


**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
CAREFREE 60 COMMUNITY ASSOCIATION**

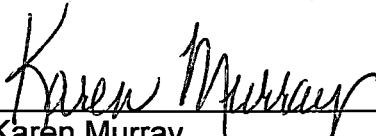
The undersigned, constituting all of the members of the Board of Directors of Carefree 60 Community Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED that the Board of Directors hereby adopts the attached Association Rules and Design Guidelines dated December 1, 2014.

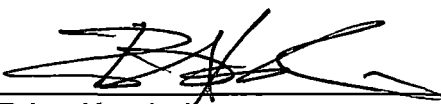
IN WITNESS WHEREOF, the undersigned have executed this consent as of the 13th day of December, 2014.



Dennis Palmer
President and Director, Board of Directors



Karen Murray
Vice President and Director, Board of Directors



Brian Konderik
Secretary and Director, Board of Directors



**CAREFREE 60
COMMUNITY ASSOCIATION**

**ASSOCIATION RULES AND
DESIGN GUIDELINES**

December 1, 2014

**ASSOCIATION RULES AND DESIGN GUIDELINES
FOR
Carefree 60 Community Association**

December 1, 2014

The Association Rules and Design Guidelines ("Rules"), as set forth in this document, shall interpret and implement procedures for the Design Review Committee's ("Committee") 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 the property values and maintain the high standards of development that exist within Carefree 60 Community Association. Unless specifically identified as not requiring a submittal for approval within this document, prior approval from the Committee is required. The Rules are established to assist owners in conforming to the standards established, and may be amended or supplemented from time to time by the Committee and/or the Board of Directors ("Board") pursuant to the Declaration of Covenants, Conditions and Restrictions for Carefree 60 Community Association ("Declaration").

Each application will be reviewed on a case-by-case basis. When reviewing all applications, the Committee will also consider the interest of neighboring properties. This may include making reasonable provisions for access, surface water drainage, sight and sound buffers, light and air, and other aspects of design which could have a substantial effect on neighboring properties.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED). IF APPROVAL IS REQUIRED FROM A GOVERNMENTAL AGENCY (I.E., CITY, COUNTY, STATE), IT IS UP TO THE OWNER TO INSURE THAT THE GOVERNMENTAL PERMITS/APPROVALS ARE RECEIVED PRIOR TO THE START OF CONSTRUCTION.

APPLICATION PROCEDURE

Submittal

Application and plans (which will be kept on file with the Association) shall be sent to:

Carefree 60 Community Association
c/o Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
(480) 759-4945 / FAX (480) 759-8683

The following information should be included with the submittal:

1. **Design Review Committee Submittal Form:** A completed application form (attached or additional copies may be obtained from the management office).
2. **Plot Plan:** A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans. A plot plan would have been provided by the Builder at purchase or available from the Maricopa County Assessor's website.
3. **Elevation Plans:** Plans showing finished appearance of improvement in relation to existing dwelling.

4. **Specifications:** Detailed description of exterior material and fixtures to be used, color samples, and dimensions must be submitted.
5. **Photograph:** If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.

All buildings, structures and other improvements erected within Carefree 60 Community Association and the use and appearance of all land within Carefree 60 Community Association, shall comply with all applicable City/County/State zoning and code requirements, as well as the Declaration and these Rules.

REVIEW-APPROVAL AND/OR DISAPPROVAL

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

Review 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.

Neither the Committee, nor the Board of Directors, nor the Declarant shall have any 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 as otherwise specified, or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules.

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 one hundred and twenty (120) days of the date of the Committee's approval of the application.

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

Carefree 60 Community Association
c/o Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048

**CAREFREE 60 COMMUNITY ASSOCIATION RULES AND DESIGN GUIDELINES MAY BE
AMENDED FROM TIME TO TIME BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS
AND/OR THE DESIGN REVIEW COMMITTEE AS FURTHER OUTLINED IN THE
DECLARATION.**

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**ASSOCIATION RULES AND DESIGN GUIDELINES
CAREFREE 60 COMMUNITY ASSOCIATION**

ACCESSORY STRUCTURES: Accessory structures shall include any structures not specifically called out in this document or the Declaration. Unless specifically stated herein, these structures must be set back at least ten (10') from all surrounding property lines. They require Committee approval if they are taller than the surrounding fences. The intent is to use colors that are consistent with the Community; however, materials are subject to review by the Committee. If 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. Lattice and/or trellis structures will be required to be painted to match the base color of the home or left natural redwood (redwood may be sealed so that it looks good for a longer period of time). All accessory structures must be maintained in like-new condition at all times.

ADDITIONS: When considering an addition to an existing structure, the Committee will only approve the application if:

1. The height of any addition shall be no higher than the existing home.
2. All additions shall be built within the setback lines originally established Carefree 60, regardless of more lenient requirements of governmental authority.
3. When additions, alterations, or renovations are performed, the established lot drainage must not be altered. All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof may drain directly onto a neighboring property.

ANIMALS: As stated more specifically within the Declaration (Section 4.2), animals are permitted if they are kept or raised as domestic pets, and not for commercial purposes. Animals (including birds) cannot be allowed to be a nuisance to any neighbors. Animals must be on a leash (maximum of 6' long) when not contained in the back yard. Owners are wholly responsible for the behavior of their pets whether on or outside of the owner's lot. Animals cannot be tethered in front or side yards or any other location where they will be visible by others. All owners must clean up after their pets, whether on or outside the owner's lot. When pets are not within the boundaries of the owner's property, the owner or responsible party must immediately remove the pet's solid waste and dispose of it properly.

ANTENNAS: 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 with the preferred installation locations listed 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 backyard of the Lot;
3. On the roof, but completely below the highest point on the roofline;
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.

If no location is available where the antenna will not be visible from neighboring properties, the antenna and all appurtenances must be painted to match the structure to which it is attached so that it is less obtrusive.

AWNINGS: All awnings must be approved by the Committee, whether attached to the house or free-standing. 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 shall be installed only on the side 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 awning, is required. 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: No basketball goal, backboard or similar structure or device shall be placed or constructed on any Lot or Parcel so as to be Visible from Neighboring Property without the prior approval of the Design Review Committee, including without limitation, approval as to appearance, height and location.

No basketball backboard, hoop or similar structure shall be attached to a Residential Unit or other structure. Basketball backboards, hoops or similar structures attached to a free-standing pole may be placed in the front yard to the side of the driveway provided the location, style, and color of the basketball backboard, hoop, and free-standing pole or similar structures are approved in writing by the Committee. Basketball hoops must be located a minimum of 20 feet from all side and rear property lines of the Lot.

Portable basketball goals need not be submitted for approval. Portable basketball goals must be placed next to the driveway on the front entry door side. Any portable goal not maintained in this location must be stored in the garage or rear yard in a manner not to be visible from neighboring property. Goals may not be placed on the sidewalk, curb or street at any time. All goals must be maintained in good condition.

CHIMNEYS: Chimneys attached to the house shall be constructed of the same material, texture, and color of the home. Exposed flues are prohibited. Gas shall be provided to each fireplace. All fireplaces shall meet the requirements of all governing authorities.

DECORATIVE ITEMS: Front yard item(s) as well as back yard item(s) that will be Visible from Neighboring Property must be submitted for approval by the Committee. Submittal shall include a color picture of the proposed item. Decorative items include, but shall not be limited to iron, ceramic, plastic, clay or wood figures, carts, wagons, bridges, unnatural or man-made items. Decorative pots are not required to be submitted for approval unless they are larger than four feet (4') tall or four feet (4') wide or are of a non-neutral or non-earth tone color (see "Flower Pots" below for additional information). Commercially produced outdoor furniture need not be submitted for approval. The Board of Directors reserves the right to require removal of decorative items based on size, quantity, color and location and any other criteria that the Board may determine.

Benches: Benches will be considered in the front yard area as long as they are located within four feet (4') of the front door and are made of materials that will last in the Arizona climate. Plastic benches and furniture will never be allowed or approved for front yards. Swings will also not be approved for installation in front yards.

Flower Pots: Flower pots or decorative pots may be placed in front yards, but cannot exceed three (3) in number, be larger than four feet (4') tall or four feet (4') wide or be of a non-neutral or non-earth tone color (see "Decorative Items" above). Pots shall be located within three feet (3') of the front of the home or garage. Pots must be maintained in like-new condition at all times, and must be continually planted with live foliage. Artificial plants and/or flowers are expressly prohibited. Flower boxes attached to the home will not be approved by the Committee.

Seasonal and Decorative Flags: One (1) bracket for seasonal and decorative flags, house mounted below the roofline, does not require approval. Seasonal flags must be removed within thirty (30) days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags that are torn, ripped, faded, etc., constitute grounds 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 Residential 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 is not permitted in Carefree 60.

DOORS: Replacing any door that is Visible from Neighboring Property (front door, garage door, and side garage door) requires Committee approval unless the replacement door is exactly the same in color and design as that which was installed by the builder. If changing to a different design or color, a picture/brochure of the new door (or a paint chip) is required with the submittal.

DRAINAGE: Providing for proper drainage on your lot is extremely important. When any changes are made to the lot, drainage should be considered and not changed unless absolutely necessary. Drainage water may not be directed toward the building foundation or toward any neighboring property. Drainage may not be altered to create any condition that could lead to off-site soil erosion in open spaces.

DRIVEWAY EXTENSIONS AND SIDEWALKS: Driveway extensions will be considered if the following conditions are met:

1. Only driveway extensions located in the side yard of the property will be considered.
2. Driveway extensions of two feet (2') on each side of the driveway will be considered (or one (1) four foot (4') extension).
3. Submittals must include a plot plan with the following noted thereon: (a) the location and dimensions of the proposed extension, (b) the existing driveway dimensions and materials used, (c) the total linear feet of lot frontage, and (d) the material used for extension (must match existing materials).
4. 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.
5. Painting or staining of paved surfaces is prohibited.

6. No bollards, chains or rope shall be allowed to delineate driveways from the rest of the property.

Additional Sidewalks: Sidewalks installed to utilize the side gates shall be submitted:

1. 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.
2. The area between the home and the sidewalk addition must have groundcover installed per the landscaping guidelines or to match the existing front yard ground cover (i.e., decomposed granite).
3. The material to be used for the sidewalk must be submitted and must match existing sidewalks of driveway.

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

Additional sidewalks of any other size or in any other location must be submitted for approval.

FENCES AND WALLS, INCLUDING DECORATIVE WALLS: Plans for new fences or walls must be submitted to the Committee prior to construction. Walls must match the existing wall in texture and color. If changing a wall between lots, the owners of both lots must sign their approval on the submittal as this wall is shared and both owners are responsible for maintenance thereof.

Access for pool installation must be through the front gate access or by removing a portion of the front (return) wall. Corner lots must receive prior approval to remove a portion of the side wall, though this practice is discouraged. A **\$3,000.00 deposit** will be required for this activity, as well as a signed agreement that the area will be returned to the condition it was prior to the fence removal, including all sidewalks, landscaping, ground cover, etc.

Decorative or garden walls may not exceed forty-eight inches (48") in height. Decorative or garden walls must be submitted for approval prior to installation, and be finished to match the home in color and texture. Other materials not on the home will be considered on a case-by-case basis. When submitting, be sure to include enough detail and/or samples for the Committee to properly review the submittal.

FLAGPOLES: Flag display requirements:

1. No more than two flags may be displayed at once and only flags pursuant to ARS §33-1808 are permitted to include: (a) the American flag, (b) United States army, navy, air force, marine corps or coast guard, (c) the POW/MIA flag, (d) the Arizona state flag, (e) an Arizona Indian nations flag, (f) the Gadsden flag.
2. The maximum size of any flag shall be three feet by five feet (3' x 5').
3. Flags must be made of fabric; flags cannot be plastic, made of colored lights, painted objects, etc.
4. The maximum height of a permanent, removable or freestanding pole shall be no higher than the height of the roof peak.
5. Wall mounted flag poles shall be a maximum of five feet (5') long with attaching brackets painted to match the attachment area and will not require prior approval.
6. All poles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, U.S.C., Chapter 10.
7. Only one (1) permanent, removable, wall mounted or freestanding pole will be permitted per residence or lot.
8. It will be the responsibility of the homeowner or resident of the lot on which a flag is displayed to do so with proper respect and flag etiquette.

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 recreational activities after the initial construction. Garage doors shall be left open only as needed for ingress and egress.

GATES: All requests for additional gates or gates other than those which were originally installed must be submitted for approval. Placement of gate(s) must be approved by the Committee. Double gates may be installed to allow wider access to back 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.

GUTTERS AND DOWNSPOUTS: Gutters and downspouts will be considered for approval if the finish matches the color of the home in the area to which they are attached. 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 must be directed so as not to drain onto neighboring property.

LIGHTING: No outside lighting installed subsequent to initial lighting provided by the Declarant may be placed, allowed or maintained on any Lot without the prior written approval of the Committee. No spotlights, flood lights or other high intensity lighting shall be placed or utilized upon any Lot in a manner that will allow light to be directed or reflected unreasonably upon any other Lot or Common Area.

Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from neighboring property. Exterior lighting includes any lighting that is mounted outside of livable building areas such as in landscaping, parking areas, along walkways and paths, on the outside of Residence walls, under eaves and patio covers, under open shed covers and within three (3) feet of the openings in residences such as breezeways and entry courts.

Lighting must be low in physical height, (mounted or placed generally below eye level or low in lighting intensity that includes the total of all lamps supported by a fixture. The maximum capacities of a fixture utilizing one or multiple lamps are:

- incandescent lamp source(s) not exceeding a total of 60-watts and 825 initial lumens,
- compact florescent lamp source(s) not exceeding a total of 13 watts and 825 initial lumens,
- halogen lamp source(s) not exceeding a total of 20 watts or 6500 initial candelas,
- LED lamp source not exceeding a total of 5 watts
- High intensity discharge lamp source(s) not exceeding a total of 825 initial lumens.

Lighting must be directed down, not sideways. The lighting source must be hidden from off the property by the fixture design or by residence structure such as fascia on eaves, walls, pillars, etc., and;

The lighting fixture includes a device or feature such as vanes, louvers, fins, etc. that direct the light downward. The lighting fixture includes frosted lenses that are semi-opaque and eliminate the view of the lamp source. Exterior lighting must shield the light bulb so it cannot be seen from neighboring properties. Translucent and colored glass is not viable options unless the opacity fully blurs or hides the shape and nature of the light source.

Lighting standards are set by City of Scottsdale Environmentally Sensitive Lands Ordinance (ELSO), for more information on lighting standards in the City of Scottsdale refer to:

http://www.scottsdaleaz.gov/Assets/Public+Website/codes/ESL_ExtLighting.pdf

Low pressure sodium bulbs are discouraged but not prohibited in the Community. All outside lights shall be screened whenever possible with walls, plant materials or internal shielding. Low voltage lighting is acceptable.

OIL PANS: Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being visible.

MOTOR VEHICLES:

Parking: *(per Section 4.16.1 of the CC&Rs)*

Vehicles that do not exceed factory settings of one (1) ton in carrying load or cargo capacity, ninety-six inches (96") in height or width, or two hundred fifty inches (250") in length, may be parked in a closed garage or on a private driveway (including approved, paved driveway extensions) appurtenant to a Dwelling Unit. No vehicle or equipment shall be parked or stored in or upon the Common Areas, including, without limitation, any private streets, except as the Board may designate in such rule and regulations as the Board may designate and adopt in its sole discretion (and the Board in its sole discretion may prohibit such other vehicles and equipment completely). A vehicle permitted to park on a driveway or approved driveway extension must park on the paved surface of the Lot. No vehicle may be parked on any other portion of a Lot. No vehicle may be parked on a sidewalk or on a driveway so as to encroach on a sidewalk for any length of time.

Vehicles: *(per Section 4.16.2 and 4.16.3 of the CC&Rs)*

No other vehicle, including, but not limited to, mobile homes, motor homes, boats, recreational vehicles, trailers, semi-trucks, campers, permanent tents, or similar vehicles or equipment that exceeds factory settings of one (1) ton in carry load or cargo capacity, ninety-six inches (96") in height or width, or two hundred and fifty inches (250") in length, or similar vehicles or equipment, shall be kept, placed or maintained upon the Property or any street or roadway adjacent thereto, except (i) within a garage approved by the Design Review Committee, or (ii) in such areas and subject to such rules and regulations as the Board may designate and adopt in its sole discretion (and the Board in its sole discretion may prohibit such other vehicles and equipment completely). No vehicle (including, but not limited to, those enumerated in the preceding sentences) shall be constructed, reconstructed, or repaired on driveways or on any roadway therein or adjacent thereto except within the garage. No motor vehicles of any kind which are not in operating condition shall be parked in any unenclosed parking areas (including, but not limited to, private driveways appurtenant to a Dwelling Unit). For purposes of this Section 4.16.3, a vehicle is not in operating condition if it is not running, has a flat or missing tire for ten (10) or more days, or is not properly licensed and registered.

OUTDOOR FIREPLACES, FIRE PITS, BUILT IN BARBECUES: Outdoor fireplaces shall be permitted in back or side yards (private areas only). Fireplaces should be contained within a patio or courtyard and require a ten foot (10') setback from property lines. Chimney elements must be located and sized so as not to obstruct views from adjacent properties. Built in barbecues, fire pits or fireplaces must be located inside the development envelope and may not exceed a height of two feet (2') above adjacent walls.

PAINT COLORS (EXTERIOR): Exterior paint colors must be selected from the color palette originally approved by the Builder. Owners who are painting their house in the exact same paint color as the originally approved color palette do not need to seek prior approval of the Committee. Other compatible colors not originally existing on the home may be considered and must be submitted for approval prior to painting.

PATIO COVERS: Roofing materials should match those 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, though other types of materials will be considered if they will hold up to the Arizona weather. Asphalt shingles and rolled roofing are expressly prohibited.

Color and material of supports should match the home. Roofs 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, and to assure aesthetic appeal.

The maximum height that will be considered for approval of play structures is twelve feet (12'). The maximum height for any deck/platform is four feet (4') above ground level.

Any play structure which is eight feet (8') tall or less may be placed at least ten feet (10') from any lot line. For each additional foot of play structure height over eight feet (8'), the setback from all surrounding walls shall increase by two feet (2') per foot of height of the structure. (To wit, a structure that is twelve feet (12') tall will need to be set back eighteen feet (18') from all surrounding walls.)

When considering plans, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or brochure of the structure, total dimensions, materials, colors, and a map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color of canopy of the play structure must be a "neutral" or "earth tone" color.

POOLS AND SPAS: Pools and spas which are Visible from Neighboring Property require the prior approval of the Committee.

Slides, diving boards, rock waterfalls, rock climbing walls or other like accessories ("Accessories") that are "Visible from Neighboring Property" must be submitted for prior approval of the Committee. Accessories items will be reviewed on a case-by-case basis with no such items permitted to exceed five (5) feet in height from the ground or decking. On lots with wrought iron view fencing, the installation of landscape to limit the visibility of Accessories from neighboring property shall be required.

Access for pool installation must be through the front gate access or by removing a portion of the front (return) wall. Repairs to the wall must be completed in a timely fashion and must including repairing the wall to match the height, texture and color of the remaining wall. Corner lots must receive prior approval to remove a portion of the side wall, though this practice is discouraged. **A \$3,000.00 deposit** will be required for this activity, as well as a signed agreement that the area will be returned to the condition it was prior to the fence removal, including all sidewalks, landscaping, ground cover, etc.

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.

Pools may not be backwashed into any common area or off of the lot on which the pool has been installed. Check with your pool contractor concerning City ordinance requirements for backwashing.

Damage to common areas due to backwashing, including erosion, will be repaired by the Association, and all expenses incurred by the Association will be billed to the homeowner.

POOL FENCING AND EQUIPMENT: Back yard wrought iron pool fencing installed 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 must meet all City, County, State, and/or Federal requirements.

Pool equipment on lots with view fencing must be screened from view from common areas. Screening may be through plant material or hardscape enclosure. All screening material requires approval from the Committee.

RAMADAS AND GAZEBOS: Ramadas and gazebos may be installed in back yards after receiving Committee approval. Ramadas and gazebos must meet the following requirements:

1. Maximum height will be reviewed on a case-by-case basis by the Committee.
2. Building must be set back at least ten feet (10') from side and rear property line.
3. Structure must be painted to match the house color or be natural redwood, though other materials that will hold up in the Arizona weather will be considered, and preferred.
4. Structure must be maintained in like new condition at all times.
5. Roofing materials must match the house.
6. Lighting of the structure must not shine onto neighboring properties, and should be subdued (accent lighting as opposed to bright lighting). No flood lighting will be permitted. Lighting must be approved by the Committee prior to installation. Photos of the proposed lighting will aid in this respect.

SECURITY/SCREEN DOORS/SUNSCREENS: Wrought iron security/screen doors shall be submitted for approval to include exact design of door as well as color proposed. 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 does not need to be submitted for approval, provided that the window frame matches the sunscreen material or the existing window frames. The Committee will not allow the installation of a sunscreen material that does not aesthetically blend with the color of the home. This decision can be made solely at the discretion of the Committee.

Window films with a reflectivity over 20% are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed, but requires approval of the Committee prior to installation.

SIDEWALKS: Please refer to DRIVEWAY EXTENSIONS AND SIDEWALKS.

SIGNS: No signs shall be displayed on any Lot except the following:

1. Signs as required by legal proceedings;
2. No more than two (2) identification signs for individual Dwelling Unit, each with a face area of seventy-two square inches (72") or less;
3. One standard size realty company "for sale" or "for lease" sign;
4. Project identification signs and other promotional or marketing signs installed by Declarant, Developers or the Association;
5. Political signs cannot be in place more than seventy-one (71) days before an election and must be removed within three (3) days after the election to which the sign pertains; Signs may not exceed an aggregate total of nine (9) square feet.

6. Signs and notices erected or posted in connection with the provision of building security with a face area of seventy-two square inches (72") or less;
7. One temporary advertising sign not to exceed twenty-four inches (24") by twenty-four inches (24") for a landscape contractor, pool contractor, etc. Such temporary signage must be removed within forty-eight (48) hours of completion of work.

All signs shall conform and comply with appropriate governmental authority ordinances. Signs advertising landscaping or pool contractors, etc., must be removed within forty-eight (48) hours of completion of work.

SOLAR PANELS AND EQUIPMENT: The Association recognizes the benefits to be gained by permitting the use of solar energy as an alternative source of electrical power for residential use. At the same time, the Association's desire is to promote and preserve the attractive appearance of the Community and the Improvements thereon, thereby protecting the Property value of the Owner's investments.

The Association recognizes the Owner's right to install and use solar energy devices, as set forth in A.R.S. § 33-1816. The Association hereby adopts this Resolution and Policy in order to regulate the placement of solar energy devices that are governed by A.R.S. § 33-1816 and A.R.S § 44-1761.

The placement of the solar energy device must be approved in advance by the Committee. Such solar energy device must comply with the following regulations, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

1. A sample or illustrated brochure of the proposed solar unit must be submitted with the application, which clearly depicts the unit and defines the materials to be used in the installation.
2. No solar energy device may encroach upon the Common Area or the property of another Owner.
3. A solar energy device shall be placed in accordance with the following descending order of locations, with Owners required to use the first available location that does not impair the functioning of the device or adversely affect the cost or efficiency of the device:
 - a. A location in the back yard of the Lot so as to not be Visible from Neighboring Property.
 - b. On the roof facing the back yard of the Lot, limiting Visibility from Neighboring Property and subject to additional restrictions included below.
 - c. On tile roof facing the Side yard of the Lot, limiting Visibility from Neighboring Property and Subject to additional restrictions included below,
4. The solar energy device shall be installed to limit Visibility from Neighboring Property, The landscaping or structure used to shield the solar energy device must be approved in advance by the Committee.
5. The solar energy device must comply with all applicable City, County and State laws, regulations and codes.
6. Placement and installation must be pursuant to the Manufacturer's instructions.
7. Solar panels must be an integrated part of the roof design and mounted flush, directly to the roof plane. Panels shall not break the roof ridgeline.
8. Solar panels should be dark in color.
9. Aluminum trim, if used and visible, shall be anodized or otherwise color treated.
10. All exterior plumbing lines shall be painted in a color scheme which matches as closely as possible to the color of the structure and materials adjacent to the plumbing lines (i.e. plumbing lines on walls shall be painted the color of the walls while roof plumbing shall match the color of the roof).
11. Any visible cabling must be securely attached and painted to match the surface to which they are attached.

12. Solar units not mounted on the roof (ground mounted) shall be installed according to the City setback requirements. Any such structures should be concealed from View of Neighboring Property, when reasonably possible, and be free of all future likelihood of shading from fences, trees, shrubbery and other vegetation.
13. The Owner is liable for all damages arising from the installation and/or repair of the solar energy system.

Notwithstanding the above; enforcement shall not commence in any way that (1) prevents the installation of a solar energy device; (2) impairs the functioning of a solar energy device; (3) restricts the use of a solar energy device; or (4) adversely affects the cost or efficiency of a solar energy device.

STORAGE SHEDS: Storage sheds will be permitted and need not be submitted for approval, provided the maximum height of the shed, including roof, do not exceed the height of the immediately surrounding walls(s) or fences(s). Sheds shall have a minimum setback of ten feet (10').

Sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must be submitted for review and approval prior to construction, must be constructed of block, stuccoed and painted to match the home, and have a tile roof to match the existing tile on the home. Additional setbacks will be required based on height of shed being submitted.

Storage sheds on lots with a view fence are subject to the above provisions, as well as the following provisions: (1) The shed may not be placed adjacent to the view fence; (2) The shed must be screened from view with approved plant materials; and (3) Placement of the shed must be approved prior to installation.

TRAMPOLINES: Trampolines will be approved for installation in back yards, but the maximum height that shall be approved for trampolines and safety netting is ten feet (10'). Trampolines must be placed at least ten feet (10') from all side and rear property lines. 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.

TRASH CONTAINERS AND COLLECTION: No garbage or trash 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. In no event shall such containers be maintained so as to be Visible From Neighboring Property except to make the same available for collection and then only until nine (9) a.m. the day following collection. Trash containers shall be placed on the street, not the sidewalks, for collection, unless otherwise required by the garbage collection company. Rubbish, debris and garbage shall not be allowed to accumulate on any lot.

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. No outdoor incinerators shall be kept or maintained on any lot.

WATER FEATURES AND FOUNTAINS: Fountains and water features are permitted in back yards and in front courtyards only, and shall not exceed the height of the adjacent wall or yard enclosure and shall be screened with courtyard walls or other means as approved by the Committee. The design and color of such features must be compatible with the architectural character of the residence. All fountains must be maintained in new condition and shall not be permitted to drain into a common area. Owners shall not allow any standing bodies of water to accumulate on their Lot including neglected

water features that could become breeding environments for mosquitoes or other insects. It is recommended that water be chlorinated.

WINDOWS: Permanent draperies or suitable window treatments shall be installed on all front-facing windows within ninety (90) days of occupancy. No reflective materials with a reflectivity greater than 20%, 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 the home and require Committee approval.

LANDSCAPE GUIDELINES:

Front Yard Landscaping: Unless installed by the Declarant, within ninety (90) days from close of escrow of a Lot, each Owner shall install landscaping and irrigation improvements in compliance with the Xeriscaping principles, and NAOS guidelines in that portion of the Lot which is between the street adjacent to his Lot and the exterior wall of his Residential Unit or any wall separating the side or back yard of the Lot from the front yard of the Lot. The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Design Review Committee. All landscaping Improvements installed in such areas must be approved by the Committee prior to installation and must adhere to the City of Scottsdale Zoning Code.

No Owner shall allow sprinklers to spray or other water sources to deliver water within five feet (5') of any wall, fence or structure. No Owner shall allow water to be provided (by sprinkler, drip line, hose, hand delivery or otherwise) to any plant located within five feet (5') of any wall, fence or structure. Such restriction excludes rainfall that falls directly on such area. No Owner shall allow any tree to grow within six feet (6') of any wall (with such distance measured from the above-ground part of the tree that is nearest to the wall within five feet (5') of the ground level of the tree, including any portion of the root system that is not completely covered by dirt). It is recommended that a water barrier be applied to interior walls where water leakage may occur.

Backyard Landscaping: Unless installed by the Declarant, within one hundred eighty (180) days from the close of escrow of a Lot, each Owner of a Lot abutting a Common Area where the rear and/or side yards are enclosed with wrought iron view fencing shall install all landscaping Improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements, on such backyard and/or side yards. All landscaping Improvements installed in such areas must be approved by the Committee prior to installation.

Backyard landscaping Improvements on Lots that are not visible from Neighboring Property through wrought iron view fencing do not require approval of the Committee.

All visible portions of the Lot within the Community are subject to the following guidelines:

- Owners shall maintain all visible landscape areas in a clean, neat and weed-free condition.
- All dead and dying plants must be replaced with same species or other appropriate plants.
- Yard tools, equipment and general storage items should be stored out of sight when not in use.
- Parking of vehicles of any sort in a backyard shall require screening from View of Neighboring Property at all times.
- Any hardscape additions such as concrete work, built in barbecues, fire-pits, fireplaces, etc. must be approved by the Committee prior to installation.

Granite: Decomposed granite used in the Carefree 60 Community Association shall be one of approved colors. Approved granite colors are Madison Gold, Palomino Gold, Desert Brown, Aztec, Aztec Gold and Pink Corral. Granite shall be installed with a minimum one and one-half (1½) inch thick layer and shall be ½" to ¾" in size. It is recommended that all granite areas be treated with a pre-emergent weed control at regular intervals to retard weed growth.

Rip-rap may be used for erosion protection, storm-water management or aesthetic applications subject to the following criteria:

Rip-rap must be fractured granite that matches or complements the decomposed granite used within the landscape area. Rip-rap may not be grouted unless necessitated due to erosion or drainage conditions (subject to the approval of the Committee). Maximum size of rip-rap cobbles shall be 6 -12 inches in diameter unless erosion or drainage conditions require larger material (subject to approval of the Committee). River run rock is prohibited.

Boulders: Use of boulders to create a natural setting is permitted. The following recommendations for boulder selection will provide continuity within the community:

- Boulders should be "surface select" granite boulders
- Bury one-quarter to one-third of the boulder underground
- Install boulders in a natural manner and integrate within the landscape including other boulders or landscape materials such as plants, decomposed granite and contouring.

Turf: Turf shall be limited to enclosed areas not visible from Neighboring Properties. No turf or spray irrigation shall abut walls or fences. Planting areas of at least five (5) feet are recommended between walls, fences, structures and turf or spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Drainage should flow away from all walls and any structures. All turf must have a permanent border such as, extruded concrete curbing, brick border or other permanent material approved by the Committee.

Artificial turf shall be of a high quality material, installed per manufacturer's recommendations and maintained in like-new condition at all times.

Irrigation: 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 are strictly prohibited. Great care should be taken to avoid spray of walls, fences and other structures that may cause damage and void any warranty.

Landscape Lighting: It is recommended that landscape lighting be low-voltage only. If high-voltage is used for lighting, it must be installed with safe guards to eliminate the risk of electric shock and must fully enclosed in electric conduit and comply with City of Scottsdale Building code. Landscape lighting should be controlled with an electric clock or photo-cell device. Light sources must be shielded from view. Landscaping lighting may not exceed 18" in height. Fixtures must be constructed of metal. Plastic fixtures are prohibited. All wiring for light fixtures must be buried below grade per the manufacturer's requirements. Controller equipment must be located in a discrete location or screened from view from the street or adjacent property.

NAOS: A Natural Area Open Space easement essentially restricts what can be done with a piece of land. NAOS easements are areas of continuous natural desert. Land that is designated NAOS must be preserved in its natural desert state and remain free of obstruction. In cooperation with the Fire Department, it has been determined that a defensible zone may be maintained within 30 feet of a

habitable structure with City approval. An NAOS that has been dedicated on an individual lot is the responsibility of that property owner.

The defensible space is outlined below.

	<u>Homes</u>	<u>Walls & Streets</u>
Trim Live Vegetation	5 feet	5 feet
Remove Dead Vegetation	25 feet	15 feet
Total Defensible Dimensions	30 feet	20 feet

NAOS maintenance is limited to the removal of man-made debris wash obstructions, invasive plants, and the removal of parasitic plant growth only as it relates to the health of the host plant. Dead plants, such as saguaros that have fallen over, serve as animal habitat and are to be left in place unless it is determined that they pose a health and safety concern. Decomposed granite or mulch of any kind is not allowed. NAOS areas are not to be confused with landscaped areas and are not meant to appear manicured. Trees and shrubs shall not be pruned or sheared unless it can be determined that they are blocking the right-of-way or pose a public health or safety concern. NAOS plant material is protected and may not be removed.

Prohibited Plant List

- Any species of tree or shrub whose mature height may reasonably be expected to exceed 25 feet.
- All palm trees and pine trees with a mature height of over 10 feet.
- Olive trees
- Mexican Palo Verde Trees (Parkin sofia aculeate)
- Oleanders – except for Dwarf varieties
- Fountain grass
- Common Bermuda Grass (Cynodon dactylon)