

**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
THE LANDINGS COMMUNITY ASSOCIATION
c/o Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
E: TheLandings@WeAreVision.com P: (480) 759-4945**


The undersigned, constituting all of the members of the Board of Directors of The Landings Community Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, 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 the Board of Directors amends the front yard landscape requirements based on lot size as follows.

- Lots 44 feet in width shall have a minimum of one (1) 24" box tree, six (6) five-gallon shrubs and eight (8) one-gallon shrubs or groundcover plants.
- Lots 55 feet in width shall have a minimum of one (1) 24" box tree, one (1) 15-gallon tree, six (6) five-gallon shrubs and eight (8) one-gallon shrubs or groundcover plants.

Further Resolved that the Board of Directors hereby adopts the amended Design Guidelines and Association Rules dated September 15, 2021 and shall be effective immediately upon execution.

IN WITNESS WHEREOF, the undersigned have executed this consent as of date of this signing.


DocuSigned by:

 F48DBAAAB5EA450...
 Katie Voigt
 President and Director, Board of Directors

_____ Date

DocuSigned by:

 20F81FA2FE6E474...
 Michael Lanata
 Vice President and Director, Board of Directors

_____ Date

DocuSigned by:

 15213497AE4AE441...
 Mari Flynn
 Secretary/Treasurer and Director, Board of Directors

9/17/2021
_____ Date

THE LANDINGS COMMUNITY ASSOCIATION

DESIGN GUIDELINES AND ASSOCIATION RULES



September 15, 2021

Due to the nature of the community documents, it is important to converge all of the pertinent information regarding architectural submittals and community rules into one document: Design Guidelines and Association Rules (“Guidelines”) for The Landings Community Association. These Guidelines as allowed in the Declaration of Covenants, Conditions and Restrictions (“CC&Rs”) for The Landings and all resolutions to date, will provide you with the latest information relevant to improvements which will require approval from the Design Review Committee (“Committee”), per Article 3 of the CC&Rs as well as provide Rules and Regulations for the Common Areas of the Community as per Section 5.7 of the CC&Rs.

The Guidelines, as set forth in this document, shall interpret and implement procedures for the Committee's review and standards, including, but not limited to: architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance property values and high standards of development that exist within The Landings. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Committee is required. The Guidelines are established to assist residents in conforming to the standards and may be amended from time to time by the Board of Directors. Each application will be reviewed on a case-by-case basis.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED TO THE COMMITTEE FOR APPROVAL. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS, UNLESS SPECIFICALLY NOTED HEREIN.

APPLICATION PROCEDURE

Submittal: Application and plans (which will be kept on file with the Association) should be returned to:

The Landings Community Association c/o Vision Community Management
16625 S. Desert Foothills Pkwy.
Phoenix, AZ 85048

The following information should be included with your application.

- Application: A completed application (attached or additional copies may be obtained from the management company).
- Plot Plan: A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
- Elevation Plans: Plans showing finished appearance of improvement in relation to existing dwelling.
- Specifications: Detailed description of materials to be used, color samples and dimensions must be submitted.

All buildings, structures and other improvements erected within The Landings and the use and appearance of all land within The Landings, shall comply with all applicable City zoning and code requirements as well as the CC&Rs and these Guidelines.

REVIEW - APPROVAL AND/OR DISAPPROVAL

The Committee shall have forty-five (45) days after submittal of plans to approve or disapprove plans. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Mail. Silence deems disapproval.

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

The Committee, Board of Directors, and the Declarant 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 review of the plans is for aesthetic purposes only.

Approval Expiration: Construction must be started within ninety (90) days of the date of the Committee's approval of the application or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Guidelines.

Construction Period: Once started construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer at the Committee's discretion), such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

APPEAL PROCESS

Any appeal of the Committee's decision must be submitted in writing within thirty (30) days of the mailing date of the Committee's decision to:

The Landings Community Association c/o Vision Community Management
16625 S. Desert Foothills Pkwy.
Phoenix, AZ 85048

THESE ASSOCIATION RULES AND DESIGN GUIDELINES MAY BE AMENDED FROM TIME TO TIME BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS

DESIGN GUIDELINES

ACCESSORY STRUCTURES

Accessory structures shall include gazebos, ramadas, pergolas, etc. These structures must be set back at least five (5) feet from all surrounding property lines and shall require shielding with approved landscaping material on Lots with view fencing. They require Committee approval if they are taller than the surrounding fences or are Visible from Neighboring Property to include other Lots of Association Common Areas. The intent is to use colors that are consistent with the Community; however, materials are subject to review by the Committee. It is felt that the materials will not last in the Arizona weather, the Committee has the authority to request additional information or require that the materials be better suited to our climate. Any lighting proposed for accessory structures must be included in the submittal and approved by the Committee prior to installation.

Accessory structures may be erected in rear yards only, subject to prior review and approval by the Committee and subject to the following guidelines: (a) the maximum roof height is ten (10) feet at the highest point; (b) ramadas or gazebos must be painted or stained to complement the house color; (c) pergolas must contain an open slatted roof and must be painted to complement the ody color of the home.

See STORAGE SHEDS below for additional information in regards to Storage Sheds.

ANTENNAS/SATELLITE DISHES

This section applies to antennas, satellite television dishes, and other devices (“Receivers”), including any poles or masts (“Masts”) for such Receivers, for the transmission or reception of television or radio signals or any other form of electromagnetic radiation.

To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Committee unless applicable law prohibits the Committee from requiring such approval. If the applicable law prohibits the Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows:

The preferred installation locations are as follows in descending order of preference:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the back yard of the Lot;
3. On the roof, but completely below the highest point on the roof line;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;

7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

Any transmission cable for a receiver to a Dwelling Unit must be underground. Any visible wiring must be securely attached to the dwelling and painted to match where attached. No Owner may place antennas or satellite dishes on Common Areas or Association Maintained Areas.

AWNINGS

All awnings must be approved by the Committee. Awnings over all windows shall be canvas or similar weatherproof material of a solid color on both sides, which matches the color of the body of the exterior of the home or the roof color. Awnings shall be permitted on the side and/or rear of the home only. 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 awning. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

BASKETBALL GOALS

- Permanent mounted goals placed in the front or side yard of a Lot adjacent to the driveway are permitted only upon prior written approval by the Design Review Committee. Portable or temporary goals are permitted in rear yards only.
- Only pole mounted backboards and goals are acceptable. Poles must be set in the ground permanently. Backboards shall not be attached to the house, garage or roof.
- Goals must be installed on the "exterior" of the driveway and no less than 10 feet (10') away from the public sidewalk and street.
- Permanent basketball poles located in front or rear yards must be painted to match the color of the body of the exterior of the home or black in color.
- Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable without painting.
- All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc., constitute grounds for fines and/or removal.
- Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
- Courts MAY NOT be painted or permanently outlined on the driveway or other concrete surfaces.
- Lighting for night use of the equipment is prohibited.
- Permanent basketball goals located in the rear yard must comply with all above applicable guidelines.

Basketball equipment does not need to be submitted for approval providing the equipment is in compliance with the above guidelines.

DECORATIVE ITEMS

Front yard item(s) must be submitted for approval by the Committee. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color and location and any other criteria that the Board of Directors may determine.

Seasonal and Decorative Flags: Seasonal and decorative flags which are house mounted below the roofline do not require approval. Pole shall be a maximum of five feet (5') long with attaching bracket painted to match the attachment area. Seasonal flags must be removed within

fifteen (15) days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags which are torn, ripped, faded, etc., are cause for fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

Holiday Decorations: Owners may display holiday lights and/or decorations located or visible from outside their Dwelling Unit, if the decorations are of reasonable size and scope and do not disturb the quiet enjoyment of other Owners in the Community by excessive light or sound emission or by causing an unreasonable amount of spectator traffic. Holiday decorations and/or lights may be displayed in season only from November 20 until January 20 and during other times of the year, from one week prior to and one week after any nationally recognized holiday.

Decorative and Seasonal Items: The Board of Directors reserves the right to require the removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case-by-case basis.

Decorative Art on Houses: Decorative Art on houses shall be neutral in color and limited to two items. Dimensions of decorative art shall be no greater than three feet in length, width and diameter.

Water Features, Statuary, Etc.: Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Committee, except on Lots with view fencing. Any items installed in the rear yard must not exceed the fence line height. Such items must be approved by the Committee for installation in the front yard. Water features may not exceed four and one half feet (4-1/2') in height. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as rear yards with view fencing. Statuary must not exceed twelve inches (12") in height, must be of earth tones and must be approved by the Committee.

DRIVEWAY EXTENSIONS AND SIDEWALKS

Driveway extensions will be reviewed for approval provided the following conditions are met:

- Submittals must include a plat map with exact Lot dimensions and the location and dimensions of the proposed extension.
- Plans for drainage from the rear yard need to be shown on the rendering of each submittal, identifying how the water runoff will be kept from impeding upon neighboring lots.
- The total parking area may not exceed thirty feet (30') of contiguous frontage or fifty percent (50%) of the Lot width (existing plus extension) as measured at its widest point, whichever is less.
- All extensions must end four inches (4") from the side property line. The area between the extension and the Lot line must be landscaped with the same ground cover used in the front yard or a material approved by the Committee.
- No parking is allowed on driveway extensions. Such extensions are specifically allowed for the sole purpose of ingress and egress into the backyards and its purpose is not to provide a wider parking area for the Owner.
- Painting of paved surfaces is prohibited.

Additional Sidewalks: Sidewalks installed to utilize the side gates do not need to be submitted if all of the following conditions are met:

- The additional sidewalk is four feet (4') or less in width, is one foot (1') or more from the property line and is one foot (1') or more from the home.
- The area between the home and the sidewalk as well as the property line and the sidewalk must be landscaped with the same ground cover used in the front yard or a material approved by the Committee.

The Committee reserves the right to review and request changes to the addition per these requirements.

Additional sidewalks in any other location in the front yard must be submitted for approval.

FENCES AND WALLS INCLUDING DECORATIVE WALLS

Plans to raise the height of a party wall must be submitted for approval. The application must include the following items: (i) written permission from the adjacent neighbor(s); (ii) information on the height of all walls that will abut the walls being raised; (iii) structural calculations provided by a registered engineer proving that the foundation can hold the wall at its intended height; and (iv) materials to be used to raise wall, including texture and color. Side and rear walls may not exceed six feet (6') in height from ground level, as measured from the lowest side of the wall.

Perimeter walls on Lots bordering common areas may NOT be torn down to allow access to rear yards. **AN ASSESSMENT OF \$3,000 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT COMMITTEE APPROVAL.** Access must be gained through the front wall on the side of the home. Repairs to this wall must be completed in a timely fashion and include restoring to match the texture and color of the existing wall. Adjustment to Perimeter Wall or Walls which are adjacent to the Open Space is not permitted.

Decorative walls shall not exceed forty-eight (48) inches in height. Pillars or columns shall not exceed fifty-two (52) inches in height. Decorative walls must be at least 15' from the front property line. Such decorative walls, pillars or columns shall be stucco and painted to match the body color of the home or enhanced by stone or other accents that are consistent with that used on the homes within The Landings. The placement of 'Coach Light' type fixtures and planting pots is permitted on the top of the pillars/columns. All wiring and irrigation for coach lights and pots must be concealed within the body of the pillar. The location of all decorative walls, pillars and columns shall not encroach into the building setback lines and must be approved by the Committee.

FLAGPOLES

The following flags shall be permitted on an Owner's Lot and the Association shall adopt reasonable rules and regulations regarding the placement and manner of display of: (a) 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 a 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); (b) the POW/MIA flag; (c) the Arizona state flag; (d) an Arizona Indian nations flag; or (e) the Gadsden flag.

Prior to installing a flagpole on any Lot, the Owner must submit to the Committee for approval a request including specific plans detailing the height of the pole, type of pole to be installed, location, method of installation, and color of the pole.

The height of a flagpole can be no taller than the height of the highest point of the rooftop. No more than two (2) flags may be displayed at once.

If an Owner wishes to illuminate the flag, the lighting plans and specifications must be submitted

in writing to the Committee for approval.

GATES

All requests for additional gates or gates other than that which were offered by the original developer of the Lot or home must be submitted for architectural approval. Placement of gate(s) must be approved by the Committee. Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates unless approved by the Committee. Gates may be painted to match the fence with approval from the Committee.

Metal Ornamental Gates: Full metal ornamental gates with privacy screening will be reviewed on a case-by-case basis. The gate color shall be of natural desert tone or must match the base color of the block wall fence return. Under no circumstances may the gate depict characters, logos, messages, animals or any images of a distracting nature.

Wooden Gates: Wooden gates will be reviewed on a case-by-case basis. Wooden gates may have simple decorations such as ornamental metal tops if not overly ornate and under no circumstances may the decorative top of the gate depict characters, logos, messages, animals or any images of a distracting nature. Wooden gates shall be stained a neutral color or may be painted to match the base color of the block wall fence return.

GARAGES

The interior of all garages shall be maintained in a neat and clean condition. Garages shall be used only for the parking of vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or for hobby/recreational usage without the prior written approval of the Committee and applicable City and State Zoning and Code requirements. Garage doors shall be kept closed at all times except to the limited extent reasonable necessary to permit the entry or exit of vehicles or persons. No merchandise or other items, to include vehicles of any type, shall be placed, maintained or displayed for the express and sole purpose of sale in front of the garage or in any part of driveways, unless specifically approved by the Committee.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times. Downspouts shall be directed so that runoff does not drain on to neighboring properties or the common areas.

HVAC (INCLUDING EVAPORATIVE COOLERS)

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 written approval of the Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of all neighboring property.

LANDSCAPE GUIDELINES

Front Yard Landscaping: Within one hundred and twenty (120) days of acquiring a Lot with a Dwelling Unit thereon, each Owner (other than Declarant or Designated Builder) shall landscape (if not already landscaped) the front yard of such Lot and any public right-of-way areas (other than sidewalks or bicycle paths) lying between the front or side boundaries of such Lot and any adjacent street (unless a Common Area Tract lies between the boundary of the Lot and the adjacent street) and, if such Lot has a "view fence," then the back yard between the side boundaries of such Lot and such view fence.

No plants shall be placed and no irrigation shall occur within the area that is two feet (2') from the home and/or wall or fence. Turf and associated irrigation shall be kept at least five feet (5') from a building, wall or fence.

Front yard landscape requirements are based on lot size. Lots 44 feet in width shall have a minimum of one (1) 24" box tree, six (6) five-gallon shrubs and eight (8) one gallon shrubs or groundcover plants. Lots 55 feet in width shall have a minimum of one (1) 24" box tree, one (1) 15 gallon tree, six (6) five-gallon shrubs and eight (8) one gallon shrubs or groundcover plants. Organic or inorganic ground cover (no bare dirt areas are allowed) shall cover the entire front yard area as well as underground irrigation is required to plant material. The tree requirements may be substituted with an approved cactus. Cacti must be a minimum height of five feet (5') to be substituted for a tree. It is the Owner's responsibility to maintain at least the number of plants listed above in the front yard at all times.

All landscape irrigation must be underground, automatic and low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Overspray onto sidewalks and streets is strictly prohibited. Great care should be taken to avoid spray of walls, fences and other structures that may cause damage and void any warranty.

Rear Yard Landscaping: Rear yard landscaping does not require Committee approval, except on Lots with view fencing. Rear yard landscaping shall be installed within one hundred and twenty (120) days after close of escrow from the Builder to the Owner. Extensions may be granted for backyard installations for pools or hardscape items however, Owners must submit to the Committee to request an extension.

Hardscape: Any hardscape items proposed for front yard installation must be approved by the Committee prior to installation. Materials included in hardscape are concrete, brick, tile, wood, pavers, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

Rock Ground Cover: If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not painted white, green, blue or other bright colors. Decomposed granite must be at least one-half inch (1/2") screened in size and must be spread a minimum of two inches (2") thick. No more than two (2) different colors of rock are allowed in the front yard. River rock shall be one (1) to six (6) inches in diameter and not more than fifteen percent (15%) of the front yard landscaping.

Turf: Turf is permitted in front and rear yard landscaping provided that no turf or spray irrigation shall abut walls or fences. Planting areas of at least three feet (3') are required between walls, fences and other structures and turf and spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structure that may cause damage and void any warranty. Drainage should flow away from all walls and any structures.

Owners may submit requests for high quality artificial turf for their front or rear yards; the Committee will make case-by-case determinations regarding this material after reviewing the submittal, which shall include a sample of the proposed artificial turf and/or a brochure. In the event artificial turf is approved, Owner must maintain the appearance in a clean, like-new condition at all times.

Boulders: Use of boulders to create a natural setting is permitted subject to the following criteria:

Boulders must be "surface select" granite boulders and must be buried with one-third of the boulder being underground. Boulders shall be installed in groups of three (3) to five (5) boulders and two (2) to three (3) mounds at minimum.

Fine Grading & Mounding: Fine grading is a critical aspect of landscaping. Each Lot has been graded such that all storm water will drain away from the Residence. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the applicable County grading and drainage plan. Every effort should be made to make the mounding appear natural.

Water Features, Fountains: Items such as water features/fountains are permitted within rear yard areas and do not require approval by the Committee, except on Lots with view fencing. Water Features/Fountains to be located in the front yard or in the rear yard of Lots with view fencing must be approved in advance of installation by the Committee. Water features Visible From Neighboring Property may not exceed five (5) feet in height and must be earth tone in color. It is recommended that water be chlorinated.

Hardscape: The Committee must approval any hardscape items proposed for front yard installation. Only hardscape items that will be Visible From Neighboring Property in the rear yard will require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls and decorative walls.

Prohibited Plant Material: The following vegetation types and varieties are expressly prohibited:

- Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
- Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia*. (*Thevetia* species).
- Fountain Grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
- All varieties of Citrus and Fruit trees are permissible within the confines of the rear yard only.
- Mexican Palo Verde (*Parkinsonia aculeata*).
- All varieties of mulberry trees.
- Sissoo Trees (*dalbergia sissoo*)
- Eucalyptus (all varieties)

TURF AND OTHER PLANT MATERIALS MUST NOT BE PLANTED DIRECTLY AGAINST YOUR HOME, WALLS OR FENCING. NO SPRINKLER SYSTEM WATER SHALL BE INSTALLED DIRECTLY AGAINST OR BE ALLOWED TO SPRAY ON YOUR HOME, WALLS OR FENCING. THIS MAY VOID YOUR HOME STRUCTURAL WARRANTY. A BORDER OF NON-ORGANIC AND NON-WATERED MATERIAL SHALL BE INSTALLED.

LIGHTING

Low voltage landscape lighting may be installed without the Committee's prior approval, as long as such light fixtures are installed so as to not exceed eighteen inches (18") in height. No additional lighting, such as sconces, carriage lights, garage lights or additional lighting for porches shall be installed to the front of the home without prior approval from the Committee.

Lighting shall be indirect and shielded such that the light shines primarily on the Lot on which it is installed. No light sources shall be visible directly to neighboring properties. Lights that create glare visible from other Lots are prohibited.

Patio string lighting requires Committee approval prior to installation. Patio string lighting is permitted in the rear yard only and will be considered on a case by case basis. If an anchor pole is used it may not exceed eight feet (8') in height, be setback a minimum of five feet (5') from all property lines and must be painted to match the color of the home. Lighting must be low voltage, soft and indirect. Lighting must be maintained in good condition at all times.

PATIO COVERS/DECKS/PORCHES/RAMADAS/ARBORS/GAZEBOS, ETC.

All Patio covers, decks, porches, ramadas, arbors, gazebos, etc. not installed by the Builder will need to be submitted to the Committee for approval.

Ramadas, arbors, gazebos and similar structures shall not exceed ten feet (10') at their highest point and must be located at least five feet (5') from all surrounding walls. Roofs and walls (if applicable) colors and materials must either match materials used by the Builder in the original construction of the dwelling or be approved by the Committee prior to installation. Location of the structures must comply with the CC&Rs and local government ordinances.

Patio covers roofing materials should match that which were installed by the builder on the original roof of the home or that which were offered as an option by the builder for a patio cover. Asphalt shingles (including rolled shingles) are expressly prohibited unless used on the original roof of the home. Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers not installed by the builder will need to be reviewed by the Committee on an individual basis, prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

PLAYGROUND EQUIPMENT

Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors.

The maximum height which will be considered for approval of swing sets and other play equipment shall be twelve feet (12'). The maximum height for any deck/platform is four and ½ feet (4-1/2') above ground level.

The play structure may be placed no closer than five feet (5') to any Lot line. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or photograph of the structure, total dimensions, materials and a plat map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color of canopy of the play structure must be one of the following: any "neutral" color (off white, beige, or light brown); a single solid color of red, blue, green or yellow; striped with white and one (1) other color either red, blue, green or yellow. Prints and multi-colored striped canopies are prohibited. Canopies must be kept in good repair at all times and may not become tattered or faded.

POOLS AND SPAS

Pools and spas do not require the prior approval of the Committee. Above ground pools will not be permitted on Lots with view fencing. Perimeter walls on Lots bordering common areas may NOT be torn down to allow access to rear yards. **AN ASSESSMENT OF \$3,000 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT COMMITTEE APPROVAL.** Access must be gained through the front wall on the side of the home. Repairs to this wall must be completed in a timely fashion and shall include matching the texture and color of the existing wall.

All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for screening for approval by the Committee (see Pool Fencing and Equipment below for additional information).

Pools may not be backwashed into any common area. Check with your pool contractor concerning City ordinance requirements for backwashing. Damage, including erosion, to common area due to backwashing will be repaired by the Association and all expenses incurred by the Association will be billed to the Owner.

Pool ladders, slides, rock waterfalls, etc. must not be Visible From Neighboring Property.

POOL FENCING AND EQUIPMENT

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and shall meet all City, County, State and Federal Requirements, as applicable.

Pool equipment on Lots with view fencing must be screened from view from common areas. Screening may be through plant material or hardscape enclosure. Hardscape enclosures do not require approval if the enclosure does not exceed four feet (4') in height and is stuccoed and painted to match the base color of the home. All other screen materials require approval from the Committee.

ROOF AND ROOF STRUCTURES

If the dwelling unit has a pitched roof, the roofing material for that portion visible from neighboring property must be clay or concrete tile. Unless specifically authorized in this document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall be located, installed or maintained anywhere on a Lot if it is visible from neighboring property.

SECURITY LIGHTING/DEVICES

Security lighting, including motion-activated floodlights, shall be located beneath eave overhangs where eaves exist. In the absence of eaves, security lighting shall be shielded as to not shine on neighboring property.

Security features (including but not limited to doors and windows) must be submitted for approval.

SECURITY/SCREEN DOORS/SUNSCREENS

Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home or the same color as the front door of the home. Ornamental security/screen doors require Committee approval.

Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed without Committee review.

SIGNS

1. No signs whatsoever that are Visible From Neighboring Property shall be erected or maintained on any Lot except:
2. Signs required by legal proceedings.
3. A maximum of one political sign (as defined in A.R.S. § 33-1808) (or such greater number of political signs permitted by City ordinances if the City regulates the number of political signs on residential property) may be placed on a Lot by the Owner of that Lot; provided, however, that no political signs may be displayed pursuant to *Section 4.27* of the CC&Rs earlier than 71 days before an election day or more than 3 days after an election day.
4. No more than two (2) identification signs for individual Dwelling Units, each with a face area of seventy-two square inches (72") or less.
5. "For Sale" and "For Lease" signs temporarily erected in connection with the marketing of any Lot, provided, however, that the Board may adopt additional rules regulating such signs provided such rules comply with the provisions of A.R.S. § 33-1808F (as amended) and any other applicable laws.
6. Signs and notices erected or posted in connection with the provision of building security.
7. Promotional and advertising signs of any Designated Builder on any Lot approved from time to time in advance and in writing by the Design Review Committee as to number, size, color, design, message content, location, and type.
8. Cautionary signs regarding children provided that:
 - all such signs are displayed in residential areas only;
 - all such signs are removed within one hour of children ceasing their activities; (iii) all such signs are displayed only when children are actually present within fifty feet 50') of the sign;
 - all such signs are no taller than three feet in height; and
 - all such signs are professionally manufactured or produced.
9. Other signs (including, but not limited to, Construction job identification signs, Builder identification signs and subdivision identification signs) that are in conformance with the applicable requirements of the City or other applicable governmental agencies and have been approved in advance and in writing by the Design Review Committee as to size, color, design, message content, and location.

In the event that a non-approved sign is observed, The Landings Community Association will provide the Owner with a written notice allowing three (3) days for sign removal. If the sign has not been removed at the end of the three (3) day notice period, the Association shall reserve the right to impose a \$250.00 per day fine on the Owner until the sign is removed. The Landings Community Association will reserve the right to have the sign removed at the Owner's expense.

SOLAR PANELS AND EQUIPMENT

Except as initially installed by the Declarant or a Designated Builder, no heating, air conditioning, evaporative cooling or solar energy collecting unit or panels shall be placed, constructed or maintained upon any Lot without the prior written approval of the Committee.

Owner should consider and discuss potential glare issues onto adjacent properties with solar installer prior to installation to avoid nuisances after the solar panels become active. The Committee does not review solar panel submissions for potential glare, due to the numerous potential factors involved and information that is not readily available to the Committee for such review. Any subsequent-to-installation glare or nuisance related to adjacent properties will need to be resolved by Owner and the adjacent Owner, not by the Association.

Solar collecting panels and devices must be placed so as not to be Visible from Neighboring Property, or are placed in such locations and with such means of screening or concealment as the Committee may reasonably deem appropriate to limit, to the extent possible, the visual impact of such solar collecting panels and devices when Visible from Neighboring Property. Solar roof panels should be made to look like an integrated part of the roof design and mounted directly to roof plane and may not break roof ridgeline. Any visible cabling or plumbing must match existing color theme so as to blend in with roof, eaves, trim, etc. Cabling must be attached to structure and not allowed to hang loose.

A ground mounted installation may be approved only if; the resulting potential visual exposure is reduced when compared to a similar roof mounted installation, existing vegetation and other natural features of the Lot are not disturbed or eliminated, and related visual mitigation screening (such as walls, landscape, etc.) is included.

Owners shall comply with these requirements to the extent such compliance does not prevent the installation, impair the functioning of the device or restrict its use, or adversely affect the cost or efficiency of the device.

STORAGE SHEDS

Storage sheds will be permitted and need not be submitted for approval, provided the shed meets the following requirements:

- Maximum height of the shed, including roof, does not exceed seven feet (7');
- Shed must be placed at least five feet (5') from all perimeter fencing;
- Color of shed must match or blend with color scheme of house or be neutral (i.e., beige, tan).

If placed in a yard with a view fence, the shed must be screened from view with approved plant materials. Placement of a shed in a yard with a view fence requires approval of the Committee prior to installation. Placement of shed may not be adjacent to view fencing.

Sheds not meeting the above noted specifications will need to be submitted to the Committee and will be considered on a case-by-case basis.

SURVEILLANCE CAMERAS

Exterior front and rear surveillance cameras must be submitted to the Committee for approval prior to installation for aesthetic and location composition. Submittal must include information relating to and evidence conformance with the following criteria:

- Cameras cannot point onto neighboring Lots or homes.
- There may be no visible wiring.
- Cameras must be installed in as least-conspicuous location as possible.
- They may not point to Common Area, but only to a distance of not to exceed fifty feet (50').
- They may not point at any playground or other Association amenity which is specifically

suitable for minor children (i.e. splash pad).

Note: Common Area is not Public, it is semi-public and owned by the Association.

TANKS

No tanks of any kind (including tanks for the storage of fuel) shall be erected, placed or maintained on any Lot or Parcel unless such tanks are buried underground. Nothing herein shall be deemed to prohibit use or storage upon any Lot or Parcel of an above ground propane or similar fuel tanks with a capacity of ten (10) gallons or less used in connection with a normal residential gas barbecue, grill, fireplace, spa or "hot tub", so long as any such tank is appropriately stored, used and/or screened, in accordance with the Design Guidelines and Association Rules or as otherwise approved by the Committee so as not to be Visible From Neighboring Property.

TRAMPOLINES

Trampolines will be approved for installation in rear yards, but the maximum height that shall be approved for trampolines and safety netting is ten feet (10'). Trampolines must be placed at least five feet (5') from all side property lines and ten feet (10') from the rear property line. The Committee prefers that safety nets and their supports (top and side) be muted, neutral or desert colors. Equipment must be maintained in good condition at all times.

WINDOWS

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within one hundred and twenty (120) 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 shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of home.

ASSOCIATION RULES

INTRODUCTION

The Landings Community Association Rules (the "Rules") are established by the Board of Directors of The Landings Community Association under the authority described in The Landings Community Association Community Documents, including, but not limited to the Articles of Incorporation ("Articles"), Bylaws ("Bylaws") and the Declaration of Covenants, Conditions and Restrictions for The Landings ("CC&Rs"). These Rules and Regulations are designed to ensure that The Landings Community Association serves the best interests of the Community as well as to preserve the common areas and facilities within the Community for the well-being, convenience and enjoyment of The Landings Residents and their guests.

It must be recognized and understood by all Residents that it is necessary for representatives of The Landings Community Association to ensure that these Rules are applied and enforced against all Residents equally and that all Residents have the right to enjoy The Landings facilities as these Rules are so promulgated. While all Residents are entitled to enjoy the The Landings facilities, they must do so while respecting the rights of others sharing in the use of the facilities.

Enforcement of the Rules and Regulations may be delegated to the community's managing agent ("Managing Agent") or to an individual assigned by the Managing Agent to act in the capacity of a community manager for The Landings Community Association ("Community Manager").

The use of The Landings facilities is primarily for the enjoyment of the Residents of The Landings. Guests or visitors are accommodated only when such accommodation does not infringe upon the convenience or right of enjoyment of the Residents. The purpose of this document is to compile the policies and rules, as determined by The Landings Community Association Board of Directors, in one reference guide. These Rules may be amended or supplemented by The Landings Community Association Board of Directors from time to time.

AUTHORITY

The authority granted to The Landings Community Association Board of Directors to make and enforce such Rules as deemed reasonable and appropriate, is provided in the Bylaws and CC&Rs and any amendments thereto. The Rules made by The Landings Community Association Board of Directors shall be binding upon all Owners, Lessees and Residents, as applicable.

The CC&Rs require Residents to comply with the rules, regulations and policies adopted by The Landings Community Association Board of Directors. It also sets forth the right of The Landings Community Association Board of Directors to suspend a Resident's rights. The Landings Community Association enforcement remedies include but are not limited to the following:

- The right of the Association to levy reasonable monetary fines.
- Suspending an Owner's right to vote.
- Suspending any Person's right to use any recreational facilities within the Common Area.
- Suspending any services provided by the Association to any Owner or the Owner's Lot if the Owner is more than thirty (30) day delinquent in paying any Assessment or other charge owed to the Association.
- Exercising self-help or taking action to abate any violation of the Community Documents in a non-emergency situation.
- Requiring an Owner, at the Owner's expense, to remove any structure or other Improvement on such Owner's Lot in violation of the Community Documents and to restore the Lot to its previous condition and, upon failure of the Owner to do so, the Board or its designee shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as previously existed and any such action shall not be deemed a trespass.
- Towing vehicles from Common Area owned by the Association that are parked in violation of the Community Documents.
- Filing a suit at law or in equity to enjoin a violation of the Community Documents, to compel compliance with the Community Documents, to recover fines or monetary damages, or to obtain such other relief as to which the Association may be entitled.

The Landings Community Association Board of Directors has the right to restrict the use of the Common Areas and facilities within The Landings. Such decisions are made at the sole discretion of the Board of Directors in its exercise of reasonable business judgment.

The Bylaws establish and define the composition and duties of The Landings Community Association Board of Directors in accordance with procedures adopted in the Community Documents.

MEMBERSHIP

Pursuant to the CC&Rs, each Owner, Resident and Lessee shall have a non-exclusive right and easement of enjoyment in and to the Common Areas. With such non-exclusive right and easement, Owners, Residents, Lessees and their Guests are expected to strictly adhere to the

following code of conduct.

Owners renting or leasing their property are responsible for the continual payment of their assessments; however, they must surrender their right in and to the Common Areas during the terms of the lease.

CODE OF CONDUCT

1. Residents must conduct themselves so as not to jeopardize or interfere with the rights and privileges of other Residents and their guests.
2. Residents are responsible for the conduct of their guests at all times.
3. Residents shall refrain from loud, profane, indecent or abusive language.
4. Residents shall not compromise the safety of others by their actions.
5. Residents will be held responsible for any intentional damage to The Landings Common Areas and facilities.
6. Residents shall obey all safety rules and shall discontinue any unsafe activity when observed by other Residents or the Community Manager.
7. Residents are prohibited from profiting financially by use of the Common Areas or facilities of The Landings.
8. Any Residents who conduct themselves in an unbecoming manner or who knowingly break an established Rule or Regulation shall be subject to disciplinary action by the Board of Directors, including suspension of Resident privileges and fines.
9. Residents may be requested to appear before the Board of Directors to explain their actions, and have the right to appear before the Board of Directors if disciplinary action is being considered pursuant to the Rules and Regulations.

ANIMALS

No animal, bird, fowl, poultry, reptile or livestock may be kept on any Lot, except that a reasonable number of dogs, cats or small birds or animals which are commonly accepted household pets may be kept on a Lot if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. The Board shall have the authority to determine (a) whether a particular animal or bird is permitted to be kept on a Lot pursuant to this Section and (b) what is a reasonable number of dogs, cats or small birds or animals which are commonly accepted household pets for any particular Lot, and the Board's determination shall be final. All dogs, cats, birds or animals permitted under this Section shall be confined to an Owner's Lot, except that a dog may be permitted to leave an Owner's Lot if such dog is at all times kept on a leash not to exceed six feet (6') in length and is not permitted to enter upon any other Lot. Any person bringing a dog onto the Common Area shall immediately remove any feces deposited on the Common Area by the dog. The Board may restrict the portions of the Common Area on which dogs are permitted. No dog, cat, bird or animal permitted to be kept on a Lot shall be allowed to become a nuisance. No structure for the care, housing or confinement of any dog, cat, bird or animal permitted to be kept on a Lot pursuant to this Section shall be maintained so as to be Visible From Neighboring Property.

HOLIDAY DECORATIONS

Owners may display holiday lights and/or decorations located or visible from outside their

Dwelling Unit, if the decorations are of reasonable size and scope and do not disturb the quiet enjoyment of other Owners in the Community by excessive light or sound emission or by causing an unreasonable amount of spectator traffic. Holiday decorations and/or lights may be displayed in season only from November 20 until January 20 and during other times of the year, from one week prior to and one week after any nationally recognized holiday.

SANITATION

No garbage, trash or recycling items shall be placed or kept on any Lot or Tract, except in covered containers provided by the trash removal agency, which must be stored out of sight. Rubbish, debris and garbage shall not be allowed to accumulate. It shall be the responsibility of each Owner to immediately remove any droppings from pets.

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 alongside his Lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City or the Association.

TRASH CONTAINERS AND COLLECTION

No trash shall be placed or kept on any Lots except in covered container of a type, size and style which are approved by the Committee. Such containers on a Lot be maintained so as to not be Visible From Neighboring Property except to make the same available for collection and then only for the shortest time reasonable necessary to affect such collection. All trash shall be removed from Lots and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot, may be placed on any Lot or parcel except in covered containers meeting the City specifications, and these must be stored out of sight except when being made available for pick-up. Trash cans may be placed out for pick-up no more than twelve (12) hours prior to pick-up and must be removed from view no more than twelve (12) hours after pick-up.

YARD SALES

Owners may hold "yard sales" or "garage sales" to sell personal property of such Owners only in compliance with the following requirements: (i) yard sales shall be limited to two (2) days per year on any Lot; (ii) no yard sale shall commence prior to 6 a.m. or continue after 5 p.m.; (iii) no Owner shall post any signs advertising any yard sale anywhere on the Property except that a temporary sign may be posted on such Owner's Lot on the day that a yard sale is being held; and (iv) if the Association ever adopts standard yard sale dates for the Property, yard sales shall be held only on such dates. The Association shall give reasonable notice to all Owners if it adopts standard yard/garage sale dates for yard sales in the Community.