

DESIGN GUIDELINES RULES AND REGULATIONS FOR SPANISH TRAIL ESTATES HOMEOWNERS ASSOCIATION, INC.

March 22, 2016

Article III, Section 2 and Article XI of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for the Spanish Trail Estates Homeowners Association provides for an Architectural Review Committee (ARC) appointed by the Board of Directors to review additions, modifications, and alterations to all lots within the community. The Design Guidelines / Rules & Regulations, as set forth in this document, shall interpret and implement procedures for the Architectural Review 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 maintain the high standard of development that exist within Spanish Trail Estates Homeowners Association, Inc. Capitalized terms in this document not otherwise defined shall have the same meaning as described in the CC&Rs. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Architectural Review Committee is required. The Guidelines are established to assist residents in conforming to the standards established, and amended from time to time, by the Architectural Review Committee. Each application will be reviewed on a case-by-case basis.

The ARC will not address disputes between private property owners, nor will it serve as liaison for resolving issues. The ARC will address architectural issues only.

These guidelines and restrictions shall be in addition to any and all restrictions imposed by the municipality or county in which the Lot is located. In cases of conflict, the municipality or county ordinances and restrictions shall supersede those contained within this document. Please review your CC&Rs for a more complete list of property restrictions including use restrictions.

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

“Visible from Neighboring Property” is defined within the CC&Rs as “[...] object is or would be visible to a person six feet tall, standing at ground level on any part of such neighboring property.” Herein Visible from Neighboring Property is further defined as follows: Neighboring Property applies only to immediately adjacent Lots.

“Front Yard” shall be defined as the exterior area of a Lot not enclosed by walls.

APPLICATION PROCEDURE

Submittal

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

Spanish Trail Estates Homeowners Association, Inc.
c/o Platinum Management, Inc.
P.O. Box 14198
Tucson, AZ 85732
(520) 623-2324
Fax (520) 722-0539

The following information should be included with the submittal:

1. **Application Form – Architectural Design Review Form** - A completed application form (copies may be obtained from the management office).
2. **Drawing** – A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. **Elevation Plans** – Plans showing finished appearance of improvement in relation to existing dwelling.
4. **Specifications** – Detailed description of materials to be used, color samples, and dimensions.
5. **Timeframe** – Dates of commencement and completion of the work.
6. **Additional Information** – Any and all additional information requested by the ARC.

All buildings, structures and other improvements erected within the Spanish Trail Estates and the use and appearance of all land within Spanish Trail Estates shall comply with all applicable Pima County zoning and code requirements as well as the Declaration and these Rules.

Review

The Architectural Review Committee shall have thirty **(30)** 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 in writing and will be mailed via US Mail. While the ARC will make every effort to review and decide upon the application within thirty (30) days of submission, a lack of response within this time period shall not constitute automatic approval. Any work commenced prior to written approval of the ARC will be handled in accordance with the Penalties policy explained herein.

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 must also take into consideration the municipal permit and setback requirements, topography, drainage and finished grade elevation.

Neither the Architectural Review 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 judgement 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.

It is the responsibility of the homeowner to ensure that all modifications are consistent with Pima County Building Code and that any and all required permits are obtained before commencing work.

Approval Expiration – Construction must be started within one year 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 Rules. Extensions may be granted on a case-by-case basis.

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 construction commencement date. Refer to the CC&Rs regarding construction materials and staging.

Penalties – Failing or refusing to submit an application to the ARC for exterior modification, including substantial changes to landscaping, may incur an immediate initial fine of \$100 and \$20/day from date of Hearing until corrected. [Authority: Schedule of Fines and Penalties, Enforcement Procedures; Article V, Section 3, Article VIII, Section 1, and Article X, Section 3 of the CC&Rs; and Arizona Revised Statutes §10-3201.]

Appeal

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

Spanish Trail Estates Homeowners Association, Inc.
c/o Platinum Management, Inc.
P.O. Box 14198
Tucson, AZ 85732
Office (520) 623-2324
Fax (520) 722-0539

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

DESIGN GUIDELINES

Antennas

No antenna, aerial, satellite dish or other device for the transmission or reception of television or radio (including amateur or ham radio) signals or any other form of electromagnetic radiation of any kind (collectively referred to herein as "antennas") shall be allowed outside the Dwelling Unit. Those satellite dishes three feet (3') or less in diameter and whose installation and use is protected under federal law or regulations is acceptable. Should applicable law prohibit the Architectural Review Committee from requiring prior approval for the installation of certain antennas, the preferred locations, in descending order of preference, are as follows:

1. A location in the back yard of the property where the antenna will be screened from view by wall or fencing, landscaping or other improvements;
2. An unscreened location in the backyard of the Lot;
3. On the roof, but below the roof line;
4. A location in the side yard of the property where the antenna 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 antenna will be screened from view by landscaping or other improvements.

All wires must be securely attached to the dwelling and painted to match where attached. Additionally, any transmission cable for a receiver to the house must be underground. The restrictions in this ***Article III, Section 2(h) of the CC&Rs*** shall be subject to any limitations imposed by law.

Awnings

All awnings must be approved by the Architectural Review Committee. Awnings over 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.

Chimneys

Chimneys shall be constructed of the same material, texture and color of the home. Exposed flues are prohibited.

Decorative Items

Front yard item(s) must be submitted for approval by the Architectural Review 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 may determine.

Seasonal and Decorative Flags

Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within 30 days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. 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

Holiday decorations may be installed 45 days prior to the holiday and must be removed within 30 days after the 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 may be limited in number, so as to not dominate the appearance of the home. Dimensions of decorative art shall be no greater than three feet in length, width and height.

Water Features

Items such as fountains, statuary, etc., are permitted within the rear yard and generally do not require submittal to the Architectural Review Committee. Any items installed in the rear yard must not exceed the wall or fence height. Such items must be approved by the Architectural Review Committee for installation in the front yard. Water features such as fountains may not exceed 4½ feet in height without approval. It is recommended that water features be chlorinated.

Driveway Extensions and Sidewalks

Driveway extensions must be submitted for approval and include a plot plan with i.) the location and dimensions of the proposed extension, ii.) the existing driveway dimensions, iii.) the total linear feet of lot frontage, and iv) the material to be used in the extension.

Extensions are intended to improve access to and between vehicles, as opposed to providing additional parking surface. The total parking area may not exceed the greater of thirty (30) feet of contiguous frontage of the lot width (existing plus extension) as measured at its widest point.

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 Architectural Review Committee.

Painting or staining of paved surfaces requires approval; transparent sealants do not apply.

Additional Sidewalks

Sidewalks of hardscaping material installed to utilize side gates do not need to be submitted if all the following conditions are met.

1. The additional sidewalk is three (3) feet or less in width, is two feet or more from the property line and is one foot or further from the home.
2. The area between the home and the sidewalk addition must have groundcover installed per the landscaping guidelines to match the existing ground cover.

The Architectural Review Committee reserves the right to review and request changes to the addition per these requirements. Additional sidewalks in any other location must be submitted for approval.

Walls Including Decorative Walls

Plans to raise the height of a party wall must be submitted for approval with written permission from the adjacent neighbor(s) as well as with information on the height of all walls which will abut the wall(s) being raised. Side and rear walls may not exceed seven (7) feet in height from ground level, as measured from the lowest side of the wall.

Plans for new walls must be submitted to the Architectural Review Committee prior to construction. Walls must match the existing wall in texture and color.

Access for pool installation must be through the front gate access or by removing a portion of the front wall. Corner lots must receive approval prior to removing a portion of the side wall.

Decorative or garden walls in the front yard only should be between 36" and 48" in height. Decorative or garden walls must be submitted for approval prior to installation. Stuccoed walls must match the texture and base color of the home.

All painted walls must match the base color of the home. This includes interior surfaces that face the home itself.

Flagpoles

In accordance with A.R.S. §33-1808, flagpoles are allowed for the outdoor display of the American Flag and other flags as provided in A.R.S. § 33-1808, provided the American flag and military flags are 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). Residences are allowed one flagpole, either freestanding or attached by

bracket to the home, in either the front or rear yard. No more than two (2) flags may be displayed at one time. Flagpoles are limited to the height of the roof of the home at its highest point.

Gates

All requests for additional gates or gates of material other than those which were offered by the original developer of the lot/home must be submitted for architectural approval. Placement of gate(s) must be approved by the Architectural Review 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 Architectural Review Committee. Gates may be painted to match the fence with approval from the Architectural Review Committee. Repainting original gates with original colors SHALL NOT require approval. All gates must be within 12 inches of the surrounding wall height.

Gutters and Downspouts

Gutters and downspouts SHALL NOT require approval if the finish matches the color of the home or trim adjacent to installation. Drainage must not unduly affect Neighboring Property. 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.

HVAC Including Evaporative Cooler and Window Air Conditioner Units

Except as initially installed by the developer, no heating, air conditioning, evaporative cooling or window air conditioner unit shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Architectural Review 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 All front yard landscaping and irrigation systems installed by developer must be maintained by homeowner. If landscaping is not installed by the builder, it shall be installed by the Homeowner within 90 days after becoming the Owner of a Lot. The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Architectural Review Committee. Prior to installation of such landscaping, the Owner shall maintain the front yard of the Lot in a weed-free condition.

All areas of the front yard Visible from Neighboring Property are to be covered by plant material or decorative rock. No bare earth surfaces may be visible.

Berms may be used to add interest to landscaping; the height and scale of berms must be compatible with the rest of the front yard in which they are installed.

Please take neighbors' views into consideration when choosing and placing trees.

Corner Lots must be landscaped so as to include the area extending to the street from both the front and side of the Lot.

Drainage When installing landscaping or irrigation, care must be taken to maintain proper grading and eliminate undue drainage onto other Lots. Irrigation systems should not produce excessive water on walls. All exposed piping is to be painted the color of the surface they lie over.

Hardscape Any change in hardscape items proposed for front yard installation must be approved by the Architectural Review Committee. Materials included in hardscape are concrete, brick, tile, wood, 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 white, green, blue or other bright colors. River rock shall be one (1) to six (6) inches in diameter and not more than fifteen percent (15%) of the front yard landscaping.

Rear Yard Landscaping Rear yard landscaping does not require Architectural Review Committee approval.

Turf No turf is allowed in the front yard. Turf installed in the rear yard must comply with the Pima County Approved Plant List. Should this provision conflict with the Declaration of Covenants, Conditions and Restrictions, the Design Guidelines take precedence with regard to turf as stated herein.

Weeds Homeowners are required to promptly remove weeds from both their front and rear yards. Pre-emergent products and weed killers are usually very successful in keeping weeds under control, and can be used, provided the product use recommendations are carefully followed.

Approved Plant List

The Official Regulatory List from the Arizona Department of Water Resources Tucson Active Management Area Low Water Use/Drought Tolerant Plant List, updated March, 2007 is the complete list of plants approved for Spanish Trail Estates. A PDF document of the above can be viewed online:

http://www.azwater.gov/azdwr/WaterManagement/AMAs/documents/2010TAMA_apha_botanical_PLANTLIST.pdf

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

- a. Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
- b. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia*. (*Thevetia* species.)
- c. Fountain Grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
- d. All varieties of Citrus are prohibited in the front yard.
- e. Mexican Palo Verde (*Parkinsonia aculeata*).
- f. Sweet Acacia and any other large thorn tree.
- g. All varieties of mulberry trees.

This list applies to new plantings and replacements of previously planted forbidden plants.

Lighting

Since many areas of Pima County are regulated by light code restrictions, landscape lighting used to enhance plants and yard areas must not be excessive, nor adversely impose upon neighboring properties.

Lighting modifications SHALL NOT require the approval of the ARC if the following guidelines are followed, whereas any deviation from these guidelines SHALL require the approval of the ARC.

- A. Accent Malibu-type lighting shall have no more than 15 lights in the installation. The bulbs shall be white, not exceeding 18 watts per bulb, and not exceeding 24 inches in height from ground level.
- B. All floodlights must meet the following requirements:
 1. The light-emitting element and/or reflecting device of all lighting or illumination units shall be hooded or shielded as to minimize the light Visible from any adjacent Lot or Real Property—no bare bulbs or light-emitting elements are permitted.
 2. Lights or illuminating units shall minimize the direction of light, either directly or through a reflecting device, upon an adjacent Real Property.
 3. Motion lights must turn off within five (5) minutes.
 4. Pole lighting is prohibited.

C. Rear and side yard lighting shall prevent excessive glare or light spillage onto adjacent Lots.

Machinery and Equipment

No machinery, fixtures, improvements or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment, and clotheslines, may be placed on any lot or parcel so as to be Visible from Neighboring Property. Any such placement of any machinery, fixtures, improvements or equipment requires the prior written approval of the Architectural Review Committee and such approval may be withheld in the Committee's sole discretion.

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 from Neighboring Property.

Paint Colors

With a desire to maintain the original color palettes in the neighborhood, the exterior paint scheme for houses must match one of the seven schemes used by the original developer in all instances. ARC approval is required for exterior painting, even repainting in the same colors. The ARC will confirm selections are within the approved palettes and ensure sufficient variation between neighboring houses (different schemes will be used on adjacent homes). The ARC cannot approve colors outside the original palettes.

Patio Covers

Roofing materials should match that which were installed by the builder on the original roof of the home or what was offered as an option by the builder for a patio cover.

Color and material of supports should match the home. Roofing 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 Architectural Review 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 as in most instances they extend over the wall height. This is not to eliminate play structures, but to consider privacy and noise issues for adjacent neighbors and to assure aesthetic appeal.

The maximum height which will be considered for approval of swing sets and other play equipment without written input of immediately adjacent neighbors shall be eight (8) feet. An architectural submittal for any such structure which exceeds eight (8) feet at its maximum height must include written approval from all adjacent neighbors. In no case will the maximum height of any such improvement be permitted to exceed twelve (12) feet. The play structure may be placed no closer than five (5) feet to any lot line; variances to this setback must be submitted to the ARC. Submittals must include a picture or brochure of the structure, total dimensions, materials and a plot map or sketch indicating the proposed location and its proximity to adjacent property lines.

Neighbor input shall include a signed statement acknowledging the proposed equipment, its height, material and color. Neighbor's name, address, lot number and date signed must be noted.

Permanent Structures

Structures including but not limited to fireplaces, pergolas, trellises, and other items Visible from Neighboring Property SHALL require approval of the ARC.

Pools and Spas

Pools and spas require the prior approval of the Architectural Review Committee. Modification of party walls for the purpose of egress requires the signed written consent of affected neighbor(s).

Repairs to walls must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property.

Pools may not be backwashed into any common area or street. Check with your pool contractor concerning County 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 homeowner.

Pool Fencing and Equipment

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

Pool equipment 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 in height and is finished with stucco and paint to match the base color of the home. All other screening material requires approval from the Architectural Review Committee.

Roof and Roof Structures

If the dwelling unit has pitched roof, the same roofing material and color must be used on any new/additional roof or roof structure. Unless specifically authorized in this document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall be located or installed on any roof (please see Solar Panels). In addition, any such equipment or structures shall not be located or installed or maintained anywhere on a Lot, if it is Visible from Neighboring Property.

Sanitation

No garbage or trash may be placed on any lot or parcel except in covered containers meeting the County specifications, and must be stored out of sight. Trash cans may be placed out for pickup no more than 24 hours prior to pickup and must be removed from view no more than 12 hours after pickup. Rubbish, debris and garbage shall not be allowed to accumulate.

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 along side 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 municipality or the Association.

Security Devices

Security lighting must be directed as not to shine on neighboring property. Additional visible security features, including but not limited to cameras, doors and windows must be submitted for approval.

Security Doors, 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 are a neutral "earth tone" color (black is permitted). Silver-colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors.

Bronze, gray, charcoal, brown, black or beige non-reflective sunscreen material may be installed without approval provided that the window frame matches the sunscreen material or the existing window frames. Reflective window films are expressly prohibited.

Sidewalks

Please refer to Driveway Extensions and Sidewalks.

Signs

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

- (a) Signs required by legal proceedings;
- (b) A maximum of two residential identification signs with a maximum face area of seventy-two (72) square inches;
- (c) One temporary "For Sale" or "For Lease" "industry standard" sign not to exceed 18 x 24 inches per A.R.S. §33-1808(F) and one standard 6-inch rider;
- (d) One "For Sale," "For Lease," "Open House," or "Garage Sale" sign which has been purchased or made by the Owner, except that the ARC shall reserve the right to request reasonable modifications to such signs;
- (e) Signs used by the Declarant to advertise the lots and residence thereon for sale;
- (f) Such signs as may be required by A.R.S. §33-1808, which includes political signs;
- (g) Other signs as may be approved by the Architectural Review Committee.

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

Security Signs

Security signs must be located a maximum distance of 2 feet from the front of the home. Security signs must not exceed 12 inches by 12 inches and must be maintained in good condition at all times.

Solar Panels and Equipment

Roof-mounted solar equipment (excluding solar panels) must match the roof material. Solar panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline, visibility must be minimized from public view, and panels may be required to be screened from neighboring property in a manner approved by the Architectural Review Committee.

Sports Equipment

Only portable, freestanding basketball backboards are permitted in the front yard. Backboards must be removed from the front yard on a daily basis when not in use and shall only be used during daylight hours. In no event shall backboards be Visible from Neighboring Property, from the street, sidewalk or common areas when not in use. Backboards must be kept in good condition (broken backboards, disfigured or bent rims, ripped torn nets, etc. should be promptly repaired or replaced) and must be positioned so as not to adversely affect the property of any adjacent/surrounding neighbor or Common Area(s). Backboards cannot be placed in the street or upon sidewalks at any time. The ARC reserves the right to rescind its approval should the backboard cause a nuisance, such as traffic obstruction, noise or damage to any adjacent property or Common Area.

Basketball courts may not be painted or permanently outlined on any concrete and/or asphalt surfaces in the front or side yards or in motor court areas.

Trampolines are permitted without ARC approval provided that they are a minimum of ten (10) feet from property lines.

Storage Sheds

Storage sheds need not be submitted for approval, **provided that maximum height of the shed, including roof, does not exceed the height of the immediately surrounding walls(s) or fences(s).** Sheds shall have a minimum setback of 5 feet from any rear yard walls. Sheds will not have a maximum footprint exceeding 10 x 10 feet.

Sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) **must be submitted to the ARC.** The shed must be painted to match the home. Non-prefabricated sheds must have a roof that matches the existing roof of the home.

Windows

Permanent draperies or other window treatments, such as blinds and shutters, shall be installed on all front-facing windows within thirty (30) days of occupancy. No reflective materials, including but not limited to aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to decorate openings must be compatible with respect to materials and style of the original house design.

Spanish Trail Estates Homeowners Association

Architectural Design Review Form

Please mail, email or fax to:

Spanish Trail Estates Homeowners Association

c/o Platinum Management, Inc.

P.O. Box 14198, Tucson, AZ 85732

(520) 623-2324 Fax (520) 722-5039

jasmin@platinumonline.org

Name: _____ Date: _____

Address: _____ Phone: _____

Email: _____ Lot #: _____

Requesting Approval of: _____

Work to be performed by: _____

Type of Material (attach samples/pictures/brochures): _____

Color to be Used (attach samples/pictures/brochures): _____

SUBMITTAL MUST INCLUDE A LEGIBLE PLOT PLAN INDICATING LOCATION OF REQUEST AND INCLUDE ALL APPLICABLE MEASUREMENTS AND DIMENSIONS.

INCOMPLETE SUBMITTALS WILL BE DENIED

I agree to comply with all applicable county and state laws, and to obtain all necessary permits. I also agree not to begin work until I have been notified in writing of the Architectural Review Committee's decision and to maintain all improvements in their original condition. Architectural Review Committee must review and respond to all submittals within **30** days. All work must be completed within 6 months from construction commencement date. Neighbor input, if required, may be attached separately.

Owner's Signature: _____ Date: _____

Neighbor Signature: _____ Date: _____

Neighbor Signature: _____ Date: _____

Neighbor Signature: _____ Date: _____

Approved: _____

Conditionally Approved: _____

Denied: _____

Committee Member Signature: _____ Date: _____