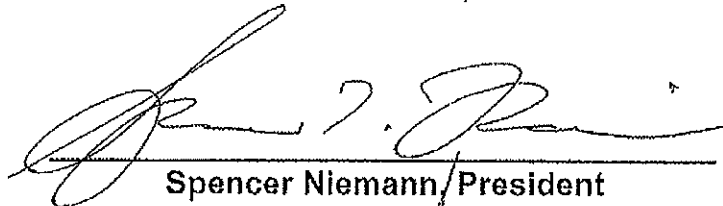


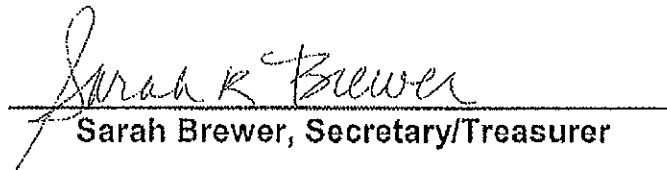
**DESIGN GUIDELINES
IN ACCORDANCE WITH THE DECLARATIONS OF COVENANTS,
CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES,
SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS FOR
SONORAN RANCH VILLAGES**

**For the
SONORAN RANCH VILLAGES HOMEOWNERS ASSOCIATION**

Adopted this 19 day of September, 2007


Spencer Niemann, President


Kathleen Gilbert, Vice-President


Sarah Brewer, Secretary/Treasurer

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INTRODUCTION Article III, Section 2 and Article XI of the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for Sonoran Ranch Villages (the "CC&Rs") provides for an Architectural Committee ("AC") appointed by the Board of Directors ("Board") of the Sonoran Ranch Villages Homeowners Association ("Association") to review additions, modifications, and alterations (referred to in this document as an "Alteration") to all Lots within the community and to establish rules and guidelines for such Alterations so that a uniform standard for appearance can be achieved. Capitalized words in this document, not otherwise defined, shall have the same meaning as described in the CC&Rs. The purpose of this document is to establish Design Guidelines for the community.

HOMEOWNER MANAGEMENT COMPANY

Lewis Management Resources, Inc. is the management company for the Association. All questions, concerns or requests that a homeowner may have in regard to this subdivision should be directed to the attention of Lewis Management Resources, Inc. at 180 West Magee Road, Suite 134, Tucson, AZ 85704. They can be reached at (520) 742-5674. Their fax number is (520) 742-1523.

SUBMITTALS

The Architectural Design Guidelines may eliminate the need to submit certain Alterations for approval, but if an Owner determines approval is necessary after reading the CC&Rs and the Design Guidelines, the Owner shall submit the following to the AC for approval before construction or installation of the Alteration:

- A. The completed request form (attached to this document).
- B. Plans and specifications for the proposed Alteration, including, if applicable:
 - 1. Site plan for the Lot, showing the Alteration in its proposed location along with all other improvements on the Lot (house, driveway, pool, etc). If plants are a part of the Alteration, the type of plant should be shown on the site plan.
 - 2. Plans and specifications for all above-ground construction (such as a shed, patio, cover, saunas, barbecue pits, gazebo) showing materials, height, width and paint color(s).
 - 3. The time frame for beginning and completion of the work to construct or install the Alteration.
- C. Payment of such review fees as the AC may from time to time establish.
- D. Additional information may be requested by the AC.

The AC reserves the right to request reasonable modifications to any Alteration if deemed appropriate by the AC. The AC shall review all requests and will return either an approval or denial to the requests within a 30-day period. If they AC is not able to act within 30 days, the AC should disapprove the Alteration pending further review.

VARIATIONS

The AC, at its discretion, may approve variations from the Design Guidelines which will be evaluated on an individual basis.

PERMITS

The Lot Owner is solely responsible for obtaining all required permits and approvals from applicable public agencies, such as Pima County. All Improvements that are subject to permits and inspections require the Owner to provide the permit to the AC before beginning work on the Alteration.

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

GUIDELINES

LIGHTING

- A. Accent malibu type lighting SHALL NOT require approval if less than 15 lights are installed, not exceeding 18 watts per bulb, and not exceeding twenty four (24) inches in height from ground level.
- B. All flood lights require AC approval and must meet the following requirements:
 - 1. The light emitting element and reflecting device of all lighting or illumination units shall be hooded or shielded so that they are not visible from any adjacent Lot or real property.
 - 2. Lights or illuminating units shall not direct light, either directly or through a reflecting device, upon an adjacent real property.
 - 3. Motion lights shall turn off within five (5) minutes.
 - 4. Pole lighting is prohibited.
 - 5. *Installation of flood lights are permitted in the rear privacy yards only.*
- C. Rear and side yard lighting shall be confined to patio and pool areas and shall not cause excessive glare or light spillage onto adjacent Lots. All lighting must be directed down towards the ground.
- D. *Holiday lighting can be installed no earlier than 45 days before the Holiday and must be removed within 15 days after the Holiday associated with the lighting.*

LANDSCAPING

- A. Front yard landscaping. If not installed by the builder, front yard landscaping must be installed on a Lot within 180 days after the closing of the purchase by the Homeowner. New front yard landscaping shall not require approval of the AC if it is included in the home package supplied by Richmond American Homes of Arizona, Inc., or their successors, or if it conforms to the following general guidelines:
 - 1. Irrigation of plant material is provided by a permanent, automatic, underground watering system.
 - 2. All areas visible from neighboring properties are covered by plant material or decorative rock. No bare earth surfaces may be visible. No turf or artificially colored rock shall be allowed.
 - 3. Berms may be used to add interest to the landscaping; however, the height and scale of the berm must be compatible with the rest of the front yard.
 - 4. *All other new front yard landscaping must receive approval from the AC before commencement of work.*
- B. The following front yard landscaping SHALL require approval of the AC before the commencement of work:
 - 1. Hardscape accents (such as satillo tile, brick pavers, stepping stones and borders) Hardscape materials (such as concrete, brick, flagstone, tile) used to construct new or modified walkways, driveways or driveway extensions, free-standing walls, retaining walls, porches, patios and seating areas, and similar structures. *Some examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains and driveway extensions. Does the Board want to encourage driveway extensions or imply the Board likes them? I would remove*

references to the extensions.

C. General Landscaping

1. *Front yard landscaping must have a minimum of one (1) fifteen-gallon tree, five (5) five-gallon shrubs, organic or inorganic ground cover and underground irrigation to plant material. The tree requirement may be fulfilled with approved cactus with a minimum height requirement of five (5) feet.*
2. *Potted plants placed in the front yard, front porch or entryway, and/or walkway that are not permanent in nature, are permitted without prior written approval from the AC. No more than five (5) potted plants, no greater than five (5) gallons in size, are permitted without prior written approval of the AC.*
3. *Trees are to be maintained to promote healthy growth and must be properly staked according to horticultural standards. Contact your local nursery for more information on how to properly maintain your specific plantings.*
4. *Dead landscaping should be timely removed and replaced. Replacement of dead landscaping with similar landscaping need not be submitted to the AC. All changes in the type of plant(s) require prior written approval of the AC.*
5. *Rocks should be neatly groomed, and swept clear of the street and sidewalk.*
6. *Trees and/or shrubs should not encroach onto the sidewalks so as to affect pedestrian traffic.*
7. *Malibu Lighting should be properly installed and removed or repaired when damaged.*

D. *Corner Lots must be landscaped in a fashion to include the area extending to the street on both the front and side of the Lot.*

E. *The following rear and side yard improvements SHALL require prior written approval of the AC before commencement of work:*

1. *Pools, spas, and all ancillary components of pools and spas (slides, gazebos, heaters, etc.). Access to the rear yard must be contained solely upon the Lot.*
2. *Structures, i.e., sheds, patios, outdoor fireplaces, patio covers, gazebos, etc.*
3. *Any increase or decrease in rear or side yard wall height shall require the prior written approval of the AC. In addition, a request for changes made to a shared wall must be by a joint request signed by all Lot Owners affected by the change. Any increase in wall height must also have the approval of Pima County. Permits and footing requirements should be included in the submittal.*
4. *Removal of a wall, or a portion thereof, to facilitate access.*

F. *Please take neighbors views into consideration when planting trees. This could open up a can of worms. Once view protection is in community docs, people can sue for it and it happens fairly often. The law is clear that if there is no view protection in community docs no-one can sue for it.*

G. *When installing landscaping or irrigation, care should be taken to maintain proper grading to eliminate drainage onto neighboring properties. Irrigation systems should not produce excessive watering onto any walls. All exposed pipes are to be painted to match the color of the baackground surface.*

H. *All landscaping vegetation must adhere to the Pima County Landscape Design Manual and its determination of the acceptable plant palette. This publication is available through Pima County Development Services.*

PATIO COVERS

A. *It is the responsibility of the Owner to obtain any and all permits as required by Pima County. A copy of these permits must be submitted to the AC before beginning construction.*

- B. *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 opinion by the Builder for a patio cover.*
- C. *Color and material of posts should match the home in materials and color. Roofs shall be flat or match the pitch of the roof of the home. All patio covers, not installed by the Builder, will be reviewed by the AC on an individual basis, before installation, with strong consideration being given to any impact on architectural features in the neighborhood.*

POOLS, SPAS AND/OR WATER FEATURES

- A. *Pools, spas and water features require the prior written approval of the AC. Rear privacy walls shared by more than one Owner or an Owner and the Association may not be torn down to allow access to the rear privacy area.*
 - 1. *Access must be gained by removing a portion of the rear wall on the side of the home. Repairs to the wall must be timely completed 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. (Lots with view fencing must submit plans for screening for approval by the Design Review Committee.)*
- B. *Pools may not be backwashed into any Common Area or neighboring property. It is the responsibility of the Owner to confirm with the pool contractor concerning County ordinance requirements for backwashing. The Owner will be responsible for the costs incurred for repairing any and all damages, including erosion, to Common Areas and neighboring properties due to backwashing.*
- C. *Pool, spa and water feature equipment on Lots with view fencing must be screened so as not to be Visible From Neighboring Property or Common Areas. Screening may be through plant material or hardscape enclosure. Hardscape enclosures do not require prior written approval of the AC if the enclosure does not exceed four feet (4') in height and is stuccoed and painted to match the exterior color of the home. All other screening material requires prior written approval from the AC.*

MACHINERY AND EQUIPMENT

- A. *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 approval of the AC.*
- B. *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.*
- C. *Outdoor speakers are not permitted.*

WINDOWS

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty (30) days of occupancy by each new Owner. 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.

PAINTING

Use of the original exterior colors for each individual home SHALL NOT require approval from the AC. Any other exterior color combination SHALL require prior written approval from the AC.

DISPLAY OF FLAGS

- A. *Display of the American Flag shall be permitted by a bracket & extension mounted on the garage portion of the home or by use of a professionally installed free-standing flagpole. Installation of a free-standing flagpole shall require written documentation from the Owner acknowledging any and all damages incurred by the flagpole will be the sole responsibility of the Owner of the flagpole.*
- B. *Strict observance of all flag codes shall be observed. Approval by the AC for installation of a professionally installed free-standing flagpole does not authorize the Owner to install lighting for continuous display of the American flag. Lighting for this type of flag display must be submitted for separately and must adhere to the Lighting requirements of these Design Guidelines.*

GUTTERS AND DOWNSPOUTS

The installation of gutters and downspouts SHALL NOT require approval of the AC if they are painted to match the color of the house or trim adjacent to where the installation occurs, and if such installation does not result in undue drainage onto neighboring properties.

GATES

- A. *Repainting gates originally installed by the Builder the same color as originally painted SHALL NOT require approval of the AC. Replacement and new gate installations must be substantially the same as those originally installed by the Builder or its successors, and SHALL require prior written approval of the AC.*
- B. *Wooden panels installed vertically and permanently attached to the gate, or pin hole mesh screen the same color as the gate may be installed to restrict view and/or access of animals in and/or out of the rear yard. Chicken wire, bricks, cardboard, or any other form of material may not be used or Visible From Neighboring Property.*

STORAGE SHEDS

- A. *Installation of all sheds SHALL require prior written approval of the AC. The maximum height of a Visible Shed over the rear privacy wall shall not exceed seven feet (7'), to include the roof. The width and length may not exceed eight feet by eight feet (8'x8'). No more than two Visible Sheds are permitted within the rear privacy area. All sheds shall maintain a setback of not less than five feet (5') from any rear or side privacy wall immediately adjoining a common area or neighboring property.*
 - 1. *The finished exterior of the shed must match the home exactly in materials and color.*
 - a. *The preferred material for the walls of Visible Sheds shall be stucco. The stucco must be painted to match the color of the home. The roof material for Visible Sheds shall match the roof material of the home. The color and shape of the tile must match the color and shape of the tile on the roof of the home as closely as possible.*
 - b. *At its discretion, the AC may approve wooden sheds. If approved, the wood must be painted to match the color of the home. The roof material for wooden Visible Sheds shall be painted to match the color of the home. The color and shape of the tile must match the color and shape of the tile on the roof of the home as closely as possible. The design and construction of the wooden shed must be sufficient to support a tile roof.*
 - c. *At its discretion, the AC may approve composite, nylon, rubber, plastic or Rubbermaid-type Visible Sheds, however these Visible Sheds are not favored. These Visible Sheds must also be painted to match the color of the home. Owners must exercise care in selecting one of these Visible Sheds to ensure it can accept the proper paint.*
 - 2. *Ventilators mounted on the roofs of Visible Sheds are not permitted and may be installed on the sides of Visible Sheds only. Ventilators must be painted to match the color of the home. Visible Sheds must be located in such a way as to minimize their visibility from adjacent*

property, including the streets, common areas, homes, and Lots. Visible Sheds that are screened from view with vegetation are preferred.

Basketball Hoops

No permanent or temporary basketball backboards may be placed on the front or sides of the home.

SWING SETS/PLAYSETS(" PLAY EQUIPMENT")

- A. Swingsets, playsets, and trampolines are some examples of play equipment.
- B. All Play Equipment that (a) exceeds the height of eight feet (8') from original grade to the cross bar or the highest point, and/or (b) is not placed a minimum of five feet (5') from all neighboring boundaries, and/or (c) enables a Person standing on the Play Equipment to extend to a height of eight feet (8') from ground level SHALL require AC approval. The AC shall consider Play Equipment if it adheres to the following guidelines:
1. Play Equipment including and not limited to climbing platforms, slides, swingsets exceeding the height of eight feet (8') and/or not placed a minimum of five feet (5') from all neighboring boundaries shall be screened from the adjoining property by shrubs or trees which will equal the height of the Play Equipment or a Person standing on it within a reasonable time period. In all cases, Play Equipment must be located a minimum of five feet (5') from any common wall. The Owner must ensure that the location of the play equipment does not jeopardize the safety of those utilizing the equipment. The AC may require that the equipment be painted a color compatible with the house on the subject Lot.
- C. Brightly colored canopies, roofs, or other visual distractions attached to the Play Equipment shall not be Visible From Neighboring Property without consent of adjoining neighbors AND prior written approval of the AC. Canopies that are Dark Green or Terracotta in color shall not require approval by the AC. Any permanent lighting installed for use of the play equipment after daylight hours must be submitted for separately, approved by the AC, and adhere to the requirements in the Lighting section of these Design Guidelines.
- D. Written consent of adjacent Lot Owners SHALL be included with the AC submittal. Play Equipment that does not exceed the height of eight feet (8') from ground level to the cross bar or the highest point or does not enable a Person standing on it to reach a height of eight feet (8') and is placed a minimum of five feet (5') from all neighboring boundaries SHALL NOT require the approval of the AC, but all such equipment must comply with the foregoing requirements, except that screening and painting the Play Equipment will not be required.

SCREEN/SECURITY DOORS

- A. Screen doors or security doors SHALL NOT require the approval of the AC if they are wrought iron or painted (a) the same color as the house, or (b) the same color as the trim of the home. The design of the doors should adhere to the overall southwestern design of the community and be aesthetically pleasing. Designs on the doors SHALL NOT require approval if they are painted the same color as the door.
- B. Screen doors or security doors constructed of any other material or color SHALL require the prior written authorization of the AC.
- C. Wrought iron coverings over the doors or windows SHALL NOT require approval of the AC so long as they are painted to match the color of the home.

ANTENNAS AND SATELLITE DISHES

- A. The Association requests Homeowners consider placement of antennae and satellite dishes in the least conspicuous place as possible and be screened from view by landscaping or other hardscaping, wherever possible. Cables and brackets *shall* be painted to match the exterior color of the home.
- B. An antenna one meter or less in diameter or diagonal measurement which is designed to receive signals from direct broadcast satellites (DBS) or designed to receive video programming services from multi-channel multi-point distribution (wireless cable) providers (MNMS) or an antenna that is designed to receive television broadcast signals (TVBS) may be placed, installed, or kept on a Lot if the antenna complies with the following restrictions:
1. The antenna must be placed on the Lot in such a manner as to not be visible from any other Lot, the Common Area, or any street unless it is impossible to do so without impairing the user's ability to receive signals from a provider of DBS, MNMS, or TVBS.
- C. Unless installed on the front or side of a home, installation of antennae or satellite dishes SHALL NOT require approval by the AC, so long as they are compliant with regulations enacted by the United States Federal Communications Commission. Further information on acceptable antennae and satellite dishes may be found by going to www.homewirelessweb.com/FCC.htm.

SIGNAGE ON PRIVATE LOTS

- A. Signs which meet the following requirements SHALL NOT require AC approval:
1. One "For Sale" or "For Rent" sign, placed by a professional residential brokerage company.
 2. One "For Sale", "For Rent", "Open House" or "Garage Sale" sign which has been purchased or made by an Owner; except that the AC shall reserve the right to request reasonable modifications to such signs if deemed inappropriate by the AC.
 3. Signs must not block any sidewalk or motor traffic and may not impair visibility.
 4. Signs may not exceed 2 x 3 feet in size.
 5. Any sign damaged in any way must be removed or replaced.
- B. Members are permitted to have one (1) sign on their property which includes information related to electronic home security monitoring for the property.

ANIMAL FECES

Animal feces in the front, side and rear yard must be maintained on a daily basis, so as not to be a nuisance, either by smell or by sight, to neighboring properties or Common Areas. Storage/disposal containers for animal feces must comply with the Pima County Laws and Ordinances. Additional information regarding animal feces storage/disposal containers may be found by contacting Pima County or on the Pima County website.

Parking

No parking is permitted anywhere on Lots other than the driveways or garages for any reason. Parking of vehicles in the driveway should not restrict safe pedestrian traffic along the sidewalks. Attention to the locations of fire hydrants and intersections must be maintained by Owners, Residents, and their Guests. Please see the CC&Rs and Pima County Laws & Ordinances for further restrictions.

The above restrictions shall be in addition to any and all restrictions imposed by the municipality or county in which the Lot is located. Please review your CC&Rs for a list of all property restrictions.

Sonoran Ranch Villages Homeowners Association

P.O. Box 14198 Tucson AZ 85732
(P) 520-623-2324 (F) 520-722-5039

**ARCHITECTURAL AND LANDSCAPE
REVIEW SUBMITTAL FORM**

Date _____

1. Owner's Name _____

Lot or Unit # _____

Address _____

Phone: _____

2. Description of work to be done _____

3. Type of materials to be used _____

4. Color(s) to be used _____

5. Contractor Name, Address, and Phone (if applicable) _____

License # _____

6. Other Information _____

An accurate drawing must be attached using your lot dimensions showing the exact location of the proposed structure. For room additions or anything that must tie into the roofline, an elevation of the proposed structure must also be attached.

Design Review requests will be reviewed as soon as possible.

Committee action taken _____
