions located in the side yard of property will be considered. The total area width (existing plus extension) may not exceed fifty percent (50%) of lot width. Pie shaped lot line width is measured at setback which is front of garage.

Additional Sidewalks: Sidewalks installed to utilize the side gates from the rear of the yard to the existing driving and parallel to the driveway are permitted with Committee preapproval. Sidewalks can be concrete or pavers. Color of pavers should complement house color and be submitted for approval.

Request shall be submitted to the Committee and meet the following conditions: 1. The additional sidewalk is three feet (3') feet or less in width and is one (1') foot or more from the home. 2. The area between the home and sidewalk addition must have groundcover installed, per the landscaping guidelines, or match the existing front yard group cover. 3. The committee reserves the right to review and request change to the addition per the above requirements.

Section 2.6 FENCES AND WALLS (including decorative walls)

Plans for new fences, walls, or additions to existing structures must be submitted to the Committee for approval prior to construction. (This includes decorative walls). Masonry block, stucco, and paint must match the existing structures in texture and color. Any walls or fences constructed or installed pursuant to the CC&Rs and these rules, shall not exceed seven feet (7') in height. Party Walls as defined by Article 11 of the CC&Rs will require approval by both Owners for any changes, maintenance, or other construction addressed in these Rules.

Section 2.7 FLAGPOLES

Freestanding flagpoles are not allowed in residential areas at Pecan Groves unless prior approval has been received by the Committee. Homeowners are advised to use brackets mounted on the house or garage to display flags.

Section 2.8 GATES

Double gates may be installed at Pecan Groves to allow wider access ways to backyards. Double gates shall be of the same type, design, and color as the originally installed single gates. Shrubs, trees, or other plants shall be located between the house and the double gates, where possible.

Section 2.9 GAZEBOS, PERGOLAS, RAMADAS & SHADE STRUCTURES

Gazebos, pergolas, ramadas and shade structures not attached to the home may be erected in the rear yards only and are subject to prior review and approval by the Architectural Committee. The Committee will take into consideration the location upon which the structure is to be placed that includes the distance from neighboring property, height, and visibility from street. The following information should be included with the architectural form: (a) plot plan showing dimensions, and structure build with measurements; (b) measurements must be written on plans to show distance to neighboring walls; (c) photo of back yard must be included, (d) if structure is prefabricated, owner must include photo. **Note that requirements and approvals from the Architectural Committee and the City of Avondale, if applicable, are two separate processes.**

Any structure approved for construction must meet the following criteria:

1. Will not cover under its roof more than two hundred (200) square feet.
2. Will be no more than twelve (12) feet at its highest point.
3. Must be located at least (5) feet on all sides from all perimeters
4. Non-prefabricated structures must be painted the same color as the house on the lot and the colors must be submitted for approval.
5. Approved gazebo or ramada roof must be roof tiled that matches the main house (except for prefab metal gazebo and ramada kits).
6. Prefabricated gazebos, pergolas, ramada or shade structures will be considered for approval by the Committee on a case-by-case basis. The color must be complimentary to the existing house color.
7. Any lighting approved by the Committee must be installed within the structure as to not shine into the neighboring property.
8. The structure must be maintained in good condition at all times. The homeowner is responsible for keeping the structure adequately painted or otherwise finished.

Section 2.10 GUTTERS AND DOWNSPOUTS

Gutters and downspouts may be considered for approval. The color on same must match the dwelling. High-Quality materials that offer long life are recommended as the homeowner will be required to maintain the addition in good repair. Plans must include the proposed locations of the gutters and

downspouts, the quality of materials to be used, warranty by the manufacturer and the name of the installer and telephone number. Care shall be taken by the Owner to eliminate property damage from rainwater runoff. In no case shall water run off onto adjacent properties.

Section 2.11 HEATING, VENTILATING AND AIR CONDITIONING UNITS (includes evaporative coolers) All units must not be visible from neighboring properties or the street and located within the perimeter of the backyard. Care shall be taken to limit the noise from units. No roof/wall or garage-mounted units will be allowed. Any visible wiring must be painted to match body of home color.

Section 12 HOIDAY DECORATIONS

Holiday decorations may be installed 30 days prior to the holiday and must be removed within 30 days after the holiday.

Section 2.13 PATIO COVERS

Plans for new patio covers or modifications to existing covers shall be submitted for approval. All patios must:

1. use columns that are **approximately 16" (inches) X 16" (inches with a 13" (inches) Header in height.**
2. all materials used shall be consistent in color and texture/stucco with the residence
3. patio additions will match existing flat roofs in the community – no tiled roofs

Section 2.14 POOLS AND SPAS

Pools and spas located within an enclosed backyard do not require architectural approval. However, pool ladders/slides need to be approved and will be considered based upon appearance, height, and proximity to other properties. Perimeter walls on Lots bordering Association landscaped areas may not be removed. Access for installation of a pool or spa must be gained by removal and replacement of a front wall on the side of the home. Access to the back yard must be made at such a location to eliminate intrusion onto, or damage to, adjacent properties. The perimeter wall shall remain intact, assuring it matches in texture and color throughout the community.

Section 2.15 SIGNS

No signs shall be erected or maintained on any Lots except those minimally required by A.R.S. § 33-1808 or those pre-approved in writing by the Committee.

Section 2.16

SOLAR PANELS; WIND TURBINES AND EQUIPMENT

All solar energy devices visible from the neighboring property or public view must be pre-approved by the Committee prior to installation. It is requested that roof-mounted solar panels and equipment match the roof material so long as it does not interfere with the solar energy devices' efficiency and without an unreasonable delay or unreasonable cost increase. No solar energy devices may be placed on or encroach on the Common Area Care should be taken to limit their visibility from public view. Roof mounted wind turbines are not allowed.

Section 2.17 STORAGE SHEDS

Storage sheds shall not be placed in a location where they are visible above the fence line.

Section 2.18 SUN SCREENS AND WINDOW TINTING

Sunscreens on windows visible from the street must be approved by the Committee prior to installation. No aluminum material or other reflective material may be installed in windows.

Sunscreen material must be black, brown, or match the existing color of the home. The frame for window screens must match the screen material or existing window frames.

Screen doors and security doors in the front of the house must be submitted for approval.

Section 2.19 SECURITY DEVICES

Security features including but not limited to lights, doors, and window coverings, must be submitted for approval. Security alarms need not be submitted for approval. Motion activated lights shall be placed in such a location so as not to be activated by sidewalk traffic.

ARTICLE 3: LANDSCAPE GUIDELINES

Section 3.1 LANDSCAPING

Homeowners shall maintain their Lots free of weeds and debris; lawns shall be neatly mowed and trimmed; bushes shall be trimmed; and dead plants, trees, or grass shall be removed and replaced. Planting and landscaping plans must be submitted to the Committee for approval pursuant to Section 7.17 of the Declaration.

Section 3.2 TURF

Canterra Court Homeowners Association encourages water conservation. It is recommended that Owners consider turf installation in areas where it can be used for play and desert landscaping be considered in other areas.

Section 3.3 ROCK GROUND COVER

Decomposed granite or other landscape rock may be used as approved by the Committee. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. River run rock shall be three (3) inches to six (6) inches in diameter. Not more than ten percent (10%) of the front yard landscape may be river run rock.

Section 3.4 IRRIGATION SYSTEMS

A drip system is strongly encouraged for all landscaped areas, except turf.

Section 3.5 ASSOCIATION PLANT LIST

The following vegetation types and varieties are prohibited:

1. Olive trees (*Olea Europaea*) other than the "Swan Hill" variety. These trees create considerable pollen which disturbs allergy sufferers. A mature tree produces thousands of olives which drop and create a mess in the landscape
2. Oleanders (*Nerium Oleander*) other than the dwarf variety and *Thevetia* (*Thevetia* species) Oleanders other than dwarf or *Thevetia* varieties get to such a size and trunk thickness that they are difficult to control on a small Lot.
3. Fountain Grass (*Pennisetum Setaceum*) or Pampas Grass (*Cortaderia Selloana*). Within a very few years, Fountain Grass and Pampas Grass build up thatch which makes them extremely difficult to trim back. As a result, they are often let go and are unattractive or Owners end up removing them. Pampas grass blades are so sharp, they can easily produce sliver cuts.
4. All varieties of Citrus are not allowed in the front yard but are permissible within the confines of the rear yard.
5. Mexico Palo Verde (*Parkinsonia Aculeata*). Known for its extreme shedding, this variety is prohibited.
6. All varieties of mulberry trees. Mulberry trees join fruiting olive trees as major pollen contributors.

Section 3.6 GRADING AND MOUNTING

Fine grading is a critical aspect of landscaping. Each Lot should have 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 or berming is proposed. Every effort should be made to make the mounding appear natural.

Section 3.7 WATER FEATURES (Fountains, etc.)

Water features are permitted within rear yard areas. It is recommended water be chlorinated. Water features must be approved by the Committee when proposed for the front yard.

Section 3.8 HARDSCAPE

Any additional pavement areas in any form, e.g., concrete brick, tile, or any wood decks, etc. in the front yard must be approved by the Committee. Any decorative items (including fencing, fountains, statuary, etc.) in the front yard must be approved by the Committee.

Section 3.9 LIGHTING

A. Lighting shall be shielded such that the light shines primarily on the Lot; lights which create glare visible from other Lots are prohibited.

B. Light fixtures shall not exceed any illumination intensity of more than one (1) foot candle power as measured from Lot line.

C. Outside lights shall be screened wherever possible with walls, plant materials, or internal shielding.

Part 2: Parking Rules.

ARTICLE 4: PARKING

Section 4.1 SCOPE

In accordance with the Declaration, Article 7, Sections 7.9, 7.25 and 7.27, the Board of Directors has adopted the following explanations and guidelines for on-street parking. Such guidelines shall apply to all Lots within Pecan Groves.

Section 4.2 PARKING REQUIREMENTS

As stated in said Section 7.25 of the Declaration, all vehicles, whether belonging to the resident, guests or invitees – must be kept in either the garage or on the driveway (since Pecan Groves does not have carports, and/or other specially designated parking areas). This is as long as the facilities are sufficient for the number of vehicles at a Lot. All of Pecan Groves residences have a minimum of a 2-car garage plus a minimum of a 20' driveway measured from the sidewalk. This provides parking for 4 vehicles of standard size. Larger vehicles are not permitted on Pecan Groves for parking at any time. (Refer to Section 7.9 of the Declaration for specifics.) No vehicle over ¾ ton, mobile home, travel trailer, tent trailer, camper shell, detached camper, boat, boat trailer, utility trailer or like equipment may be parked on any Lot or street visible from a neighboring property.

Section 4.3 PARKING RESTRICTIONS

Street parking is not allowed overnight. Any vehicle parked in the street during that time or in other non-designated areas, will be subject to enforcement

Section 4.4 VIOLATIONS

Parking violations will be handled in an expedient manner. Upon notification to the management company, a notification letter will be sent requesting immediate compliance. Further compliance will be enforced pursuant to the Enforcement Policy.

Section 4.5 APPEAL

Any Owner aggrieved by the enforcement of Article 7 of the Declaration has the right to appeal individual penalties by requesting a hearing with the Board of Directors. Upon establishment of said hearing date, statements can be made in person or by submitting a written appeal to Vision Community Management at 16625 South Desert Foothills Pkwy, Phoenix, AZ 85048.