



**AMENDED AND RESTATED
DESIGN GUIDELINES
RULES AND REGULATIONS
FOR
STAR VALLEY MASTER
HOMEOWNERS ASSOCIATION, INC.**

March 27, 2017

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 Star Valley Master Homeowners Association, Inc. 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.

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).

APPLICATION PROCEDURE

Submittal

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

Star Valley Master Homeowners Association
c/o Platinum Management, Inc.
P.O. Box 14198
Tucson, AZ 85732

The following information should be included with the submittal:

1. **Application Form (ARC)** - A completed application form (copies may be obtained from 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. Plot plans are available at the sales office.
3. **Elevation Plans** - Plans showing finished appearance of improvement in relation to existing dwelling.
4. **Specifications** - Detailed description of materials to be used and 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 the Star Valley Master and the use and appearance of all land within Star Valley shall comply with all applicable Pima County zoning and code requirements as well as the Declaration and these Rules.

REVIEW-APPROVAL AND/OR DISAPPROVAL

The Architectural Review Committee shall have up to **60** days after submittal of plans to approved 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.

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 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 90 days of the date of the Committee's approval of the application or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these 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 six (6) months 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 30 days of the mailing date of the Committee decision to:

Star Valley Master Homeowners Association
c/o Platinum Management, Inc.
P.O. Box 14198
Tucson, AZ 85732

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

DESIGN GUIDELINES

Awnings and Rolling Shutters

The Committee must approve all awnings and rolling shutters. Awnings, rolling shutters, etc., must be developed as a complimenting element to the overall design of the structure. Emphasis should be given to maintain and enhance the related presentation, style, massing, and architectural detailing of the structure. Careful consideration will be given to the location, size, form, style, materials, colors, etc, of any such proposed Improvement. Awnings over windows shall be canvas or similar material, of solid color on both sides which match the exterior color of the Dwelling Unit or roof color and may only be installed within the walled or screened rear or side yard of the Dwelling Unit. All awnings and rolling shutters must be commercially manufactured or the equivalent and requests for Committee approval of the same must include: (i) a drawing with the location of the proposed awning or shutter installation, (ii) a sample of the material to be used, and (iii) the color and design of the proposed awnings. The Owner is responsible for maintenance and repair of any installed awnings and/or shutters. The Association retains all rights to determine when an awning or shutter must be repaired and/or replaced due to weather fading, tearing, ripping, and other states of disrepair.

Basketball Goals

Basketball goals may, with the prior approval of the Committee, be used or installed pursuant to the following guidelines:

1. Backboards shall not be attached to the house, garage, or roof.
2. Basketball poles must be black or painted to match the exterior color of the Dwelling Unit.
3. Backboards must be of a predominantly neutral color (gray or similar neutral color) or match the color of the body of the exterior of the Dwelling Unit. Clear Plexiglas backboards are acceptable.
4. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped or peeling paint, and other states of disrepair are a violation.
5. Only nylon or similar cord nets are acceptable. Metal or chains are expressly prohibited.
6. Courts may not be painted or permanently outlined on the driveway.
7. Lighting for night use of equipment is prohibited.
8. Portable free-standing basketball goals must be removed 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 Properties, from the street, sidewalk, or Common Areas when not in use.
9. Portable free-standing basketball goals cannot be placed in the street or upon sidewalks at any time.

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 that 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.

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| Holiday Decorations | Holiday decorations may be installed 30 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 and Statuary | Items such as fountains, statuary, etc., are permitted within the rear yard and generally do not require submittal to the Architectural Review Committee, except Lots with view fencing. 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 may not exceed 4 ½ feet in height. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as rear yards with view fencing. Statuary must not exceed 12 inches in height, must be of earth tones, and must be approved by the Architectural Review Committee. |

Driveway Extensions and Sidewalks

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

1. Only submittals for driveway extensions located in the side yard of the property will be considered.
2. Submittals must include a plot plan with i.) the location and dimensions of the proposed extension, ii.) the existing driveway dimensions, and iii.) the total linear feet of lot frontage.
3. The total parking area may not exceed the greater of thirty (30) feet of contiguous frontage or fifty percent (50%) of the lot width (existing plus extension) as measured at its widest point.

If the extension ends within five feet of the side property line, it shall require the written input of the adjacent neighbor closest to the proposed extension. Such input should include the homeowner’s printed name, lot number, address, date, signature, and clear statement of the proposed improvement. The area between the extension and the lot line must be landscaped with the same ground cover used in the front yard or material approved by the Architectural Review Committee.

- a. Painting of paved surfaces is prohibited.

Additional Sidewalks

Sidewalks installed to utilize side gates must be submitted for approval and are subject to the following conditions:

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 ground cover 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.

Flagpoles

Prior to installing a flagpole on any Lot, the Owner of the Lot shall submit a written request including specific plans detailing the height, type, location, method of installation, color, and any proposed flag and flagpole illumination to the Committee for approval. The Committee shall not unreasonably deny an Owner's request to install a flagpole, but retains the right to approve the flagpole subject to the following guidelines:

1. Only one (1) permanent, removable, wall-mounted, or freestanding pole will be permitted per Lot.
2. The height of a flagpole can be no taller than the height of the highest point of the roofline.
3. Wall-mounted flag poles shall be a maximum of five (5) feet long with attaching brackets painted to match the attachment area and will not require prior approval.
4. Flag size may not exceed 3'x 5', and no more than two (2) flags shall be displayed at one time. Pursuant to A.R.S. § 33-1808(A), as it may be amended from time to time, the following flags shall be permitted (so long as displayed in a respectful manner): the American flag or an official or replica of a flag of the United States Army, Navy, Air Force, Marine Corps or Coast Guard, the POW/MIA flag, the Arizona state flag, an Arizona Indian nations flag, and the Gadsden flag, all other flags are prohibited.
5. Flags must be removed during inclement weather.
6. All equipment including poles, ropes, pulleys, and flags shall be maintained in good condition at all times.
7. If the flagpole, or its installation, causes physical damage to any other Lot or the Common Areas, the Owner of the Lot shall be responsible for all damage caused.

Gates

All requests for additional gates, or gates 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. There is no parking or storage of automobiles, boats, RVs, or vehicles/items that are prohibited by the CC&Rs. 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.

Gutters and Downspouts

Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends the 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 the 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 Committee. Prior to installation of such landscaping, the Owner shall maintain the front yard of the Lot in a weed-free condition.

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

Installation of Trees and Plants All trees must be installed at least five (5) feet from all rear yard walls to protect walls from root damage and water seepage. Shrubs and plants are required to be installed a minimum of one (1) foot from all rear yard walls to protect against water seepage and wall damage.

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 Committee approval, except on Lots with view fencing. All rear yard landscaping must be installed within one (1) year after becoming the Owner of a Lot.

Turf No turf is allowed in the front yard. Although Bermuda Grass may be permitted, please be aware that it does produce a tremendous amount of pollen. Therefore, it is highly recommended that this specific grass be avoided. Turf is allowed in the rear yard only and must be planted a minimum of one (1) foot from all rear yard walls to protect against water seepage and wall damage. Please be advised that due to its high pollen content, Bermuda Grass is discouraged from use. Should this provision conflict with the Declaration of Covenants, Conditions, and Restrictions, the Design Guidelines take precedence with regard to turf as stated herein.

Water Water conservation is important and necessary. Therefore, owners are requested to conserve water by limiting the size/amount of turf in rear yards.

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 July 2004, a copy of which is attached hereto and made a part hereof, is the complete list of plants approved for Star Valley Master.

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 permissible within the confines of the rear yard only.
- e. Mexican Palo Verde (*Parkinsonia aculeata*).
- f. Sweet Acacia and any other large thorn tree.
- g. All varieties of mulberry trees.

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 at 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.

Maintenance

All landscaping within the visible areas on each Lot shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal, and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash, leaves, and debris.

Outdoor Fireplaces

Installation of outdoor fireplaces requires prior approval by the Committee. Outdoor fireplaces may not exceed seven (7) feet in height and will only be approved if placed exclusively within the fenced rear yard and must be a minimum of five (5) feet from any perimeter wall. Proposals for the installation of outdoor fireplaces must include the proposed materials and colors. The style, color, and materials of the proposed Improvement shall complement the style, color, and materials of the community. Each Owner is responsible for assuring that the operation of the fireplace is in compliance with all applicable ordinances and laws.

Outdoor Barbecue Grills

Permanent outdoor barbecue grills will only be approved if placed exclusively within the fenced rear yard and must be a minimum of five (5) feet from any perimeter wall. Proposals for the installation of permanent outdoor barbecue grills must include the proposed materials and colors which shall complement the style and color of the Dwelling Unit. Each Owner is responsible for assuring that the installation and construction of the permanent barbecue is in compliance with all applicable ordinances and laws.

Outdoor Lighting

Any outdoor lighting installed on a Lot or Dwelling Unit must receive advance approval from the Committee. An overall community exterior lighting concept has been carefully developed. The intent of this lighting concept is to create a unified, natural effect that will not interfere or compete with the dramatic night-time panorama of views of the desert surrounding mountains. The Committee reserves the right to require an Owner to correct, repair, replace, or remove any exterior light or combination of lighting that is determined by the Committee to not comply with these standards. In addition: All decorative exterior lighting must provide for adequate top shielding of light sources. Care should be taken to shield the lamp (bulb) so as to minimize skyward illumination.

1. Lighting shall be shielded such that the light shines primarily on the Lot on which it is installed. Lights that create glare or that are pointed at other Lots, are prohibited.
2. Light fixtures shall not exceed an illumination intensity of more than one (1) footcandle power as measured from the closest Lot line.
3. Permanent lighting sources shall not be directed towards streets, Common Areas, or neighboring Property. Lighting mounted on the front or side of a building shall be in decorative fixtures that diffuse light and shall not contain colored bulbs or bulbs.
4. All safety/security lighting (floodlights) must be on a sensor/timer that will automatically shut off within five (5) minutes after illumination. Such lighting shall be installed with a housing/hood and aimed no higher than forty-five (45) degrees below the horizon so as to minimize skyward illumination.

Paint Colors

The paint colors used by the original developer must be used in all instances, based upon zoning requirements. In the case of any variation from the original colors, the preferred colors are earth tones. Trim colors shall not dominate the exterior appearance and shall be of the same color range of the major color. The Architectural Review Committee must approve paint colors prior to painting.

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.

The color and material of supports should match the home. The roof shall be flat or match the pitch of the roof of the home. All patio covers, not installed by the builder, will need to be reviewed by the 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 since 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 the aesthetic appeal.

The maximum height which will be considered for approval of swing sets, trampolines, and other play equipment without written input of immediately adjacent neighbors shall be eight (8) feet. An architectural submittal for any equipment or 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 ten (10) feet. The maximum height for any deck/platform is four (4) feet above ground level.

The play equipment or structure may be placed no closer than ten (10) feet to any lot line. When considering plan approval, the Committee will consider the appearance, height, and proximity to neighboring property. Submittals must include a picture or brochure of the equipment or structure, total dimensions, materials, and a plot map or sketch indicating the proposed location and its proximity to adjacent property lines.

The color of the canopy of the play structure must be one of the following in the order listed:

1. Canvas covers shall be of a "neutral" color, off-white, beige or light brown.
2. A single solid color of red, blue, green, or yellow.
3. Stripped with white and one (1) other color either red, blue, green, or yellow.

Except that prints and multi-colored striped canopies are strictly prohibited.

Neighbor approval 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.

Pools and Spas

Pools and spas require the prior approval of the Committee, and are subject to the following:

1. Perimeter walls on Lots bordering Common Areas and shared Association walls may not be torn down to allow access to rear yards.
2. Access must be gained by removing a portion of the front wall on the side of the home.
3. Repairs to the wall must be made in a timely fashion and include repairing the wall to match the texture and color of the remaining wall.
4. All pool and spa equipment must be screened in a manner as to not be Visible From Neighboring Property.
5. Pool motors and associated equipment should be concealed and not Visible From Neighboring Property, the street, or Common Areas and placed in a location on the Lot so that the noise generated from such equipment will be the least disruptive to neighbors.
6. Except for hot tubs or whirlpool spas, above-ground pools are not permitted.
7. Plans and specifications for a pool or spa, as prepared by the pool or spa contractor, must include any proposed fencing.
8. To the greatest extent possible, hot tubs and spas shall be located in such a manner that they will be unobtrusive and not Visible From Neighboring Property, the street, or Common Areas.
9. Backwash water from pools and spas (including water drained from pools or spas in order to perform maintenance on pools or spas) must be contained wholly on an Owner's Lot and may not be permitted to seep or flow onto an adjacent Lot or Common Area (including streets).
10. Pools must be placed a minimum of three (3) feet from an adjacent property line.

Pool Fencing and Equipment

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

Ramadas and Gazebos

Ramadas and gazebos may with the prior approval of the Committee, be erected within the fenced rear yard subject to the following guidelines:

1. Maximum roof height is ten (10) feet at the highest point.
2. The structure must be set back a minimum of five (5) feet from any perimeter wall.
3. The structure must be painted a natural color or match the color of the Dwelling Unit, and be maintained in good condition.
4. Any roof tile must also match the tile of the Dwelling Unit.
5. Lighting of the structure must be approved by the Committee prior to installation and follow the restrictions for Outdoor Lighting as outlined in these Design Guidelines and any applicable laws and ordinances.

Roof and Roof Structures

If the dwelling unit has a 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, 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 Pima County specifications and must be stored out of sight. Trash cans may be placed out for pick up no more than 12 hours prior to pick up 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 the 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 municipality or the Association.

Satellite Dishes

An antenna one (1) 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 (MMDS) 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 Neighboring Property unless it is impossible to do so without impairing the user's ability to receive signals from a provider of DBS (Direct Broadcast Satellite), MMDS (Multichannel Multipoint Distribution) or TVBS (Television Broadcast Stations).

2. If the antenna cannot be placed on the Lot in such a manner as to not be Visible From Neighboring Property without impairing the user's ability to receive signals from a provider of DBS, MMDS, or TVBS, then the antenna must be screened by landscaping or by some other means so that it is not Visible From Neighboring Property, unless such screening would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS, in which event the antenna must be screened by landscaping or by some other means to reduce to the greatest extent possible its visibility from neighboring Property without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS.
3. If the antenna is mounted on a residence or other structure and is Visible from Neighboring Property, the antenna must be painted a color that will blend into the background against which the antenna is mounted, unless the painting of the antenna would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS.
4. An antenna that is less than one (1) meter in diameter and is designed to receive video program services from MMDS or an antenna designed to receive TVBS may be mounted on a mast, provided that the mast may be no higher than twelve (12) feet above the roofline or the height necessary to establish line-of-sight contact with the transmitter, whichever is lower. If the mast or antenna is Visible from Neighboring Property, the mast or antenna must be painted a color that will blend into the background against which the antenna is mounted, so long as the painting of the antenna does not impair the user's ability to receive signals from the MMDS or TVBS provider.

Security Lighting Devices

Security lighting must be directed as not to shine on neighboring property. Additional visible security features, including but not limited to 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. Silver-colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors. Wrought iron security coverings for windows require submittal; must be tasteful in design and painted to match the home in order to blend and create a cohesive exterior appearance.

Bronze, gray, charcoal, brown, or beige non-reflective sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames. Reflective window films are expressly prohibited.

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.

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 sign 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" per A.R.S. §33-1808(F).
- (d) Signs used by the Declarant to advertise the lots and residence thereon for sale.
- (e) Such signs as may be required by A.R.S. §33-1808, which includes political signs.
- (f) Other signs as may be approved by the Architectural Review Committee.

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

No signs may be placed in the Association Common Area without the approval of the Board of Directors. Pursuant to the CC&Rs, the Declarant has full authority to approve, place and maintain signs in the community at their discretion.

Solar Panels

The Association recognizes the Owners' right to install and use solar energy devices, as set forth in A.R.S. § 33-1816, and hereby adopts these guidelines 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. If the solar energy device is one of the devices listed in 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 guidelines, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

1. No solar energy device may encroach upon the Common Area or the Property of another Owner.
2. A solar energy device must be placed in the rear patio or on a portion of the roof facing away from the street so as not to be Visible From Neighboring Property.
3. The solar energy device must be shielded from view so as not to be Visible From Neighboring Property. The landscaping or structure used to shield the solar energy device must be approved in advance by the Architectural Committee.
4. The solar energy device must comply with all applicable County and state laws, regulations, and codes. The Association must be provided with a copy of any applicable governmental permits.
5. Placement and installation must be pursuant to the manufacturer's instructions.
6. In order to protect against personal injury and property damage, the solar energy device may not be placed in a location where it may come into contact with a power line.
7. In order to protect against personal injury and property damage, all solar energy devices must be properly grounded and secured.
8. In order to protect against personal injury, solar energy devices may not block or obstruct any driver's view of an intersection or street.
9. The Owner is responsible for all costs associated with the installation and maintenance of the solar energy device and shall keep the device in good repair.
10. The Owner is responsible for all damage caused by or connected with the solar energy device.
11. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device.

Storage Sheds

Storage sheds require prior written approval of the Committee and are subject to the following guidelines:

1. Storage sheds are subject to rear setbacks of five (5) feet.
2. Storage sheds with heights to exceed 8 feet require adjacent neighbor input.
3. Quality materials and construction shall be required.
4. Sheds must be in harmony with the exterior of the residence including siding, color, and roofing materials.

Storage sheds on lots with a view fence are subject to the following provisions:

The shed may not be placed adjacent to the view fence. The shed must be screened from view with approved plant materials. The placement of the shed must be approved prior to installation.

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 six (6) 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 prior approval to remove a portion of the sidewall.

Decorative or garden walls may not exceed thirty-six (36) inches in height. Decorative or garden walls must be submitted for approval prior to installation and be stuccoed and painted to match the base color 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.