

MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION

DESIGN GUIDELINES AND ASSOCIATION RULES

ADOPTED Oct 30, 2001
Revised, Sept 26, 2007,
August 29, 2013,
July 28th, 2016,
Oct 22, 2020, and
February 27, 2024

The Mesquite Grove Homeowners Association

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1. Overview

1.1. Community Organization

Every resident of Mesquite Grove is a member of the Mesquite Grove Homeowners Association (the "Association"), the entity responsible for the management of all common areas as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Assessment, Charges, Servitude's, Liens, Reservation and Easements (the CC&R's). The CC&R's set forth procedures, rules and regulations, which govern the community. The Association Rules and Design Guidelines are an extension of the CC&R's and are to be used in harmony.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the association and has a wide range of powers. The Design Review Committee (the "Architectural Committee") is established by the Board to review all improvements within Mesquite Grove including new construction and modifications to existing properties. The Architectural Committee has adopted Design Guidelines and standards to evaluate proposed construction activities.

1.2. Interpretation

Interpretation is provided by the CC&R general provisions, including Section 9.5 and Section 9.10.

1.3. Design Review Process

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Architectural Committee. Residents with proposed changes should contact the management company, with whom the Association has contracted for full Association management to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no improvements, alterations, repairs, additions, or other work, including changes in exterior color, are to occur on any lot or exterior of any home from its improved state existing on the date such property was first conveyed by Builder to a purchaser without prior approval of the Architectural Committee. The responsibility of the Architectural Committee is to ensure that the harmonious, high-quality image of Mesquite Grove Estates is implemented and maintained.

Any owner requesting approval from the Architectural Committee shall follow the application procedures listed below. Evaluated submittals will be returned to the submitter within (30) days of receipt. Upon approval from the Architectural Committee of any construction, installation, addition, alterations, repairs, changes or other work, the owner shall, as soon as practical and diligently pursue such work so that it is completed within sixty (60) days of issuance of approval. A variance for additional time, not to exceed one hundred and twenty (120) days in total, may be requested at the time of the original submittal. If the construction, installation, addition, alterations, repairs, changes or other work is not completed within the requested timeframe, the

submittal approval has expired and a new request shall be submitted. The new request is a new request, and not a continuance of the original request.

1.4. Application Procedure

The following information should be included:

- Application Form, completed and signed. Forms can be obtained from the Association's Management office.
- Plot Plan – A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc.) and the improvement to be installed.
- Elevation Plans – showing finished appearance of the improvements in relation to the existing dwelling and property lines.
- Specifications – Description detailing materials to be used with color samples attached, drawing or brochure of structure indicating dimensions and color
- Other information as indicated on the request form.

Submit the application and plans to the Association's management company. The management company forwards all applications to the Architectural Committee for consideration.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The Architectural Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

2. Design Guidelines

2.1. General Principles

The purpose of the Architectural Committee is to ensure consistent application of the Design Guidelines. The Architectural Committee monitors any portion of any lot or parcels which is visible from other lots or parcels, the street, or the Association common areas. The Design Guidelines promote those qualities in Mesquite Grove that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

2.2. Design Compatibility

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, material, color and construction details.

2.3. Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Architectural Committee assume no responsibility for the safety or livability of the new construction by virtue of design and workmanship. Approval is not an endorsement of the service provider.

2.4. Building Architecture

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

2.5. Building 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 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 also be kept in good repair at all times.

2.6. Awnings

All awnings must be approved by the Architectural Committee. Awnings over all windows shall be canvas or similar material, of solid color on both sides, which match the color of the body of the exterior of the home or roof color and should only be installed on the sides and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awnings is required. The owner is responsible for maintaining and repairing of awnings. The Association retains all rights to determine when an awning must be repaired and/or replaced due to weather fading, tearing, ripping, etc.

2.7. Basketball Goals

1. Permanent and Portable basketball goals are allowable but must be submitted to the Architectural Architectural Committee for approval. Basketball poles must be black, white or a neutral color.
2. Backboards must be predominantly neutral color (gray, black, or white). Clear Plexi-glass backboards are acceptable.
3. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitutes grounds for removal.
4. Only nylon or similar cord nets are acceptable. Metal or chains are expressly prohibited.
5. Courts may not be painted or permanently outlined on the driveway.
6. Lighting for night use of equipment is prohibited.
7. Portable Basketball goals may only be weighted down with the manufacturer's suggested materials and must be contained inside the base of the unit; no loose or additional weight material shall be viewed or stacked on the base of the portable unit at any time.

2.8. Clotheslines

Clotheslines, or other outside facilities for drying clothes, are not permitted unless they are placed exclusively within the fenced yard and not visible to neighboring property.

2.9. Driveway Extensions

Driveway extensions will be reviewed on a case-by-case basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum driveway width (existing and addition) shall not exceed 30 feet of contiguous area. A landscape section of at least 18" must be included between the driveway area and the property line.

All driveways must be kept clean and clear of debris, oil, rust, and other stains.

2.10. Exterior Home Painting

An approval request form must be submitted and approved to repaint a home.

A 25-scheme paint palette, based upon existing exterior house body colors to ensure harmony of design (CC&R Section 3.1.3) was custom-developed for our community, final selections made with community input, and adopted by the Board (11/7/23).

The Architectural Committee will consider up to two choices for paint schemes using colors from this palette. If two choices are submitted, the first may be at the homeowner's discretion, and shall consist of a body color from the body color palette list and two to three other compatible colors from any scheme, for review and approval. Alternatively, the first scheme may be from the paint palette. If two choices are submitted for approval, the second scheme must be from the paint palette.

Homeowners may choose to have sample colors painted on an area of their house that is not visible from neighboring properties. A paint sample book is available for check-out from the

Architectural Committee by request through the management company.

The home finished color appearance should match the requested palette colors approved, or the Association has the right to request the home be repainted. Color matching to a paint manufacturer other than that specified on the palette is permitted; homeowners are advised to ensure that computerized matching of paint chips should use a daylight light source (for example CIE and ASTM-1729 Daylight D65), since matching to indoor lighting sources can result in a different color appearance.

Please avoid the following situations, which can lead to finished color appearance not matching the palette colors approved:

1. Watered-down paint can result in a color difference right away or in the future.
2. Not using a primer or paint with suitable primer, so that the original color is not properly obscured.
3. Too-thin of paint layer thicknesses, so that the original color is not properly obscured.

2.11. Flagpoles

Flagpoles are allowed in residential areas and must be set back a minimum of 7 feet from the property line and they can be no higher than 16 feet. The use of brackets mounted on the house or garage to display flags is allowed. When displaying a flag, Homeowners must follow the Flag Code as adopted by Congress. Flags flown at night must be illuminated.

2.12. Fences and Walls

Plans to raise the height of a party wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Architectural Committee prior to construction. Copies of City Approvals must be submitted with the requests. Walls must be stuccoed and painted on both sides to match the existing dwelling or wall in texture and color.

2.13. Gates

Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be the same material, design and color as the originally installed single gate. Shrubs, trees and plant material should be installed and maintained between the house and double gates whenever possible.

2.14. Gutters and Downspouts

Gutters and downspouts will be considered for approval if the finish matches the color of the house. The Association strongly recommends use of high-quality materials that offer long life, as the gutter must be maintained in good condition.

2.15. HVAC

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior approval of the Architectural Committee. All units shall be ground mounted, located within the perimeter of

the rear yard and screened or concealed from view of neighboring property.

2.16. Outdoor Fireplaces

Installation of outdoor fireplaces requires advance approval by the Architectural Committee. Outdoor fireplaces may not exceed fence height. Copies of municipal approvals, if required, shall be submitted with the application. This section may not apply to fireplaces installed by the Declarant.

2.17. Outdoor Lighting

Any outdoor lighting installed on a lot or dwelling, subsequent to initial lighting installed by the builder, must receive advance approval by the Architectural Committee.

The following outlines the minimum standards for lighting.

1. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Permanent lighting sources shall not be directed towards streets, common areas or neighboring property. Lighting that creates a glare visible from other lots are prohibited.
2. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle power as measured from the closest lot line.

2.18. Patio Covers

Roofing material color should match that which was installed by the builder on the original roof of the home. Color of supports and material should match the color of the body or trim of the house. Patio covers and extensions will be reviewed on a case-by-case basis.

2.19. Ramadas, Gazebos and Other Structures

Permanent ramadas, gazebos and other structures erected in rear yards are subject to prior review and approval by Architectural Committee, with the guidelines listed below. All submittals are required to have a plot plan with dimensions and setbacks noted. All applications will be considered on a case-by-case basis. Applications for enclosed structures will require a complete architectural drawings package and are subject to an application fee.

1. The structure must be set back a minimum of 7 feet from any perimeter wall.
2. The maximum roof height is 10 feet at the highest point.
3. The maximum square footage (under roof area) is determined by overall lot size and is as follows:

<u>Lot size in square feet</u>	<u>Maximum Structure Size</u>
7,500 - 12,000	250 square feet
12,001 - 17,000	350 square feet
17,001 - 22,000	450 square feet
22,001 and above	550 square feet

4. The structure must be painted to match or blend with the house colors and be maintained in good condition.
5. Any roof tile must also match the tile on the house.
6. Lighting must be included in the submission and adhere to the outdoor lighting

guidelines.

2.20. Play Structures

Play structures require prior review and approval by the Architectural Committee and are subject to the following guidelines:

1. May be erected in the rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall.
2. Maximum height allowed to top support bar or highest point of structure, is 10 feet.
3. Maximum height of any deck or platform is to be 4 feet above ground.
4. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
5. The Architectural Committee will take appearance, height and proximity to neighboring properties into consideration
6. All play structures and canopies must be solid tan or earth-tone color.
7. Submit a brochure or picture if possible.

2.21. Pools and Spas

Pools and spas must have approval of the Architectural Committee. Perimeter walls on lots bordering common areas and shared Homeowner Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be made in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. Any pool and spa equipment visible above the fence line (such as slides, etc.) must be approved in advance by the Architectural Committee. Backwashing or draining of a pool must be in accordance with the City of Chandler guidelines, using drains in the front of the house and not draining into the street.

2.22. Pool Fencing

The specifications for rear hard wrought iron pool fencing on a lot with view fencing shall be neutral earth-tone color to match or blend with the existing home color or match the existing wrought iron fencing color.

2.23. Screen Doors

All screen and/or security doors must be submitted for approval and should be painted to match the exterior body color or trim of the home, or the color of the exterior door. Silver-colored aluminum screen doors are prohibited.

2.24. Signs

No signs shall be displayed on any lot except for the following:

1. One temporary "For Sale or for Rent" sign with maximum face area of 5 square feet.
2. Such signs as may be required by law.

2.25. Storage Sheds

Storage sheds may not be visible above the top of the block wall. Homes with "view" fencing must submit for approval and the shed may not be placed on the "view" fence. In addition, landscaping

or some other means of screening approved by the Architectural Committee may be required for storage sheds on lots with "view" fencing.

2.26. Window Covering Criteria

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to decorate must be compatible, with respect to materials and color, with the style and color of the home.

Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames.

3. Landscape Guidelines

3.1. Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, moving, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses and removal of trash.

3.2. Hardscape

Any hardscape items proposed for front yard installation must be approved by the Architectural Committee. Hardscape items that will be visible from neighboring property in the rear yard will also require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of Hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

3.3. Rock and Ground Cover

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors. Artificially colored rock(s) or granite is prohibited. All rock areas should be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River rock shall be three (3) to six (6) inches in diameter. Not more than 10% of the front yard landscape may be river rock.

3.4. Fine Grading and Mounding

Fine grading is a critical aspect of landscaping. Each lot has been graded in such a way that all storm water will drain away from the house. 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 city grading and drainage plan. Every effort should be made to make mounding appear natural.

3.5. Water Features, Statuary, Etc.

Items such as fountains, statuary, etc. are permissible within the rear yard and do not require submittal to the Architectural Committee, except on lots with view fences. Such items must be approved by the Architectural Committee for installation in the front yard. It is recommended that water features be chlorinated. The Architectural Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as the rear yards with view fences.

Statuary must be of earth tones, no painted finishes, and must be approved by the Architectural Committee. All functional and/or decorative items must be approved before being placed in the front or rear yards with view fencing.

3.6. Plant Requirements

The owner shall landscape in compliance with The Mesquite Grove Homeowners Association

CC&R's and the following guidelines as adopted and amended from time to time, in that portion of the lot which is between the street(s) adjacent to the lot and the exterior wall of the residential unit or any wall separating the side or back yard of the lot from the front yard of the lot. Back yards which are visible from common areas shall adhere to the installation requirements.

Front yards and rear yards with view fencing must have the following landscape requirements.

<u>Plant Type</u>	<u>Size</u>	<u>Quantity</u>
Trees	15 gal	1
Shrubs or cactus	5 gal	1
Shrubs	1 gal	5
Ground Cover	1 gal	0

1. Select plants for alternating seasons of display and color.
2. Homeowners to select low shrubs/groundcover along driveway and street frontages to maintain visibility. Plants exceeding 2'0" in mature height shall be located at least 8'0" feet back from public sidewalks or curbs.
3. Surface select boulders may be grouped in clusters, with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height and shall have a natural oval character that is compatible with specific decomposed granite. Colored and lava rocks are prohibited.
4. Homeowners may use low voltage lighting to highlight entry walks, or accentuate trees. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare on adjacent properties, common areas or streets.
5. Ornamentation such as driftwood, skulls, wagon wheels, sculptures, etc. are not permitted in front yards.
6. Special design features such as low walls, trellis, water features or other structures must be approved in advance by the Architectural Committee.

3.7. Trees

Because mature trees will be visible from neighboring properties, installation of trees is permissible with prior approval from the Architectural Committee. Homeowners are requested to discuss changes in advance with impacted neighbors. Plantings shall not be within ten (10) feet of any roof structure – homeowner or neighbors. If approved, tree maintenance shall include trimming, pest control as-needed, removal of tree litter, and removal of fruit from tree and ground for fruit trees.

3.8. Irrigation

With an average rainfall of less than nine inches, most plant materials require a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each homeowner should provide a complete irrigation system compatible with the front yard design. Time clocks should be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head-to-head coverage, designed to minimize overspray onto any paved or granite areas. All supplemental plants should be watered by any underground drip system to provide deep watering. Irrigation is to be arranged to prevent overwatering that deteriorates block walls.

4. Association Rules

The following Association rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. Cooperation on the part of all residents in following these rules will make living at Mesquite Grove an enjoyable experience for everyone.

4.1. General Property Restrictions

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any rezoning, variances or use permit, including any municipal approvals with the request. Rentals are required to follow all municipal requirements for filing and disclosure as well as registering with the property management company.

4.2. Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any lot except in covered containers as provided by the City of Chandler. These containers must be stored out of sight except on days of collection.

4.3. Dumpsters

Dumpsters no larger than six (6) cubic yards shall be allowed for not longer than three (3) consecutive days with written permission of the Community Property Manager. The dumpster shall be placed either in front of any Lot or if a corner Lot, to be placed in the driveway not blocking pedestrian traffic on the adjacent sidewalk. If the dumpster should cause damage to the street, the homeowner shall be held liable for damages. A written request to the Community Property Manager for street parking during construction phase for up to three (3) consecutive days is required, or the vehicle(s) may be towed away at the homeowner's expense.

4.4. Pets

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Architectural Committee. Dogs must be kept on leashes at all times while on Association property. All owners must immediately clean up after their pets.

4.5. Holiday Lighting

Temporary holiday decorations are permitted from Thanksgiving through January 15. Any other temporary holiday decorations are permitted so long as they are removed after a reasonable amount of time.

4.6. Seasonal and Decorative Flags

Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within ten days after the date of the holiday. Flags must be maintained in good condition at all time. Torn, ripped, faded, etc. constitute grounds for fines and removal. Flags may not be offensive to neighbors or Association. The Board shall make this determination.

4.7. Machinery and Equipment

No machinery, fixtures or equipment of any type, including, but not limited to heating, cooling, air-conditioning, refrigeration equipment and clotheslines, may be placed on any lot or parcel without screening or concealment from view of non-residential neighboring property or public property. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use so as not to be visible.

4.8. Vehicles

No motor vehicle, mobile home, recreational vehicle, travel trailer, tent trailer, camper shell, detached camper, boat, boat trailer, hang glider, ultra-light, or other similar equipment or vehicle may be parked or maintained on any lot or parcel or any street in Mesquite Grove so as to be visible from neighboring property, the common areas or the streets. RV vehicles may be parked in front or in the driveway of the resident's home for a period of not more than 24 hours for loading and unloading.

No automobile, motorcycle, motorbike or other vehicle shall be constructed, reconstructed or repaired upon any lot, parcel or street in Mesquite Grove, and no inoperable vehicle, including but not limited to vehicles with flat tires, may be stored or parked on any such lot, parcel or street so as to be visible from neighboring property or to be visible from common areas or streets; provided, however, that the provisions of this section shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during and used exclusively in connection with the construction of any improvement approved in writing by the Architectural Committee.

4.9. Parking

Vehicles of all owners, lessees and residents and of their employees, guests and invitees, are kept in garages, carports, residential driveways of the owner, designated parking areas, designated spaces in commercial areas, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a lot. Owners are requested to restrict overnight street parking except in emergency situations.

5. ACTIONS

5.1. Adoption of Architectural Guidelines and Association Rules (9/11/2001)

**Action in Writing
of the Board of Directors of
Mesquite Groves Homeowners Association**

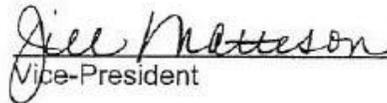
The undersigned, constituting all of the members of the Board of Directors of Mesquite Groves Homeowners Association Homeowners Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-1095, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board:

RESOLVED, that Mesquite Groves Homeowners Association, an Arizona corporation, be and it hereby adopt the Architectural Guidelines and Association Rules dated September 11, 2001.

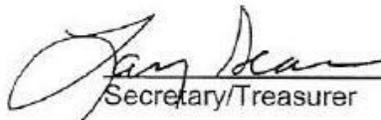
Dated this 30 day of October, 2001.



President



Vice-President



Secretary/Treasurer

5.2. Revision of the Design Guidelines and Association Rules (8/29/2013)

**ACTION BY RESOLUTION OF THE
BOARD OF DIRECTORS**

MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION

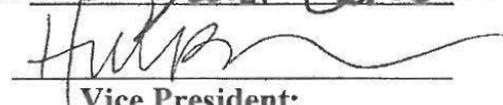
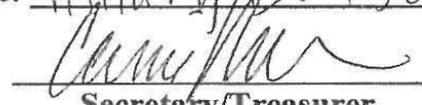
August 29th, 2013

Pursuant to the authority contained in the Arizona Revised Statutes and the governing documents of the association, the Board of Directors of the Mesquite Grove Estates Homeowners Association hereby adopts the following resolution at the meeting of the Board of Directors, convened on this date, for and as the actions of the Mesquite Grove Estates Homeowners Association, as of the date set forth above.

RESOLVED, to adopt the following.

The revised Community Design Guidelines on Basketball goals to add permanent installed goals back and to allow portable units to be left out when not in use as long as it is in good condition and not in need of repairs or replacement parts and as long as the units are weighted with the manufactures suggestions and not visible weights. Other items that have been revised were to remove the solar panel, satellite dish and for rent sign guideline as state statues has since superceded these HOA rules and the CC&R's do not restrict either type of basketball goals as long as Basketball goals are submitted and approved by the committee.

DIRECTORS

Signature: 	<u>8/29/13</u>
President:	Date
Print Name: <u>Paul Carlson</u>	
Signature: 	<u>8/29/13</u>
Vice President:	Date
Print Name: <u>Hillary Donksen</u>	
Signature: 	<u>8/29/2013</u>
Secretary/Treasurer	Date
Print Name: <u>Carne Miller</u>	

5.3. Addendum to the Design Guidelines and Association Rules (October 2020)

(Incorporated into main document with revisions, February 2024)

ADDENDUM TO RULES MESQUITE GROVE ESTATES October 2020

DUMPSTERS

Dumpsters cannot be on the street for longer than 3 consecutive days and this must be requested through the manager. The dumpster shouldn't be larger than 6 c. yards and if it does any damage to the asphalt the owner will be held responsible to repair the street of that area. If you are on a corner the dumpster will need to be put into your driveway and cannot block pedestrian traffic on the sidewalk. If you are going to park the dumpster in your driveway you will need to register the cars you will be parking on the street for those 3 days with the manager so that they will not be towed away.

SETBACKS

Setbacks from the property line needs to be 18" when expanding a driveway." The concrete slab cannot be all the way to the property line. This will ensure that it is aesthetically pleasing if both homeowners who have driveways border each other on the same side decide to extend the driveways. It will further avoid a **parking lot** look in the community.

5.4. Added Provision to the Design Guidelines and Association Rules (April 6, 2021)

(Standalone document, incorporated with revisions into main document February 2024)

MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION

An added provision to the “Landscape Guidelines” section of the Association’s Design Guidelines and Association Rules was adopted by the Board of Directors at a meeting held April 6, 2021.

Fruit Trees and Trees Generally

Since fruit trees can attract roof rats, the Association will not allow them to be planted in front yards.

If intending to plant in the rear yard, you are reminded that pursuant to Section 3.1.2* of the CC&Rs, the planting of any tree, bush or shrub that may, at any time grow so as to be Visible From Neighboring Property, requires the prior approval of the Architectural Committee. No such planting of fruit trees will be approved if it is to be planted within ten (10) feet of any roof structure – your roof or that of an adjoining neighbor.

If after submitting to the Architectural Committee you are approved to plant a fruit tree in your rear yard, you will need to be diligent with the removal of the fruit from the tree and keep the ground free of fruit that has dropped.

* **3.1.2** No Improvement which would be Visible From Neighboring Property (including, without limitation, landscaping in rear yards which may grow to be Visible From Neighboring Property)...shall be constructed or installed on any Lot without the prior written approval of the Architectural Committee.

5.5. Revision of the Design Guidelines and Association Rules (2/27/2024)

**ACTION BY RESOLUTION OF THE BOARD OF DIRECTORS
MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION**

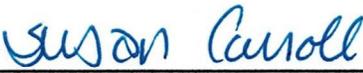
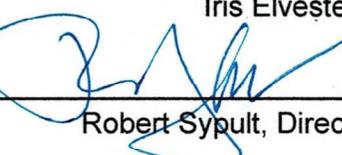
February 27, 2024

Pursuant to the authority contained in the Arizona Revised Statutes and the governing documents of the Association, the Board of Directors of the Mesquite Grove Estates Homeowners Association hereby adopts the following resolution at the meeting of the Board of Directors, convened on this date, for and as the actions of the Mesquite Grove Estates Homeowners Association, as of the date set forth above.

RESOLVED, to adopt the following.

- Reformatted the community Design Guidelines to include numbered headings.
- Incorporated the minimum 18" landscape section referenced in the SETBACKS section in the Addendum to Rules (October 2020) into the main document Section 2.9, and removed the SETBACKS section.
- Replaced the 'Painting Addendum' section with the new guidelines for exterior house paint approval requests, and included this as Section 2.10.
- Incorporated the Landscape Guidelines Addendum document regarding "Fruit Trees and Trees Generally" into the main document as new Section 3.8, with minor editorial changes for readability. The prohibition against fruit trees in the front yard was repealed by Board action on January 31, 2024. The original addendum is reproduced as new Section 5.4 for historical purposes.
- Removed the DUMPSTERS section in the Addendum to Rules (October 2020) and incorporated into the main document as new Section 4.3, with minor editorial changes for readability. The original addendum is reproduced as new Section 5.3 for historical purposes.

DIRECTORS

Signature: <u></u>	<u>2/27/24</u>
Susan Carroll, President	Date
Signature: <u></u>	<u>2/27/24</u>
James Szmak, Vice-President	Date
Signature: <u></u>	<u>2/27/24</u>
Rick Faw, Treasurer	Date
Signature: <u></u>	<u>3-3-24</u>
Iris Elvester, Secretary	Date
Signature: <u></u>	<u>2/27/24</u>
Robert Sypult, Director At-Large	Date