

**ARCHITECTURAL
AND LANDSCAPE
DESIGN GUIDELINES**

FOR

**ARROYO MOUNTAIN ESTATES
HOMEOWNERS ASSOCIATION**

Last Revised: September 1, 2022

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Effective September 1, 2022

INTRODUCTION

Welcome to the Arroyo Mountain Estates Homeowners Association (HOA or Association). Every owner of a lot in Arroyo Mountain Estates is a member of the Association. The Association is a Planned Community as defined by A.R.S. Title 33-1802 and was established by the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), recorded at Instrument No. 2007-0265265 for the purpose of administering and enforcing the CC&Rs, Articles of Incorporation, Bylaws, Association and Architectural Rules. The Board of Directors has the responsibility and duty to establish and enforce architectural and landscape standards in accordance with the provisions set forth in the CC&Rs. These Design Guidelines were developed and approved to provide owners with options for use and enjoyment of their properties while maintaining the community standards established in the CC&Rs. The Design Guidelines interpret and expand upon use standards established in the CCRs and shall have the same force and effect as the CC&Rs. In the event of a conflict between the Design Guidelines and the CC&Rs, the CC&Rs shall govern. The Board hopes that these Guidelines achieve a balance of maintaining the high value and character of the community while still allowing a variety of uses for individual owners. These Guidelines are a living document and may be reviewed and revised by a majority vote of the Board at any time.

Each lot owner should read, review and be familiar with the CC&Rs and the Design Guidelines as the two documents establish the rules and restrictions for what owners can and cannot do with and on their properties. The Design Guidelines especially assist residents in their understanding of allowable improvements or changes to properties and whether an application to the Architectural Committee will be required.

Following the rules in the Design Guidelines does not eliminate the need for submission of plans for approval by the Architectural Committee. Living in an HOA requires that you obtain specific written permission from the Association prior to most home or lot improvement projects.

I. ARCHITECTURAL COMMITTEE

Pursuant to Article III, Section 3.4 of the CC&Rs, the Board shall establish an Architectural Committee consisting of not less than three (3) members to regulate the external design, appearance, and use of the property and to perform such other functions and duties as may be imposed upon it by the CC&Rs, the Bylaws, or the Board. Committee members shall be selected from current owners of Arroyo Mountain Estates properties; renters are not eligible to serve on the Architectural Committee. Committee members serve at the pleasure of the Board and may be removed at any time as the Board determines. The Architectural Committee shall include one (1)

current Board member who will serve as Chairperson of the Committee. The Chairperson will only vote on applications when there is a lack of quorum of committee members voting or in the case of a tie vote, but is still required to review applications, request additional information if needed, and add restrictions or guidance to approvals as necessary.

The purpose of the Architectural Committee is to review applications submitted by owners and determine whether the requested changes or improvements are allowable under the use restrictions established in the CC&Rs and within the provisions of these Design Guidelines. Applications for changes or improvements that comply with the standards in the CC&Rs and Design Guidelines will be approved by the Committee. The Architectural Committee may also recommend changes to the Board regarding the Design Guidelines to include improvements in the procedures, preparation, submission, and review of applications.

Architectural Committee review of owner submitted applications will occur electronically through e-mail and will be facilitated by the Association's Management Company administrative staff. Simple majority vote by Committee members is required to approve an application. The Committee may also meet on any occasion it requires to discuss any matter related to the application process or these Design Guidelines. Such Committee meetings may be held in person or through electronic media and do not require notice to or attendance by association members.

1.1 APPLICATION REQUIREMENTS

Pursuant to Section 5.22 of the CC&Rs, any Owner wishing to do any of the following to their lot must submit to the Architectural Committee a written request for approval specifying in detail the nature and extent of the construction, installation, addition, alteration, repair, change or replacement of any improvement, which the Owner desires to perform:

1. Excavation or grading work.
2. Construction or installation of any improvement.
3. Make or complete any addition, alteration, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any lot, or the improvements located thereon.
4. Any other construction, installation, addition, alteration, repair, change or replacement of any improvement not specifically exempted in the CCRs or these Design Guidelines.

The approval of the Architectural Committee shall be in addition to, and not in lieu of, any approvals, consents or permits required under the ordinances or rules and regulations of any county or municipality having jurisdiction over this community. It is the responsibility of the owner to obtain permits or approvals as required. Approval by the municipality or county is not a guarantee that there will be approval by the Architectural Committee. Similarly, approval by the Architectural Committee is not a guarantee that approval will be granted by the county or municipality, nor does it satisfy the building permit requirements. If the county or municipality requires modifications to the plans after the Architectural Committee has approved the plans, all such modifications must be re submitted to the Architectural Committee for approval prior to commencement of construction.

Even when approvals are granted by the Architectural Committee, the owner assumes all liability and responsibility for any consequences of the work performed. Further, owners shall hold the Committee and the HOA harmless and indemnify them against any damages resulting from owners changes in the structure or upon the lot after close of escrow. Owners should be aware and research whether any of their planned improvements may void their homebuilders' warranty. For example, any owners' changes to the finished grade of the lot may void their warranty, since a grade change could inadvertently direct water towards the foundation of the home and undermine the structure's integrity. To avoid these unintended consequences, a structural engineer should be engaged by the owner to confirm that any desired grade changes will not have a negative effect on the existing structures, including walls, or the grading and drainage of their lots.

1.2 APPLICATION PROCEDURE

Architectural Application forms may be obtained at the Arroyo Mountain Estates Vision Community Management web page.

<https://www.visioncommunitymanagement.com/current-homeowners/community?name=Arroyo%20Mountain%20Estates>

The Application may be completed and submitted online or printed out and mailed to Vision Community Management at the following address.

Arroyo Mountain Estates Homeowners Association
c/o Vision Community Management
16625 S Desert Foothills Pkwy • Phoenix, AZ 85048

Owners requiring assistance may contact Vision Community Management directly.

Phone: (480) 759-4945 • Fax: (480) 759-8683

Email: ArroyoMountain@WeAreVision.com

Website: www.wearevision.com

Architectural Applications require the following information:

1. Architectural Application: A completed and signed application form.
2. Plot Plan: A site plan showing dimensions (length, width, height), including relationships to the existing dwelling and property lines (including setbacks). Measurements must be clearly shown on the Plot Plan.
3. Elevation Plan: Plans, drawings or images showing the finished appearance (including length, width, and height dimensions) of the proposed addition or alteration compared to the existing dwelling. Accompanying photograph(s) of the proposed location will be helpful.
4. Specifications: A detailed description of materials to be used and color samples are required.
5. A brief letter of explanation of the project and any other information specifically required in these Design Guidelines.

The Architectural Committee may ask for additional information and/or clarification. Until all requested information is provided, the application shall be deemed incomplete. The sixty (60) day review timeline will not begin until all information requested by the Committee has been provided.

Only Arroyo Mountain Estates lot owners may request approval of Architectural Applications. Applications submitted by renters, lessees, or contractors will not be accepted.

1.3 REVIEW PROCEDURE

Per Section 5.22(D) of the CC&Rs, the Architectural Committee shall have sixty (60) days after receipt of the complete application (together with all supporting information, plans and specifications requested) to approve or deny the application. No verbal approvals or denials will be given. The Architectural Committee's decision will be made in writing and will be mailed to the applicant-Owner.

The Architectural Committee and Board of Directors shall have no 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 improvement nor its effect upon existing or future drainage. The approval of the Architectural Committee shall be in addition to, and not in lieu of any approvals, consents or permits required under the ordinances or rules and regulations of any county or municipality having jurisdiction over this community.

Construction must be started within ninety (90) days of the date of the Architectural Committee's approval of the application or the Architectural Committee's approval shall be deemed withdrawn and the plans must be resubmitted in accordance with the rules. Owners may also contact Vision Community Management and request an extension from the Architectural Committee for delayed starts.

Once started, construction shall be pursued diligently to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Architectural Committee's discretion), construction shall be completed within one-hundred eighty (180) days of the date of the Committee's approval of the application, or such additional period of time as may be approved by the Committee at the time of issuance. No deviations from the approved plans may be made without resubmitting any changes for approval to the Committee.

1.4 APPEAL PROCEDURE

An Owner shall have the right to appeal an application denied by the Architectural Committee by submitting a request in writing to the Management Company within thirty (30) days of the denial. The appeal request shall include any information or documents pertinent to the appeal. The appeal request will be forwarded to the Board by the Management Company and the Board will review the appeal request during its next regularly scheduled executive session meeting (unless otherwise requested by the owner). The owner requesting the appeal may attend and offer argument to the board during the appeal hearing. All decisions by the Board regarding appeals are final.

II. ARCHITECTURAL REQUIREMENTS, GUIDELINES & RULES

2.1 VISIBLE FROM NEIGHBORING PROPERTY

This is a descriptor from the CC&R's Definition Section 1.30 that is used throughout these guidelines and is often the key element of whether an improvement or change to a property will require an approval from the Architectural Committee. The definition for Visible from Neighboring Property is as follows.

"Visible from Neighboring Property shall mean that an object is or would be visible to a person six feet (6') tall standing on a neighboring lot, neighboring common area, or street at an elevation not greater than the elevation at the base of the object being viewed."

Standing height on a neighboring lot references a person standing at the original grade height of the lot and does not include any areas raised above grade height because of landscape alterations such as a raised patio area.

2.2 ADDITIONS

When considering an addition to an existing structure, the Architectural Committee will only approve the request if the following criteria are met:

1. Additions must meet all applicable zoning ordinances and building code requirements.
2. All additions shall be built within the setback restrictions established by Maricopa Planning and Zoning for a single-family residence in our zoning class.
3. The height of any addition shall be no higher than the existing home.
4. When additions, alterations, or renovations are performed, the established lot drainage must not be altered. All new or altered roofs shall drain to the ground solely within the deeded lot area. No roof may drain directly onto a neighboring property.

2.3 ANIMALS

As stated more specifically within the CC&Rs Section 5.16, common household animals are permitted if they are kept or raised as domestic pets and not for commercial purposes. Animals (including birds) cannot be allowed to be a nuisance to any neighbors. Animals must be on a leash when not contained in the rear yard. Owners are wholly responsible for the behavior of their pets whether on or outside of the owner's lot. Animals cannot be tethered in front or side yards or any other location where they will be visible by others. Owners must clean up after their pets, whether on or outside the owner's lot. When pets are not within the boundaries of the owner's property, the owner or responsible party must immediately remove the pet's solid waste and dispose of it properly. The Architectural Committee has discretion to determine if any lot has an unreasonable number of animals residing on a lot.

2.4 ANTENNAS AND SATELLITE DISHES

See CC&Rs, Article V, Section 5.19 for more specifics. Since this section is complex, it is recommended that you contact the HOA Management Company to discuss any questions you may have with this section.

Federal Communications Commission rules for Over-the-Air-Reception Devices (OTARD) protect the rights of property owners or tenants to install, maintain or use an antenna to receive video programming from direct broadcast satellites, broadband radio services and television broadcast stations on areas within the owner's or tenant's exclusive use. The following receivers are protected by OTARD rules and may be installed without approval by the Architectural Committee.

1. A dish antenna one meter or less in diameter that is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
2. An antenna that is one meter or less in diameter and is designed to receive video programming services via broadband radio service (wireless cable), or to receive or transmit fixed wireless signals other than via satellite.
3. An antenna that is designed to receive local television broadcast signals.

Antennas and dishes shall be placed, to the extent feasible, in locations that are not visible from ground level view from the street(s) running immediately in front of or along the side of a dwelling or adjacent properties provided such restriction does not impair the reception of an acceptable signal. Should such a location impair the signal reception, the antenna or dish shall be placed at the minimum height which does provide an acceptable signal, and which minimizes visibility from ground level view from such streets and adjacent properties.

Antennas and dishes shall be painted in a fashion that blends into the background against which they are mounted provided such painting will not interfere with reception. Mounting material, accessories, and cabling shall be painted in a fashion that blends into the background against which it is mounted.

Outdoor wiring to antennas and dishes shall be routed in such a manner as to minimize or eliminate its visibility from ground level view from such streets and adjacent properties provided such a routing does not unreasonably add to the cost of the installation. Such wiring shall be painted to match structure where attached.

Receivers not protected by FCC OTARD rules, whether attached to a building or structure, or on any lot, must be approved in writing by the Architectural Committee, with such screening and fencing as the Committee may require, prior to installation.

2.5 BASKETBALL EQUIPMENT

Backboards and goals must be pole or stand mounted and shall not be attached to the house, garage, roof, or accessory building. Poles and support brackets must be black, white, or painted to match

the house or trim color. Backboards must be of predominantly neutral color (black, gray, white) or match the house or trim color and must be free of brightly colored decals or graphics. Clear Plexiglas or other clear simulated glass backboards are acceptable. Netting is limited to nylon or similar cord netting. Metal or other chain nets are prohibited. Backboards, goals, nets, poles, and stands must be maintained in good condition. Painting of the driveway for a basketball court layout or any other similar purpose is prohibited.

Front yard goals shall only be portable or temporary and must be stored to be not visible from neighboring properties when not in use. Front yard portable goals do not require approval of the Architectural Committee.

Rear yard goals may be either permanent or temporary. Permanent goals shall require prior approval of the Architectural Committee and must be installed a minimum of ten (10) feet from any rear yard property boundary. Rear yard temporary goals must be located a minimum of ten (10) feet from any rear yard property boundary when in use and must be stored to be not visible from neighboring properties when not in use.

Spotlights or other lighting for the purpose of illuminating the area of play for use after sunset are prohibited.

The owner of the home is fully responsible for ball containment on their individual property. Any damage to neighboring property or landscaping from basketballs shall be the property owner's responsibility to repair or replace.

2.6 CLOTHES DRYING FACILITIES

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed, or maintained on any lot unless they are erected, placed, and maintained exclusively within a fenced rear yard and not visible from neighboring property.

2.7 DECORATIVE ITEMS AND PATIO FURNATURE

Front yard, courtyard, and porch decorative and furniture items that are visible from the street or neighboring property require prior approval by the Architectural Committee. However, terra cotta or other natural-colored flowerpots and garden hose holders as well as commercially produced outdoor furniture do not require prior approval. The Board reserves the right to require removal of decorative items and patio furniture in front yards and/or porches based on size, quantity, color, location, and any other criteria that the Board may determine.

2.8 DRIVEWAY BORDERS, DRIVEWAY ADDITIONS, AND SIDEWALKS

All driveway borders, driveway additions, and sidewalks require prior approval by the Architectural Committee.

Driveway Borders: paver or brick borders on one or both sides of a driveway not to exceed thirty (30) inches in width.

Driveway Additions: a concrete, paver, brick, or quarter-minus granite addition on one side of the driveway whose purpose is for parking and/or for vehicle access to rear yard areas. Driveway additions may only be placed on the garage side of the lot and must have a minimum one (1) foot setback from the property line. Driveway additions may be an extension off the edge of the existing driveway, or a second driveway separated from the existing driveway by a strip of granite landscaping or turf. The total width of the driveway addition plus the width of the existing driveway shall not exceed fifty percent (50%) of the lot width measured at the front of the lot. If the driveway addition is quarter minus material, it must have a concrete, masonry, paver, or brick border, not to exceed one (1) foot in width along the outer edge of the addition near the lot line and on the driveway side if there will be a landscape area separating the existing driveway from the added drive. Driveway additions must be continuous in their width, separate tire tread strips are not authorized. Driveway additions may be full width along or next to the driveway to the street curbing or sidewalk if the street curbing is rounded in profile. Driveway additions for lots with square edge street curbing are required to taper or curve to meet the existing driveway at or before its intersection with the street curbing or sidewalk. Landscape granite or turf and a minimum of two (2) plants or (2) boulders are required in the angle portion between the driveway addition and the sidewalk and/or square edge street curbing to prevent vehicles from driving over the square edge curbing to access the driveway addition. In no case may vehicles drive over or across square edge street curbing to access driveway additions. All ingress/egress to the driveway addition for lots with square edge curbing must be over the existing driveway. All vehicles parked on driveway additions shall be in good working order with current license plates and tags.

The rules and regulations that apply to the current residential driveway will also apply to the driveway addition. Anyone parking on anything other than an approved driveway will be subject to violation notice. Architectural Committee approval for a driveway addition does not remove the obligation to obtain any required permits from the County nor does it remove the applicant's liability to comply with any County codes or ordinances.

Sidewalks: a concrete, paver, brick, or quarter-minus granite walkway not to exceed four (4) feet in width for the purpose of pedestrian access between the street and the front of the house or between the street and a side gate of the property. Sidewalks are not approved for motor vehicles to park on or drive over and must have landscaping on either side of the walkway. Sidewalks accessing side gates must have a minimum one (1) foot setback from the property line. Quarter-minus material sidewalks must have concrete, masonry, paver, or brick borders, not to exceed six (6) inches in width along both sides of the walkway separating the quarter-minus material from larger landscape rock or turf.

A drawing detailing the lot, house, and driveway dimensions as well as the location and dimensions of the proposed driveway border(s), driveway addition or sidewalk must be submitted along with the application to the Architectural Committee. Applications will be reviewed on a case-by-case basis and will only be approved if the proposed addition meets the criteria described above and fits with the architectural features of the lot and neighborhood.

All driveway borders, driveway additions, and sidewalks must be kept clean and clear of debris, oil, rust, and other stains.

2.9 FENCES, WALLS, AND GATES

Prior to the construction of any fence, wall, or gate, plans indicating size, location, color, and materials to be used shall be submitted to the Architectural Committee for approval. New retaining walls will not be approved without a structural engineer's approved and stamped plans. For the integrity of the existing walls, irrigation sprinklers or emitters shall not be placed closer than five (5) feet from any fence or wall.

No fences or walls installed by the Declarant or Builder shall be removed, altered, or painted without the Architectural Committee's prior written approval. Temporary removal of a fence or wall to provide access for construction also requires prior approval from the Architectural Committee. Only a front wall on a side yard may be temporarily removed to allow access to rear yards. In no event shall a Party Wall, either adjoining another lot or common area, be removed for any purpose.

All Lots with perimeter view fencing and all theme walls must be painted the installation color and not altered in any way, unless the Board, at its sole discretion, changes the color scheme or orientation for the entire community. In general, no owner shall attach anything to a wall, but in limited circumstances the Architectural Committee may consider and approve the attachment of mesh barriers or privacy screening materials to view fences provided that the materials and colors compliment the fence and are attached in a non-permanent manner that does not mar or damage the view fence in any way. Such attachments are deemed non-permanent and must be removed at any time as the Board of Directors determines.

2.10 FLAGS

No more than two flagpoles of any type are allowed on a lot. Flagpoles may be located in the front yard and/or backyard. Flagpoles may be freestanding or attached to the house with brackets and shall be no higher than the height of the rooftop of the house. No more than two flags may be displayed at one time from the same flagpole.

In accordance with A.R.S. § 33-1808 the following flags may be displayed:

1. The American flag or an official or replica of a flag of the United States Army, Navy, Air Force, Marine Corps or Coast Guard by an association member on that member's property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
2. The POW/MIA flag.
3. The Arizona state flag.
4. An Arizona Indian nations flag.
5. The Gadsden flag.
6. First Responder flag.
7. Blue Star flag.
8. Gold Star flag.

The flag of another nation may be displayed in lieu of the American flag on national holidays of such nation provided such display complies with the requirements for displaying the American flag.

In addition to the above, the following flags are also approved.

1. Political flags that conform to city, town or county restrictions may be displayed during the following time periods.
 - a. No earlier than seventy-one days before the day of a primary election.
 - b. No later than fifteen days after the day of the general election.
 - c. For a flag for a candidate in a primary election who does not advance to the general election, no later than fifteen days after the primary election.
 - d. The maximum aggregate total dimensions of all political signs and flags on a member's property shall not exceed nine square feet.
2. Sports Team Flags may be displayed seven (7) days prior to the start of the sports season and up to seven (7) days following the close of the sports season.
3. Holiday Flags and banners as authorized in the HOLIDAY LIGHTING AND DECORATIONS section of these guidelines.

There shall be no more than one American flag displayed at any one time, and no flag shall be disproportionately large to the width of the house elevation (i.e., the flag should be less than 10% as wide as the front elevation of the house). The Association permits display of a reasonable number of additional American flags on the following National Holidays only (to be removed no later than 5:00 P.M. of the following day): Memorial Day, Flag Day, July 4th, Labor Day, and Veteran's Day.

Only the flags listed in this guideline may be displayed. Any flag not listed herein is prohibited. Flags may not be offensive to neighbors or the Association. The Board of Directors, at its sole discretion, shall make this determination on a case-by-case basis.

2.11 GARBAGE

All garbage or refuse containers shall be stored to be not visible from neighboring properties or the street. Garbage and refuse containers may be placed on the street for collection beginning at 4:30 PM the day before scheduled collection and must be returned to their not visible storage location by 8:00 AM on the day after collection. Bulk trash items may be placed out on the street beginning at 8:00 AM on the day before the scheduled collection. Rubbish, debris, and garbage shall not be allowed to accumulate even if stored in a location not visible from neighboring properties or the street.

Each Owner shall be responsible for removal of rubbish, debris, and garbage not only from his lot or parcel, but also from all public right of ways either fronting or siding his lot or parcel, excluding public road improvements and those areas specified on a subdivision plat to be maintained by the Association. When in doubt, Owners are urged to be a good neighbor and pick up blowing rubbish,

whether they generated it or not. The burning of any rubbish, debris, or garbage is prohibited in accordance with State and County laws.

2.12 GUTTERS & DOWNSPOUTS

Gutters and downspouts require prior approval by the Architectural Committee and shall be finished to match or compliment the exterior body, trim or roof color of the home. Gutters must be maintained in good condition.

2.13 HOLIDAY LIGHTING AND DECORATIONS

Decorative holiday lighting, displays, flags, and banners for nationally recognized holidays do not require Architectural Committee approval. However, such decorative items shall only be displayed for the following time periods.

1. Thanksgiving, Christmas, New Year's, and other winter Holidays: from November 1 through January 31.
2. All other holidays: from one week before to one week after the nationally recognized holiday.

Owners should practice common sense in the extent to which they decorate so as not to cause a traffic nuisance on their street to the detriment of their neighbor's ability to enter and exit their streets and driveways.

The installation and maintenance of permanent lighting on house eaves and rooflines to be used for holidays requires prior approval from the Architectural Committee. Such permanent lights must be of a design and installation method to where they are unobtrusive when not in use. Please refer to the OUTDOOR LIGHTING section of these guidelines for additional information on permanent eave and roofline lights.

The Board of Directors of the Association reserves the right to require removal of decorative items in front yards based on size, quantity, color, location, and any other criteria that the Board may determine.

2.14 INDOOR FIREPLACE CHIMNEYS

Chimneys serving indoor fireplaces shall be constructed of the same materials and textures as utilized elsewhere on the exterior of the home and shall meet the then current state and federal laws regarding fireplaces. The chimney height may not exceed the minimum required height to obtain proper fireplace draft, according to then current indoor fireplace regulations for the municipality, county, state, and federal regulations.

2.15 MACHINERY, EQUIPMENT, HVAC, AND SOLAR PANELS

No machinery, fixtures, or equipment of any type, including but not limited to heating, cooling, air conditioning, refrigeration, solar panels, or other equipment, shall be placed on any lot without

the prior approval of the Architectural Committee. Approval may be conditioned upon adequate screening or concealment from the view of neighboring or common area property for non-roof mounted equipment.

2.16 MOTOR VEHICLE OPERATION ON COMMON PROPERTY AREAS

The recreational operation of any motor vehicle including but not limited to motorcycles, all-terrain vehicles, golf carts, go carts and the like on all common property areas is prohibited. Owners shall be responsible for the behavior of their families, guests, or lessees regarding this restriction. This restriction does not apply to any vehicles used in the maintenance or repair of common property areas or during emergencies.

2.17 OIL DRIP PANS

Metal, plastic, or other non-porous oil drip pans are allowed for temporary use when placed under a parked vehicle. Whenever the vehicle is moved the oil drip pan must be removed out of sight of the street. Porous materials such as carpet or cardboard are prohibited.

2.18 OUTDOOR BARBEQUES, FIREPLACES, FIRE PITS, AND CHIMINEAS

Wood burning and gas outdoor barbeques, fireplaces, fire pits, and chimineas must be contained in the rear yard. Chimney elements should be set to avoid obstructing views from adjacent properties and must be setback a minimum of three (3) feet from any fencing. The chimney height may not exceed the height of the surrounding fencing, or if attached to the home or accessory building, the chimney height shall not exceed the ridgeline of the adjacent wall to which the fireplace/barbeque unit is attached. Owners shall meet the then current state and federal laws regarding outdoor barbeques, fireplaces, and chimneys. Outdoor barbeques, fireplaces, fire pits and chimineas not visible from neighboring properties do not require Architectural Committee approval. Wood burning outdoor barbeques, fireplaces, fire pits and chimineas are subject to Maricopa County No Burn Day restrictions. Please visit the following web site to determine No Burn Day status.

www.cleanairmakemore.com/noburn/

2.19 OUTDOOR LIGHTING

Except for low voltage landscape lights that do not exceed 18 inches in height and holiday lights in accordance with the HOLIDAY LIGHTING AND DECORATIONS section in these guidelines, all outdoor lighting requires prior written approval by the Architectural Committee. The following are the minimum standards for outdoor lighting:

1. Lighting shall not be placed higher than 10 feet high on the exterior of the house (including garage) and shall be shielded such that the light shines primarily on the lot on which it is installed. Lights that create excessive glare visible from neighboring properties or common area tracts are prohibited.
2. Motion-activated lighting, including floodlights shall be located beneath eave overhangs

where eaves exist. In the absence of eaves, motion-activated lighting shall be shielded to prevent excessive glare visible from neighboring properties or common area tracts.

3. Outside ground lights should be screened whenever possible with walls, plant materials or internal shielding.
4. Permanent eave and roof line lighting, such as Trimlight products, are allowed but must have prior approval by the Architectural Committee. Permanent eave and roof line lighting must be of a design and installation method to where they are unobtrusive when not in use.
5. Holiday lights are governed under the HOLIDAY LIGHTING AND DECORATIONS section of these guidelines.

2.20 PAINTING AND PAINT COLORS

Houses, garages, accessory buildings, and structures shall be maintained in a like new condition. Faded, oxidized, streaked or peeling paint shall be cause for the issuance of a violation notice to require repainting. All painting requires prior written approval from the Architectural Committee, even if the owner is repainting with the existing color palette. All architectural applications for painting require identification of the paint scheme from the color palette originally approved by the Declarant, or by submission of the desired color scheme from the manufacturer's color chips. Paint schemes must be compatible with the other houses in the neighborhood and cannot be the same paint scheme as any house immediately adjacent to the applicant's house (front and both sides). Architectural applications for house painting shall require the submission of a current photo of the house displaying the existing color scheme.

2.21 PARKING

All vehicles shall be parked in garages, on driveways, or on approved driveway additions. When garage and driveway space is insufficient for the number or size of vehicles at the residence, temporary parking on the portion of the street directly adjacent to the owner's lot is allowed during daylight hours.

Vehicles may be parked in the rear or rear/side yards provided that the parked/stored vehicle, boat, camper, trailer, etc., is not visible from neighboring properties. Vehicles parked in the rear or rear/side yards of view fence lots will require a screening method approved by the Architectural Committee to ensure that vehicle is not visible through the view fence.

Recreational vehicles, camp trailers, trailers, boats, and other similar vehicles may be parked on a driveway, driveway addition or on the portion of the street directly adjacent to the owner's lot during daylight hours for the purposes of loading, unloading, or conducting routine maintenance. All such vehicles must be removed from the property during nighttime hours or moved to the rear or rear/side yard if not visible from neighboring properties. The following restrictions will apply to recreational vehicles, camp trailers, trailers, boats, and other similar vehicles while temporarily parked on or in front of lots.

1. At no time shall pop-outs or slide-outs be extended into the street or in any manner that extends over any part of a sidewalk.
2. No water or electric lines may be run across sidewalks.

3. No vehicle may be used for dwelling purposes.
4. The draining of fresh, gray, or black water tanks on community property or streets is strictly prohibited. Any tank draining must into the owner's sewer cleanout or at a facility offsite of the property.

The Association, through its Management Company, may grant variances to allow the overnight parking of recreational vehicles, camp trailers, trailers, boats, and other similar vehicles for a period not to exceed 24 hours in limited circumstances. Owners or lessees shall submit variance requests to the Management Company a minimum of 72 hours before bringing the vehicle on to the property and shall include the date and time the vehicle will be brought on to the property and the date and time the vehicle will leave. These requests will be evaluated on a case-by-case basis and may be denied for any reason that the Management Company or Board of Directors deem appropriate.

2.22 PATIO COVERS AND DECKS

All patio covers, pergolas, trellises, decks, porches, ramadas, arbors, gazebos, and the like ("Patio Covers and Decks") not installed by the builder require Architectural Committee approval.

Patio Covers and Decks shall be constructed of materials and finished in colors that match and complement the dwelling. All closed roofs shall be of masonry or composite tiles that match the profile and color of the roofing on the dwelling, or of other non-reflective roofing material as approved by the Architectural Committee. Asphalt shingles, shake shingles, rolled roofing, thatch roofing and reflective metallic roofing are prohibited. The minimum rear and side yard setback distance from property lines for Patio Covers and Decks is three (3) feet in accordance with Maricopa County Planning and Zoning minimum setbacks for accessory structures. Architectural applications require a site plan with the proposed Patio Cover or Deck in relation to the existing home and other structures and where the proposed additions are situated in relationship to the lot's property lines. Applications shall also require type, color, and finish of all external materials to be used in the structure.

2.23 PLAYGROUND EQUIPMENT AND STRUCTURES

All playground equipment and structures, including, but not limited to, playhouses, forts, swing sets and trampolines that are visible from neighboring properties (including view fenced back and side yards) require Architectural Committee approval prior to installation. Architectural submittals must include the maximum height of the equipment or structure, platform height and a drawing detailing the proposed location and the setback distance to neighboring walls.

All such equipment and structures shall not exceed eleven (11) feet in height from ground level and shall not exceed a platform height of five (5) feet from ground level. The minimum setback from all neighboring walls for such equipment and structures is ten (10) feet.

Equipment and structures that are visible from neighboring properties shall be of a color or finish that compliments the house or have a natural wood finish. All structures shall be maintained in good repair. Tree houses are prohibited.

2.24 PONY WALLS

Pony walls constructed in the front yard to form a courtyard or seating area must be of a style and color to match or compliment the exterior body or trim color of the home and shall be no higher than 42 inches. All pony walls that are visible from the street or neighboring property require prior approval by the Architectural Committee and shall be submitted with a drawing showing the existing structures on the lot and the proposed location and size of the pony wall(s) prior to the commencement of construction. Pony walls are not allowed to be placed forward of a garage in a front yard setting. Pony walls that constitute a retaining wall in the back or side yards are not allowed against an HOA maintained wall without written and stamped plans that contain a confirmation by a structural engineer paid for by the owner stating that the pressure from the weight of the soil within the proposed retained areas will not cause damage to the HOA maintained wall. Additionally, the owner will be liable for any future damage(s) such pony wall/retaining wall may cause.

2.25 POOL AND SPAS

All pools and below ground spas require the prior approval of the Architectural Committee. Above ground spas or hot tubs that are not visible from neighboring properties do not require Architectural Committee approval. Slides, diving boards, rock waterfalls, rock climbing walls or other like accessories shall not exceed (5) five feet in height from ground or deck level. Accessories must be setback a minimum of five (5) feet from all property lines and (7) seven feet from any view fencing.

Perimeter or common walls may not be demolished or removed to provide construction access to rear yards for the purpose of pool, spa, or any other construction. An owner who violates this provision will be assessed the replacement costs necessary to restore the wall to its previous condition. The Association may also seek the recovery of its attorney' fees and costs incurred to enforce this provision. All pool, spa and other construction access must be through a front side yard wall and will require prior approval from the Architectural Committee if a wall will be demolished or removed. Repairs to a front side yard wall must be completed in a timely fashion and include repairing the wall to match the texture and color of its previous condition. Any damage to the common areas, including sidewalks, landscaping, irrigation, or other HOA materials as the result of pool, spa, or other construction, plus any attorney's fees expended on behalf of the HOA in pursuit of such damage shall be the owner's responsibility. The owner is responsible for repairing any such damages within 10 days of notice, or such other timely manner approved by the Board of Directors.

All pool and spa equipment shall be screened from the view of neighboring properties, including equipment situated in the back of yards with view fencing. Screening shall be designed to mitigate pump and equipment noise.

Owners shall keep their pools and spas in a clean and sanitary condition to prevent the harboring or breeding of mosquitoes and other insects.

A pool or spa may not be drained or backwashed into any common area tracts, drainage ways, streets, or other individual's property. All backwash or drain water should be retained on the

owner's lot or directed into the owner's sewer system cleanout. The draining of pool or spas in violation of this section will result in an automatic monetary penalty of \$100 in accordance with the Associations Enforcement Resolution. The Association may at its discretion report the draining of pools or spas in violation of this section to Maricopa County Environmental Services Department for consideration of prosecution or additional fines.

It is the Owner's responsibility to comply with the governing City or County's residential pool and barrier requirements. Architectural Committee approval of a pool or spa application does not in any way certify that the project will meet applicable safety and barrier requirements. The Association does not represent or guarantee that the height or design of the exterior fencing provided around a lot will be sufficient to comply with current or future pool barrier requirements. Exterior walls were constructed only as a means by which to visually separate lots; Owner should not presume the exterior walls or fences are sufficient as a safety barrier between the lot and anything dangerous contained within the lot.

2.26 SECURITY DOORS AND SCREEN DOORS

All screen doors and security doors visible from neighboring properties or the street require prior written approval of the Architectural Committee. Screen doors and security doors shall be of a color or finish that matches or compliments the exterior color of the dwelling. Silver-colored aluminum screen/security doors and/or wire screen mesh doors are prohibited. Screen doors and security doors must be maintained in good condition.

2.27 SHADE SAILS AND COVERS

Shade sails and covers (sails) require prior written approval of the Architectural Committee. Shade sails shall be of non-reflective neutral colors that complements the color of the dwelling. Shade sails shall not be attached or anchored to any wall. Applications shall include a drawing with the location of the proposed installation, sample of material, color, and design.

Shade sails shall be maintained in good condition. The Association retains the right to determine when shade sails must be cleaned, repaired, or replaced due to weathering, fading, tearing, ripping, etc.

2.28 SIGNS

Except for the following, all signs of any kind installed or displayed on any lot or common area which are visible from neighboring properties require prior approval by the Architectural Committee. The following signs may be installed or displayed without approval by the Architectural Committee in accordance with the limitations and restrictions listed herein.

1. One (1) residential identification sign attached to the house not to exceed a face area of seventy-five (75) square inches for the purpose of identifying the address and/or occupant of the home.
2. One (1) No Soliciting sign attached to the house not to exceed a face area of seventy-five (75) square inches.

3. One (1) Beware of Dog sign attached to the house or side gate not to exceed a face area of seventy-five (144) square inches.
4. Signs that are required by legal proceedings or those which by law may not be prohibited.
5. One (1) temporary sign not to exceed 30" x 24" used exclusively to advertise the lot for sale, open house, lease, or rent.
6. One (1) temporary sign not to exceed 18" x 24" identifying the entity or person installing landscaping or a pool on the lot, but only during the period that such installation is in progress.
7. No more than two (2) security signs not to exceed 12" x 12" and placed no further than four (4) feet in front of the home.
8. Cautionary signs regarding children under the following restrictions.
 - a. The signs shall not be placed within the street right of way, clear zone distance and sight visibility triangle or any location where such sign presents a traffic hazard or otherwise poses a threat to the traffic or pedestrian safety.
 - b. The signs are removed within one hour of children ceasing to play.
 - c. The signs are displayed only when children are actually present within fifty feet of the sign.
 - d. The temporary signs are not taller than three feet in height.
 - e. The signs are professionally manufactured or produced.
9. Political signs under the following restrictions.
 - a. No earlier than seventy-one days before the day of a primary election.
 - b. No later than fifteen days after the day of the general election.
 - c. For a sign for a candidate in a primary election who does not advance to the general election, no later than fifteen days after the primary election.
 - d. Association-specific signs may be displayed on a member's property between the date that the association provides written or absentee ballots to the members and three days after the planned community election.
 - e. The maximum aggregate total dimensions of all political signs and flags on a member's property shall not exceed nine square feet.

All signs must conform to any applicable city, town, or county ordinances. Please refer to A.R.S. Title 33-1808 for additional detail regarding signs in planned communities.

2.29 STORAGE SHEDS

Storage sheds (sheds) that are visible from neighboring properties and/or whose maximum height, including the roof, is greater than the height of the immediate surrounding perimeter walls require prior written approval by the Architectural Committee. Two general types of sheds may be approved; site-built sheds constructed on foundations, footings, or concrete slabs; or vinyl, plastic, or resin sheds that lack foundations, footers, or concrete slabs.

The following restrictions apply to site-built sheds visible from neighboring properties and/or taller than perimeter walls. Premanufactured buildings such as Tuff Sheds fall under these restrictions.

1. The minimum rear and side yard setback distance from property lines for sheds is three (3) feet in accordance with Maricopa County Planning and Zoning minimum setback for accessory structures.
2. Sheds shall be painted to match the body, trim, and fascia color of the dwelling.
3. Roofs shall be of masonry or composite tiles that match the profile and color of the roofing on the dwelling. Asphalt shingles, shake shingles, rolled roofing, thatch roofing and metal roofing are prohibited.
4. The maximum height of the shed, including the roof, shall not exceed eleven (11) feet and the maximum building square footage shall not exceed 120 square feet.

The following restrictions apply to vinyl, plastic, or resin sheds visible from neighboring properties and/or taller than perimeter walls. Framed lumber or metal sheds are not approved under this category.

1. The minimum rear and side yard setback distance from property lines for sheds is three (3) feet in accordance with Maricopa County Planning and Zoning minimum setback for accessory structures.
2. Sheds shall be painted to match the color of the dwelling.
3. Roofs shall be a dark non-reflective color that compliments the dwelling or painted to match the body or roof color of the dwelling.
4. The maximum height of the shed, including the roof, shall not exceed nine (9) feet and the maximum building square footage shall not exceed eighty (80) square feet.

Architectural applications require a site plan with the proposed shed shown in relation to the existing home, other structures, and the lot's property lines. Applications shall also require type, color, and finish of all external materials to be used in the structure. Vinyl, plastic, or resin shed applications must include the paint color(s) that will be applied to match the dwelling.

Storage sheds that are not visible from neighboring properties and whose maximum height, including the roof, is less than the height of the immediate surrounding perimeter walls do not require approval by the Architectural Committee. These sheds must be constructed of materials and finished in colors that complement the dwelling. Asphalt shingles, shake shingles, rolled roofing, thatch roofing and reflective metallic roofing are prohibited. Such sheds are also exempt from the setback requirements for sheds visible from neighboring properties.

2.30 VIEW FENCE LOT MAINTENANCE

Back yards that have view fencing are required to be kept neat, clean, and free of weeds and debris. Yard tools, equipment and general storage items should be stored out of sight when not in use. Parked vehicles of any kind must always be screened from view. Any decorative changes made to the backyard walls visible on a view fence lot, i.e., painting or stuccoing, must be approved in advance in writing by the Architectural Committee. Any hardscape additions to the back yard, such as concrete work, built in barbeques, fire-pits, fireplaces, etc. must be approved by the Architectural Committee. As a public view area, view fence rear yards shall be considered under the same general standards as for front yards.

2.31 WATER FEATURES AND FOUNTAINS

All water features, fountains, statuary, and the like (water features) require the prior written approval of the Architectural Committee. Water features shall be no higher than five feet in height and in natural or neutral colors that complement the dwelling or landscaping.

Owners shall maintain their water features in a clean and sanitary condition to prevent the harboring or breeding of mosquitoes and other insects. It is recommended that water features be chlorinated. No water feature shall be allowed to drain directly into a common area tract.

2.32 WINDOWS, SUNSCREENS, AWNINGS AND CANOPIES

Permanent draperies or suitable window treatments shall be installed on all windows facing the street within thirty (30) days of occupancy. Bed sheets, paper, or like items are not approved as suitable window treatments or covers for any window regardless of location. No reflective materials including but not limited to aluminum foil, reflective screens or glass, mirrors, or similar type items, shall be installed or placed on the inside or outside of any window.

Metal frame windows or skylights must have a factory applied color finish that complements the color of the dwelling. Wood frames shall be painted to match the color scheme of the house.

Window sunscreens in non-reflective brown, tan, gray, charcoal, or black colors that complement the color of the dwelling may be installed without the prior written approval of the Architectural Committee. All other sunscreen colors must be submitted for approval.

Awnings and canopies over windows shall be of solid color which matches or complements the exterior colors of the home. Metal or wood frames for awnings and canopies must be painted as outlined above. All awnings and canopies require the prior approval prior of the Architectural Committee. Applications shall include a drawing with the location of the proposed installation, sample of material, color, and design.

Sunscreens, awnings, and canopies shall be maintained in good condition. The Association retains the right to determine when sunscreens, awnings, and canopies must be cleaned, repaired, or replaced due to weathering, fading, tearing, ripping, etc.

III. LANDSCAPE REQUIREMENTS AND GUIDELINES

All changes in front yard and back yard landscaping (only for lots with view fencing) must be submitted for approval to the Architectural Committee prior to installation. Simple replacement of a plant with one of identical type does not require approval.

Note: you must call blue stake services to locate all utilities, including water line, prior to any digging.

Please ensure applications for landscape approval are complete to include an application and a plot plan indicating the design, colors and type of material, quantities, and locations of all items prior to submission.

The owner shall install and maintain landscaping and irrigation improvements in compliance with xeriscape principles and other applicable requirements set forth in the applicable municipal zoning ordinances in that portion of owner's lot which is between the street(s) adjacent to his lot and the exterior wall of his residential unit or any wall separating the side or back yard of the lot from the front yard of the lot.

Any lot that has view fencing (e.g., wrought iron rather than a solid wall) on any boundary of its rear yard shall be completely landscaped and irrigated (front, rear, and side yards) by the owner of such lot in compliance with xeriscape principles and other applicable requirements set forth in the applicable municipal zoning ordinances.

Upon transfer of ownership of a lot, a new owner shall have one-hundred twenty (120) days to bring the front and backyard landscapes of the lot into compliance with these requirements.

All landscaping shall comply with the following minimum requirements:

3.1 FRONT YARD LANDSCAPING REQUIREMENTS

All lots must maintain a front yard ground cover of landscape rock or other similar inert material, live sod, approved artificial turf or a combination thereof. No areas of bare soil are permitted. Areas of sod or artificial turf must be bordered by headers in accordance with section to separate sod/turf areas from rock. Front yards shall include a variety of plants to create an attractive landscape. The minimum number of landscape plants shall be determined on a point system with a minimum score of sixty-five (65) points required to be in compliance. Points shall be assessed as follows.

1. Twenty (20) points for a tree twelve (12) feet or taller with a maximum value of twenty (20) points for this category.
2. Fifteen (15) points for a tree six (6) feet or taller with a maximum value of fifteen (15) points for this category. Cacti, ocotillo, and bird of paradise taller than six (6) feet will be given credit for this category.
3. Five (5) points per shrub, succulent, cacti, or ground cover plant regardless of size with a maximum value of fifty (50) points for this category. Shrubs that have grown together and

are hedged as a single unit will only count as one plant. Plants grown in pots will not receive credit for this category.

4. Fifteen (15) points for live sod or approved artificial turf installed in accordance with the guidelines in paragraphs 3.5 and 3.6 of this document and at least one-hundred (100) square feet in size.

3.2 BACK YARD LANDSCAPING REQUIREMENTS

All lots must maintain a back yard ground cover of landscape rock or other similar inert material, live sod, artificial turf or a combination thereof. No areas of bare soil are permitted. Areas of sod or artificial turf must be bordered by headers in accordance with Section 3.6 to separate sod/turf areas from rock.

3.3 MAINTENACE AND WATERING

All landscape shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal, and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash. All palm trees shall be maintained in a neat condition and all brown fronds shall be removed and under no circumstance shall palm skirts be allowed to form. Trees with shallow and/or invasive roots shall not be planted within five feet of concrete sidewalks.

All landscape irrigation must be underground, automatic, and low water use drip systems, except for turf or flowerbed areas which may use spray systems. Timers, emitters, and spray heads should be set to avoid excessive overspray or runoff onto sidewalks and streets. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Sprinklers, emitters, drip lines, hoses or any other irrigation device shall not deliver water within five (5) feet of any wall. No tree shall be planted or allowed to grow within six (6) feet of any wall, measured at five (5) feet above ground level. No shrub, flower or other plant may be planted within three (3) feet of any wall. No plants may be allowed to attach themselves to any wall.

3.4 FINE GRADING AND MOUNDING

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the home, walls, or any other structure. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the county approved grading and drainage plan. Every effort should be made to make mounding appear natural.

Drainage must flow away from all walls, fences, and structures. Do not alter the grading and drainage of your lot from the original lot plans without consulting an engineer. Doing so could cause damage to your home and walls.

3.5 INERT GROUND COVER

All decomposed granite/ landscape rock shall be one-half (1/2) inch or larger in size and of natural earth tone colors. Gray river rock is not permitted as ground cover but may be allowed for riverbed designs upon approval of the Architectural Committee. White rock and any rock with coating (artificially colored rock) of any kind are prohibited. Ground cover, inert material, and any other landscaping softscape or hardscape shall not be used to spell out or form names, nicknames, initials, words, names of states or cities, etc. Rip rap used for riverbeds should coordinate, in color, with your selection of decomposed granite.

Quarter minus size rock or inert material may be used in front of gates large enough to fit a standard sized automobile through (RV type gates). Quarter minus material shall be the same color as other landscaping rock in the front yard and shall be separated from one-half (1/2) inch plus granite landscaping or sod with a concrete or tile divider which is not wider than one (1) foot.

All granite areas shall be kept free of weeds. It is recommended they be treated with a pre-emergent twice per year.

3.6 LIVE SOD AND ARTIFICIAL TURF

Live sod is permitted in front and rear yard landscaping provided that no sod or spray irrigation shall abut walls or fences. Planting areas of at least five (5) feet are required between walls, fences, structures, turf, and spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Drainage should flow away from all walls and any structures.

Artificial turf is only allowed in front yards by specific written approval of the Architectural Committee. Owners may submit approval requests for high quality artificial turf. The Architectural Committee will make case by case determinations regarding this material after reviewing the submittals, which shall include a sample of the proposed artificial turf. In the event artificial turf is approved, owner must maintain the appearance of the artificial turf in a clean, first class, "like new" condition.

Note: Live sod and other plant materials, and sprinkler system water shall not be planted or installed directly against any of your home walls or fencing. A border of non-organic and non-watered material at least five (5) feet wide between sod and property walls must be used instead of live sod or watered plants.

3.7 HEADERS

Headers are continuous materials that separate turf from other planter or inert areas. Headers must be used to separate granite areas from turf areas and shall be concrete, masonry, bricks, Saltillo, or Mexican tile materials and may not exceed twelve (12) inches in width. Headers shall be flush where they abut other paved areas. Rock, railroad ties, plastic, steel, aluminum, and redwood header boards are prohibited in front yard applications.

3.8 PLANT SUPPORT RULES

Trellis or lattice must be painted to complement the color of the home and maintained in a "like new" condition. Trellis or lattice must be replaced and/or repainted when weathering occurs. Chain link and chicken wire is prohibited.

3.9 PROHIBITED PLANT MATERIALS

The following vegetation types and varieties are expressly prohibited due to reasons of profuse and noxious pollen, excessive heights, weed-like characteristics of excessive growth, high water demands or other similar traits. Under no circumstances is it permissible to plant a prohibited plant.

1. All Pines (*Pinus*), Cypress (*Cupressus*), False Cypress (*Chamaecyparis*), Juniper or Cedar (*Juniperus*), whose height may reasonably be expected to exceed ten (10) feet are prohibited. Dwarf varieties that will attain a height of less than ten (10) feet are allowed, but only within the confines of the rear yard.
2. Olive trees (*Olea Europaea*), except the fruitless varieties.
3. Oleanders (*Nerium Oleander*), except the dwarf variety and *Thevetia* species.
4. Mexican Palo Verde (*Parkinsonia Aculeata*).
5. All Eucalyptus.
6. All varieties of mulberry trees, except weeping or dwarf ever bearing if maintained under ten (10) feet.
7. Date Palms, front yard restriction only.
8. Sissoo Trees.
9. Any other tree or plant specifically prohibited by any local or State laws.

THE BOARD OF DIRECTORS MAY AT ANY TIME REVIEW AND REVISE THESE ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES BY A MAJORITY VOTE OF THE BOARD.