



Design Guidelines

Province Community Association

2016

These Design Guidelines dated January 15, 2017, replace in the entirety all previous versions of the Design Guidelines. The Design Guidelines are intended to enhance property values and maintain high standards of development throughout the Province Community. The Design Guidelines have been established to assist residents in conforming to the standards established, and amended from time to time, by a majority vote of the Board of Directors.

Version date: 01/15/2017

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Overview

Purpose of the Design Guidelines

The Province Community Association Design Guidelines (Design Guidelines), as set forth in this document, implements procedures and standards for the Design Review Committee's (DRC) evaluation of Applications, including, but not limited to, architectural design, placement of structures, landscaping, plant selection, color schemes, exterior finish and material, signage, wall design, and decorative embellishment. The Design Guidelines are intended to enhance property values and maintain high standards of development throughout the Province Community. The Design Guidelines have also been established to assist residents in conforming to the standards established, and amended from time to time, by a majority vote of the Board of Directors.

Changes Prior to the Close of Escrow

Written approval from the Builder and the Board of Directors is required to make changes to the Lot and/or Unit prior to the Close of Escrow.

Definitions

All terms used in the Design Guidelines that are also used in the CC&Rs have the same meaning as they do in the CC&Rs unless otherwise provided.

Certain terms used in the Design Guidelines, not defined in the CC&Rs, are defined as follows:

Lake Lot - Any Lot/Unit sharing a boundary with any Lake in the Community

Villas - Attached Dwellings

Yards:

Back Yard - The portion of the Lot from the AC unit to the rear property line.

Courtyard - The portion of the Lot between the front door and the front most corner of the Dwelling or Garage. If a courtyard wall is in place - the portion of the lot between the courtyard wall and the front door.

Front Yard - the portion of the Lot from the AC unit forward.

Side Yard - The portion of the Lot between the Dwelling or Garage and the curb on the street side of the Lot (only applies to corner Lots).

Design Review Process

Application Procedure

Prior to the commencement of any alteration to the exterior appearance of a Lot/Unit, a Design Review Request Form and all plans (Application) must be submitted to the Design Review Committee (DRC). Written approval from the DRC is required to proceed.

FOLLOWING THESE DESIGN GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF AN APPLICATION AND WRITTEN APPROVAL FROM THE DRC (UNLESS SPECIFICALLY NOTED IN THE DESIGN GUIDELINES AND CC&R'S). Please note guidelines for your project may appear under more than one subject heading.

If approval is required from a governmental agency (city, county or state), it is solely up to the Owner to ensure that the governmental permits/approvals are received prior to the start of any Work.

Even if the Design Guidelines do not appear to address your specific project, you must submit an Application to the DRC. Likewise, if you are considering installing landscape materials that may be new to the market and not referenced in the Design Guidelines, you must submit an Application for consideration by the DRC. Provide as much supporting material as possible to help the DRC in evaluating the new materials and/or installation process.

Design Review Request Form Where do I find a form? Forms can be downloaded and printed from the Community website at: www.provincecoa.com or picked up at the HOA Office in the Village Center.

Required Attachments:

An application plan: must be at a minimum of 1/8" scale, folded to 8-1/2"x11", with a maximum size of 17"x22" except for building plans, which may be 24"x36". Plans must include a North Arrow, set-backs, dimensions and relationship to the specific unit.

In addition, the following must also be included as applicable:

Plot Plan: site plan showing dimensions, relation to existing dwelling and property lines (and setbacks).

Specifications: detailed description of materials to be used with dimensions and colors.

Photograph(s): a brochure or sample of the material, structure or improvement being proposed.

Legend: a plant and tree legend that specifies the name and size of each type of plant, shrub or tree being proposed.

How to Submit:

Submission of Application: The Design Review Request Form and plans (which will be kept on file with the Association) may be submitted any one (1) of the following four (4) ways:

1. Mailed to:

Province Community Association
20942 N. Province Parkway
Maricopa, AZ 85138

2. Faxed to: (520) 568-8490

3. Send by email to the Operations Manager: *ssamudio@ccmcnet.com*.

4. Submit in hard copy to the PCA Office in the Village Center.

Deadline for Applications is 4:00 pm on the Friday before the scheduled meeting.

Review Process

Each Application will be reviewed on a case-by case basis. When reviewing all Applications, the DRC will consider the potential impact on neighboring properties. This may include making reasonable provisions for access, surface water drainage, sight and sound buffers, light and air, minimizing potential reflections and other aspects of design which could have a substantial impact on neighboring properties.

Timetable

The DRC shall have 45 days after the submission of an Application to approve or disapprove the Application.

Approval

Review and approval or disapproval will include, but is not limited to, consideration of material, quality of workmanship, color and consistency with the overall design aesthetic intended by the Developer, external design and color of existing structures on the lot and impact on neighboring lots. The location of the improvement with respect to drainage and finished grade elevation may also be considered. It is the responsibility of the Owner to maintain the drainage patterns as installed by the builder. Requirements as published in the Design Guidelines are the DRC's reference point for approval/disapproval.

In some cases, the DRC may request additional information to clarify an application before making any decisions.

Notification

No verbal approvals/denials will be given by the DRC. All decisions will be in writing, via email or US Mail or pick up by Owner.

Appeals

Any appeal of the DRC's decision must be submitted in writing, within 14 days of the approval/denial mailing date and may be submitted any one (1) of the following four (4) ways:

1. Mailed to:
Province Community Association
20942 N. Province Parkway
Maricopa, AZ 85138
2. Faxed to: (520) 568-8490
3. Send by email to the Operations Manager: *ssamudio@ccmcnet.com*
4. Submit in hard copy to the PCA Office in the Village Center.

Following the written appeal the following steps will be taken:

1. The DRC will set up an appointment to meet with the Owner(s);
2. The DRC and the Owner(s) will meet to review the denial.
3. If the DRC still denies the Application, upon request of the Owner the appeal shall be forwarded to the Board for a final decision.

Approval Expiration

Construction must be started with 120 days of the date of the DRC's approval of the Application or the DRC's approval shall be deemed withdrawn and a new Application must be submitted for review by the DRC. Construction must be completed within 180 days following approval.

Extensions

If an Owner needs an extension for their project, they must submit a written request for an extension to the DRC. Please provide the circumstances that created the need for an extension and an anticipated completion date. The DRC will respond in writing regarding your request for an extension.

Requests for an extension may be submitted any one (1) of the following four (4) ways:

1. Mailed to:
Province Community Association
20942 N. Province Parkway
Maricopa, AZ 85138
2. Faxed to: (520) 568-8490
3. Send by email to the Operations Manager: *ssamudio@ccmcnet.com*.
4. Submit in hard copy to the PCA Office in the Village Center.

Inspection

Within thirty (30) days of the projected work completion date, the Owner shall notify the HOA Office and shall grant the DRC access to inspect the work for adherence to the Design Guidelines and approved Application. Applicants will be notified by mail of project compliance, or any deficiencies, violations, or unapproved variances from the approved Application and will be given thirty (30) days to correct any deficiencies, violations, or unapproved variances.

Compliance

All buildings, structures and other improvements erected or installed within the Province Community Association, and the use and appearance of all land within the Province Community Association, shall comply with all applicable City, County, State and Zoning and Code requirements, as well as, the CC&Rs and Design Guidelines. Ensuring compliance with City, County, State and Zoning and Code requirements is the responsibility of the Owner. Approval of any Application by the DRC is not a representation that the approved Work is in compliance with City, County, State and Zoning and Code requirements.

Construction and Contractor Guidelines

Blue Staking

Blue staking is the process by which utility companies mark the location of existing utility lines on your property. Any and all blue staking is solely the responsibility of the Owner.

Surveying

If there is any question of the location of the lot property lines, securing a surveyor is solely the responsibility of the Owner.

Construction period

Construction must be started with 120 days of the DRC approval and completed within 180 days.

Posting of Design Review Committee Permit (this is not a City or County Permit)

Owners are required to post the permit issued with the approval in a window visible from the street during the construction period until the work is completed.

Work Hours, Sundays and Holidays

Work Hours:

All work shall be limited to the following hours only (subject to Pinal County and City of Maricopa restrictions). Site access may begin one half-hour prior to beginning work. One additional half-hour is also permitted for leaving each day.

October 1 - April 30

Monday through Friday: 7:00 a.m. - 5:30 p.m.

Saturday: 8:00 a.m. - 4:00 p.m.

May 1 - September 30

Monday through Friday: 7:00 a.m. - 5:30 p.m.

Saturday: 8:00 a.m. - 4:00 p.m.

Sunday Work Prohibited: Contractors and their employees are prohibited from working within the Community on Sundays unless prior written approval has been granted by the DRC.

Holiday Work Prohibited: Contractors and their employees are prohibited from working within the Community on the following Holidays unless prior written approval has been granted by the DRC:

HOLIDAYS

New Year's Day

Memorial Day

Labor Day

Independence Day

Thanksgiving Day & the day after

Christmas Day & the day after

Delivery of Construction Materials

The ideal location (if space permits) is to store pallets, granite, landscape material, etc. on your Lot or in your driveway. For those Owners who cannot store materials on their Lot or in their driveway, then materials may be stored on the street. If materials must be stored on the street, the following policy applies:

The Owner must ensure their contractor makes every effort to contain and store all materials, supplies, and equipment on the Owner's Lot. If materials must be placed or stored on the street, the Owner must ensure the contractor makes all reasonable efforts to prevent damage and/or staining to the asphalt. The Owner must ask the contractor to place plywood or pallets under any materials or equipment being stored on the street to protect the surface of the street from damage. Contractors must remove all materials, supplies and temporary structures from the job site immediately after work is complete. Any materials left on the street during the project requires safety cones and may not remain in the street longer than forth-eight (48) hours. Repairs to any damage created by the ***contractor to the street during the project are the responsibility of the Owner if not repaired by the contractor.***

Please note that if the Province Roving Security Patrol identifies construction materials in the street that are not coned and pose a potential hazard, they are authorized to place temporary safety cones at the site. The cost of the temporary cones will be charged to the Owner.

ARCHITECTURAL DESIGN GUIDELINES

Animals

No animals, reptiles, poultry, fish, or fowl, insects, livestock, or birds of any kind can be kept, bred or raised on or within any Unit, Lot, Common Element or any premises of the Community. A reasonable number, not to exceed a total of three (3) per Unit, of dogs, cats or other common household pets, that are permitted under municipal codes and ordinances may be kept in the Dwelling. Animals (including birds) must not be permitted to be a nuisance to any neighbors. Animals must be on a leash when not contained in the yard. Owners are responsible for the behavior of their pets whether on or outside of the Owner's Lot/Unit. All Owners must clean up after their pets daily, whether on or outside of the Owner's Lot/Unit.

When pets are not within the boundaries of the Owner's Lot/Unit, the Owner or responsible party must immediately remove the pet's solid waste and dispose of it properly.

OWNERS MUST NOT ENTICE WILD OR FERAL ANIMALS OF ANY KIND, INCLUDING BUT NOT LIMITED TO CATS AND/ OR BIRDS, WITH FOOD AND WATER. Pet food must be kept indoors and Owners must not feed any animals they do not own. Hummingbird feeders are the only type of bird feeders permitted (not more than two (2) on any Lot/Unit); all other types of bird feeders are strictly prohibited.

Animal Barriers

Heavy galvanized wire cloth, 1/2 inch weave openings, may be placed around shrubs to prevent rabbits and rodents from eating plant material. To be most effective, the wire cloth must be buried below grade up to 12 inches to dissuade digging/burrowing rodents and extend above ground about 24 inches. Chicken wire, plastic mesh, or any solid material is not permitted.

Antennas/Satellite Dishes

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

Each device shall be placed in the first of the following locations that allows reception of a signal of acceptable quality without unreasonably increasing the cost of installation or unreasonably delaying the installation:

1. On the roof, but below the roofline;
2. A location in the Backyard of the Lot/Unit where the receiver will be screened from view from outside the Association or other Lots/Units by DRC approved landscaping (minimum 5 gallon shrub) or other improvements;

3. A location in the Side Yard of the Lot/Unit where the receiver and any pole or mast will be screened from view by DRC approved landscaping (minimum 5 gallon shrub) or a stucco screening wall.

Any screening must be approved by the Association.

Wires must be securely attached to the Dwelling and painted to match the color where attached and any masts used to secure the dish must be painted to match the surface on which it is mounted.

Arbors

Decorative free-standing arbors are not permitted in the Front Yard. Arbors must be constructed of durable materials, such as, aluminum, vinyl or composite wood. Natural wood structures are not permitted.

Barbecues

Portable barbecues are permitted but must not be visible from the street. All barbecues must be maintained in good condition at all times and must not be permitted to become unsightly.

Basketball Goals

No basketball hoops, backboards, and other elevated sport structures e.g. volleyball, badminton, soft nets, trampolines, play structures may be temporarily or permanently erected, placed, used or maintained on any Lot/Unit.

Bird Deterrents

The DRC will allow various forms of bird deterrents to be placed on homes in the Community, but prohibits poisoning or discharging of weapons of any kind. Any and all forms of deterrents must be approved by the DRC prior to installation. Deterrents include, but are not limited to, sound machines, spikes, carpenter cloth, hot wire, bird mesh and gutter screens. Bird spikes shall not be placed lower than seven (7) feet from the pad grade level and accumulated debris must be regularly removed.

The Association recommends that a licensed, insured, and bonded contractor install bird deterrents.

DECORATIVE ITEM REQUIREMENTS

Any and all decorative item(s) must be submitted to the DRC for approval prior to installation by the Owner. The DRC understands that decorative items are a matter of personal taste. Each application will be reviewed as to how the item(s) complements the design of the Dwelling or Lot/Unit. The DRC will review the size, location, design, placement, scale and color of all proposed items to determine whether they are in harmony with the Community aesthetic. The Application must include pictures, dimensions and proposed placement to assist the DRC in their review of the Application.

The Board of Directors and the DRC reserve the right to require the removal of any decorative items located anywhere on the Lot/Unit that have not been granted approval based on size, quantity, color, location and any other criteria that impacts the overall aesthetics of the installation. Decorative items will be reviewed on a case-by-case basis.

Bells and Wind Chimes – Bells and wind chimes are permitted in the front entryway or the rear patio, but are limited to a total of three (3) for both areas combined. If chimes become a noise nuisance issue, the Association reserves the right to require their removal.

Birdbaths, Birdhouses, and Bird Feeders - Hummingbird feeders are permitted, but may not exceed two (2) per Lot/Unit. Birdbaths, birdhouses and all other types of bird feeders are strictly prohibited anywhere on any Lot/Unit in the Community.

Scattering of food directly on to the ground surface is prohibited. The setting out of poison in open containers or spread directly on the ground to kill wildlife is illegal and prohibited by the Association.

Decorative Art: On Walls – Pictures of all proposed decorative wall art must be submitted for review with an Application. No brand logos or commercial signs may be placed on the Dwelling or on the Lot/Unit. Dimensions of decorative art shall generally be no greater than three (3) feet in width and height. If the decorative item is larger than these dimensions, the Owner needs to submit additional information for approval. Larger items will be evaluated on an individual basis. Please provide a picture of the item, the dimensions of the item and the location where the item is to be hung. The evaluation of the item will depend on how well the item matches the proportions of the area so that it doesn't dominate the intended location.

Front façade - Up to three (3) items matching the above criteria may be located on the front facade. However, no more than three (3) items total may be located on the front facade and Courtyard walls combined.

Courtyard (inner side walls) - Up to three (3) items matching the above criteria may be located on the Courtyard walls. However, no more than three (3) items total may be located on the front facade and Courtyard walls combined.

Rear façade - Up to five (5) items matching the above criteria may be located on the rear facade.

Outer side walls - No decorative art is permitted on the outer side walls.

Decorative Art: Free Standing – Free standing decorative art includes all other decorative art not attached to the walls of a Dwelling. The approval of proposed free standing decorative art will be based on size, quantity, color, location and any other criteria that impact the overall aesthetics of the installation. Each Application will be reviewed on a case-by-case basis.

Types of Art

FLOWER BOXES – Flower Boxes may not be attached to the Dwelling. However, flower boxes may be placed on window sills that are suitable in size and strength to support the weight of the proposed flower box.

NOTE: Owners are reminded that many "window sills" are architectural features (pop outs) constructed of foam and stucco, not masonry.

Flower boxes placed on the ground/patio will be treated in the same manner as flower pots.

FLOWER AND DECORATIVE POTS – Flower or decorative pots must be a solid or variegated neutral or desert/earth-tone hue. Other colors may be approved if they complement the Dwelling colors. Pots must be constructed of durable material, such as concrete or clay. No plastic pots are permitted. Pots used to store a hose are not included in the restrictions on the number of decorative pots permitted. No more than five (5) pots are recommended in any one area.

Pots and contents must be maintained in good condition at all times and may not contain dead plant material.

Artificial flowers/plant material must be contained in a pot(s) or planter(s) only. Owners will be required to remove artificial plants and/or flowers that are torn, ripped, faded or unsightly.

GARDEN FLAGS - Garden flags are permitted. A maximum of two (2) garden flags at any one time is recommended in any one area. The number of garden flags installed is included in the aggregate total of decorative items permitted for the area in which they have been placed.

METAL SCULPTURES - Metal sculptures are permitted. The DRC reserves the right to limit the size and quantity of metal sculptures in the yard. The maximum size for a metal sculpture on top of a wall column is eighteen (18) inches in height. Metal sculptures installed elsewhere in the yard is permissible, but the size and scale must be appropriate for the area in which they will be installed. The number of metal sculptures installed is included in the maximum allowable aggregate total for the area.

STATUARY - Statuary is permissible. The DRC reserves the right to limit the size and quantity of statuary in the yard. The size and scale of the statuary must be appropriate for the area in which they will be installed. Statuary installed on any wall column must not exceed eighteen (18) inches in height. The amount of statuary installed is included in the maximum allowable aggregate total for the area.

ANTIQUES AND PERIOD PIECES - The installation of antiques/period pieces is permissible, but the installation must satisfy the size and scale criteria. In addition, the installation must be maintained in a suitable fashion to accommodate the severe Arizona climate. Installations of

antiques/period pieces that fall into disrepair may be subject to a request for removal by the Association. These pieces also are included in the aggregate totals.

OTHER - Any other decorative items that are proposed for installation must also satisfy the size, scale criteria and be made of durable materials that will withstand the Arizona climate. These decorative items will be included in the aggregate item total for the area in which they are placed.

All yard art must be constructed of durable materials that will withstand the Arizona desert climate. Plastic is generally not a suitable material and will not be approved. Items constructed of fabric (other than flags), such as stuffed figures, are allowable as seasonal decorations but will have to be removed if they become unsightly or fall into disrepair.

Decorative Item Location Restrictions

FRONT YARD - Only one to two partially buried pots are permitted in the Front Yard depending on the space available; pots must not exceed a height of thirty (30) inches. All decorative items must be placed in locations that are suitable for the shape and scale of the decorative item. In general, a maximum of 5-10 free standing decorative items is recommended, but these items are included in the maximum permitted aggregate total of ten (10) items for the Front Yard/Courtyard/entry areas combined.

COURT YARD AND ENTRY WAY - All decorative items must be placed in locations that are suitable for the shape and scale of the decorative item(s). In general, a maximum of 3-5 free standing decorative items is recommended, but these items are included in the maximum permitted aggregate total of ten (10) items for the Front Yard/Courtyard.

BACKYARD - All decorative items must be placed in locations that are suitable for the shape and scale of the decorative item(s). In general, a maximum of 10 free standing decorative items is recommended.

WALLS - Decorative items (pots/statuary/metal sculpture) may be placed on top of wall columns, but NOT on top of Courtyard/patio walls, retaining walls, perimeter walls or fences. Items placed on top of wall columns may not exceed eighteen (18) inches in height.

Decorative Item Totals Permitted

FRONT YARD/COURTYARD - an aggregate maximum of ten (10) free standing decorative items is permitted in these combined areas. If there is no defined Courtyard/entry area, free standing decorative items should be limited to an aggregate maximum of seven (7) items. Adjustments are possible depending on the space available and the scale of the items, but must be approved.

BACKYARD - an aggregate of ten (10) free standing decorative items is permitted in this area. Adjustments are possible depending on the space available and the scale of the items, but must be approved by the DRC.

Doors

Entrance Doors (front, rear, Garage and Garage side doors) – Replacement of any door that is visible from the street or any Lot/Unit requires DRC approval unless the replacement door is exactly the same design and color as installed by the builder.

If changing to a different design, color or material, a picture and/or brochure of the new door is required with the Application. In the case of a paint color change, the new color must be selected from the builder color scheme and a sample is required with the Application.

Garage Doors - Garage doors must match a style used by the builders. Any replacement door must be the same color as the door that it replaces. Glass panes are permitted if they are installed in the same door panel as door options available through the builder.

Air circulation vents may be installed in the bottom panel of Garage doors. Vents must be louvered design, be installed flush with the door panel with all gaps sealed, be 10 x 14 inches in size and must be painted to match the color of the Garage door. A maximum of two (2) vents per Garage door is permitted and they shall be placed in the lower, outer corners of the bottom panel.

Screen Doors – Wooden or aluminum screen doors of non-heat resistant/UV resistant construction and/or of wire screen or mesh fabric are strictly prohibited. A durable security type door must be used.

Security Doors – A steel or wrought iron door may be added to the front, rear or Garage side door entrances of any Dwelling. The door color shall match one of the following: body color of the Dwelling, the trim color of the Dwelling, the color of the front door, or must be a neutral "earth tone" color and must be submitted for approval.

Security Shutters - Security shutters (bars, storm rollup covers, etc.) designed to cover doors or windows are prohibited.

Drainage

Providing for positive drainage on your Lot/Unit is extremely important. When any changes are made to the Lot/Unit, drainage must always be considered and must not be changed. Drainage water shall not be permitted to pool and shall not be directed toward the building foundation or toward any neighboring Lot/Unit or Common Elements (unless originally part of the "established drainage pattern"). "Established drainage pattern" is defined as the drainage which exists at the time that the Unit is conveyed to a Purchaser from Declarant, or later grading changes which are shown on plans and

specifications approved by the DRC. Drainage must not be altered to create any condition that could lead to off-site soil erosion in open spaces or neighboring Lots/Units.

FENCING REQUIREMENTS

Applications for new fences must be submitted to the DRC prior to installation. Pool and/or spa fencing must meet all municipality, county, state laws, codes and ordinances. It is the responsibility of the Owner to locate property lines established by Builder survey. Front Yard fence enclosures are not permitted.

The following are general minimum standards for fencing but the DRC may impose other or additional requirements and restrictions on a case-by-case basis.

Perimeter Fencing - The outer edge of fencing material must be 1-4 inches inside of the property line if the Owner does not have their neighbors' approval to install the fence on the property line.

In the case that concrete block is used as a fence base, the following requirements apply: flat surface concrete block must have a stucco application and be painted Dunn Edward's special blend **Province Dansbury Down**. Drainage blocks may be installed in the block base to allow water drainage, but the drainage must not cause off site erosion in neighboring property or Common Elements.

All perimeter fences must be 68 inches in Height (block base or wrought iron). Fences shorter than 68 inches are not permitted.

Additional material, including, but not limited to decorative items, mesh, bamboo, canvas, plastic, chicken wire or similar material must not be placed on perimeter fencing. Approved material used to keep small pets on property in combination with steel tube, tube aluminum or wrought iron perimeter fence must be 1 inch grid, metal hardware cloth, and a maximum of twenty-four (24) inches in height. Hardware cloth must be attached to tube fencing with plastic cable ties, trimmed down to the fence surface once installed. Torn, fallen or faded material must be replaced and kept in good condition at all times.

Excessive finials or other decorative fencing will not be approved. **A simple finial design may be considered for approval if placed on the 2 inch support posts only.**

Wrought Iron on Lake Lots - Tube steel, tube aluminum or wrought iron ½ inch pickets, 1 inch rails and 2 inch post construction. Air gap of 3-1/2 to 4 inches from center to center of picket. Paint finish must be powder coat or electro static enamel in Dunn Edwards special blend **Province Beige**. Fence along the side property line must not be closer than twelve (12) feet from the front corner of each side of the Dwelling/Garage. Must be a minimum of two (2) feet from the lake's edge with an optional canopy or hangover the lake of 18 inches. Gates must be self-closing and no more than four (4) feet in width and 68 inches in height.

Vinyl Fencing on Lake Lots - Vinyl fencing may not exceed 68 inches in height with 4 x 4 inch posts, 1-1/2 inch x 1-1/2 inch pickets and may have a third rail. Fence color must be Dunn Edwards Province Beige.

Tube Steel, Tube Aluminum, Wrought Iron & Vinyl Fences-No Block Base

Tube steel, tube aluminum or wrought iron 1/2 inch pickets, 1 inch rails and 2 inch post construction. Air gap of 3-1/2 to 4 inch from center to center of picket. Finials will be considered for approval if placed only on 2 inch posts. Paint finish must be powder coat or electro static enamel in Dunn Edwards special blend **Province Beige**. Fence along the side property line may not be closer than twelve (12) feet from the front corner of each side of the Dwelling/Garage. Gates must be self-closing and no more than four (4) feet in width and 68 inches in height.

Dwellings on corner lots will be reviewed on a case-by-case basis.

Specs for vinyl view fence on greenbelts only are 7/8 inch x 1-1/2 inch vertical pickets to slide into (2) 2 x 3-1/2 inch horizontal rails secured at 4 inch on center to 4 x 4 inch capped vertical posts. Spacing between posts shall be 74 inch on center. Posts to be sunk a minimum of 24 inch into the ground with concrete securing the post. Bottom rail to have optional galvanized "J" channel. Spacing between final grade and bottom rail to be approximately 2 inches.

Fencing with a Block Base - Block bases can be 1-3 blocks high (using 8 x 8 x 16 concrete blocks with a 2 inch cap), i.e. 10 inch, 18 inch or 26 inch high, painted Dunn Edwards special blend color **Province Dansbury Down**. Maximum 30 inch height.

Pool Fencing, Pool Equipment and Fountain Equipment Fencing

Owners must comply with all city, county and state laws, codes and ordinances.

- Tube steel, tube aluminum or wrought iron 1/2 inch pickets, 1 inch rails and 2 inch post construction. Air gap of 3-1/2 inch to 4 inch from center to center of picket. Finials will be considered for approval if placed only on 2 inch posts. Paint finish must be powder coat or electro static enamel in Dunn Edwards's special blend **Province Beige**. Fence along the side property line may not be closer than twelve (12) feet from the front corner of each side of the Garage/Dwelling. Fence must be 68 inch in height. Gates must be self-closing spring with a width of no more than four (4) feet in width and 68 inch in height. Fence must be a minimum of two (2) feet from the lake's edge and must fully enclose the yard.
- If using a block base for pool fencing, Owner shall obtain a stamped permit from the City of Maricopa and include it with the Application. Block base pool fencing will not be approved without a stamped permit from the City.
- All pool and spa equipment must be placed by the Dwelling and screened from the view of neighboring property and Common Elements. Pool and spa equipment must be screened by a block wall that is stucco and painted to match the existing color of the Dwelling. The wall

may not exceed 48 inches in height, 12 inches in width and 6 feet in length. The wall may not be closer than twelve (12) feet from the front corner of the Dwelling/Garage. Pool and spa equipment must not be placed directly in line with the windows of neighboring Dwellings.

- If the pool is heated, specifications of the heater and accompanying equipment must be included with the Application. Heaters must be screened with a block wall that is stucco and painted to match the existing color of the Dwelling and must be one (1) foot higher than the maximum height of the heater.
- All fountain equipment must be screened from the view of neighboring property and Common Elements. Screening must be accomplished by constructing a block wall that is stucco and painted to match the existing color of the Dwelling. The wall may not exceed 48 inches in height, 12 inches in width and 6 feet in length. Self-contained fountain equipment need not be screened.

Pet Friendly Fencing - may include a ½ inch vertical square tube steel picket welded to center of horizontal rails at 2 inch on center, up to 30 inches in height on the lower portion of a 68" fence.

Fire Pits and Fireplaces

Outdoor fireplaces and fire pits require DRC approval prior to installation and will only be approved if installed in the Backyards. Fireplaces may not exceed six (6) feet in height, must be stucco and painted to match the existing color of the Dwelling. They may not encroach on rear or side building set back lines. Fireplaces must adhere to all City of Maricopa and Pinal County burning codes and ordinances. The Association strongly recommends that screening and a spark suppressor for flue ventilation be used when burning wood in fireplaces and fire pits.

Fuel tanks

No fuel tanks of any kind may be erected, placed or maintained on or under the Community except for propane or similar fuel tanks used only for gas grills, fire pits, and similar equipment permitted under the ordinances of the City.

Flags

No more than two flags may be flown at the same time on a lot. The maximum size of a flag is 3' x 5'. All flags and pennants must be maintained in good condition at all times. Flags must not be torn, ripped or faded. Displayed flags must not be offensive to the Community. The Association may ask that an offensive flag be removed from display. The Board of Directors has final authority in the case of a disputed flag.

Decorative and Seasonal - Seasonal flags must be removed fifteen (15) days after the date of the holiday to which the flag pertains. Flags, pennants associated with sports (collegiate, professional

and/or international) may only be temporarily displayed for events during the respective active season(s).

United States, Arizona State, Military and Other Related Flags - All flag poles and flags permitted pursuant to A.R.S. § 3-1808 must be maintained in the condition required by the United States Flag Code, Title 36, U.S.C., and Chapter 10. It is the responsibility of the Owner or resident of the Lot/Unit on which a flag is displayed to display the flag with proper respect and etiquette. Flags must be displayed on either a wall mounted bracket and pole or on a free standing pole. Flags may not be displayed by hanging them directly on the Dwelling. Flags left out at night must be properly lit. The light must not be directed or reflected on any Common Elements or neighboring property.

Display Device Options

Garden Flag hangers - are considered decorative items (not included in the maximum flag count) and are counted in the aggregate total for decorative items in the area in which they are displayed. No more than 2 garden flag hangers may be displayed in the Front Yard at one time.

Wall Mounts - only one (1) bracket is permitted in the Front Yard, it may be dwelling mounted below the roofline. A second wall mounted bracket is permitted in the Backyard. Poles may be a maximum of six (6) feet long. Brackets must be neutral in color or painted to match the Dwelling color. Wall mounted flag poles do not require DRC approval if they comply with the foregoing requirements.

Free Standing Poles - Free standing flag poles require DRC approval. The maximum height of a freestanding flag pole is twenty (20) feet or the height of the peak of the Dwelling, whichever is less. Only one (1) free standing pole is permitted per Lot/Unit. Ropes and metal fasteners must be secured so that they don't bang against the pole. Only flags permitted by A.R.S. § 3-1808 may be displayed. Any flag not listed in A.R.S. § 3-1808 must be displayed on a wall mounted pole below the roofline.

Furniture

Front Yard - benches, tables and chairs will be considered for approval in the Front Yard area as long as they are located within ten (10) feet of the front door, placed on a paved surface, or inside a Courtyard wall and are made of materials that are durable in the Arizona climate.

Backyard - approved furniture (see below).

Approved furniture - Thatch palm leaf umbrellas and matching chairs are prohibited. Chairs must match or complement the table they are paired with. Chairs must not be stacked. Earth tone colors or primary colors are preferred. Stripe patterns are acceptable if they are earth tone in color. Protective covers must be properly fitted and securely attached. Plastic benches and furniture will not be permitted. Swings are not permitted in the Front Yard or Courtyard, except for a glider that may not exceed forty eight (48) inches in height.

The following types of patio furniture are approved for use: included, but not limited to heavy duty aluminum, wrought iron, heavy rattan, teak wood or similar durable woods.

Furniture must be maintained in good condition at all times.

Garages

It is the intent of the CC&Rs that Garages be maintained in a neat, clean and orderly fashion to leave room to park as many motor vehicles as the Garage was intended to accommodate. Garage doors must be closed when the Garage is not in use.

Garages may not be used as sleeping quarters, or guest accommodations, but may be used for hobbies, such as, art, woodworking, golf club repair, and similar hobbies that do not involve the permanent conversion of the Garage to a use other than for parking motor vehicles.

Air circulation vents may be installed in the bottom panel of Garage doors. Vents must be louvered design, be installed flush with the door panel with all gaps sealed, be 10 x 14 inches in size and must be painted to match the color of the Garage door. A maximum of two (2) vents per Garage door are permitted and they shall be placed in the lower, outer corner of the bottom panel.

Gates

Gates must be constructed of tube steel, tube aluminum, wrought iron, vinyl or steel/composite wood. Natural wood is not a permitted gate material. Gates must incorporate a self-closing spring.

Courtyard gates - May be up to 68 inches in height and up to four (4) feet in width.

Custom gates - Owners desiring to install a custom gate (unique design, oversized, unusual location, etc.) must submit an Application with the design specifications and location to the DRC for review **before** contracting with any supplier. The DRC will review the size, location, design, placement, scale and color of all proposed items to determine whether they are in harmony with the Community aesthetic. The application must include pictures, dimension and proposed placement.

Fence gates - May be 68 inches in height and up to four (4) feet in width.

Perimeter wall gates - May be up to 42 inches in height (depending on whether columns are installed) and up to 4 feet in width

Trash can enclosure gates - May be 54 inches in height and up to four (4) feet in width, space permitting.

Gutters and Downspouts

Gutters and downspouts will be considered for approval if the finish matches the color of the Dwelling. 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. Downspouts must be installed so that they do not deviate from the builder's installed drainage design. Downspouts must be directed so that water does not drain on neighboring property or Common Elements and must be directed so that water is discharged away from the Dwelling.

Pigeon screens are strongly recommended for all gutters to prevent nesting and the accumulation of fecal matter.

HARDSCAPE REQUIREMENTS

Hardscape materials include, but are not limited to, concrete, pavers, brick, tile, masonry, etc. Examples of hardscape items include, but are not limited to, planters, walkways, retaining walls, decorative walls, patio extensions, Kool deck, Courtyard walls, water features, curbing and borders. Any proposed hardscape must be approved by the DRC.

Built-in Barbecues - Barbecue structures shall be no more than 36 inches in height as measured from pad grade. A back splash for the barbecue may be permitted, but must not exceed an additional eight (8) inches in height. Barbecues may not be located in the low planting zone (see Landscape section) or encroach on rear or side setbacks, and must be located so as to minimize the obstruction of views from adjacent Lots/Units.

Outdoor Kitchens - Outdoor kitchen construction materials must be fireproof such as masonry blocks or steel studs in combination with cement board. Exterior finish may be stucco, painted to match the body color of the Dwelling or be natural stone. If using natural stone, a sample must accompany the Application. Red brick is prohibited. No ceramic tile, glass or metal finish may be used on the exterior facade. Maximum overall height of an Outdoor Kitchen is 36 inches from pad grade, and its length will be reviewed on a case by case basis and determined by the surveyed plot plan. Outdoor kitchens may not be placed closer than seven (7) feet to the Backyard property line and two (2) feet to any side property line.

Concrete Finishing – must be submitted to the DRC for approval. Please note that new products and techniques are continuously being developed. *NOTE: If you discover a product not included in the following options, feel free to submit your Application for review. With a new product, it is imperative that you submit as much descriptive information (brochures, pictures, samples, etc.) as possible for review by the DRC.*

Painting and staining - Painting or staining of builder installed concrete at the front of the Dwelling is not permitted. However, these surfaces may be sealed in a clear, matte finish.

Stamped polymer surfaces - Stamped polymer surfaces or similar products may be applied to driveways, walkways, entryways and patios. Only beige or sandy tones will be permitted. A color photo, brochure or sample must be included with the Application.

Pavers, aggregate, tile, brick, stone and similar natural materials - Such materials may be used on walkways, driveways, driveway extensions, entryways, Courtyards, patios and patio extensions as long as they are neutral "Earth Tone" in color. Please provide a color photo, brochure or sample with the Application.

Epoxy - Entryways and walkways - Epoxy may be used, but must be kept in good condition at all times.

Driveways – Painting, staining, stamping or otherwise altering driveways is expressly prohibited.

Approved Concrete Types, Colors & Coatings

| TYPE | OPTIONS |
|---------------------------------|--|
| Stamped Concrete | Canyon Stone, Fishscale Cobblestone, Large Ashlar Stone, 12 x 12 inch slate |
| Colored Concrete | Autumn Brown, French Grey, Natural Grey Concrete, Omaha Tan, Rust Brown, San Diego Buff, Sunset Rose, Western Gold |
| Colored/Exposed Concrete | Omaha Tan Exposed, San Diego Buff, Sunset Rose Exposed, Western Rose Exposed, Western Gold Exposed |
| Exposed Concrete | Gray, Broomed |
| Pavers | Earth tone |
| Cool Deck | Adobe Buff, Sand Buff |
| Acrylic Deck | Buff Lace, Cocoa, Cream, Mohave Sand |

Driveway Extensions

Must be submitted to the DRC for approval.

Detached Dwellings - Existing driveways may be extended up to a maximum of two (2) feet on each side of the driveway. Driveways may be extended using additional concrete or earth toned pavers.

Villas - Driveway extensions are not permitted, but may be considered under special circumstances.

Patio Extensions and Other Paved Areas

Total square footage of a patio extension, not including the Builder installed patio, may not exceed five hundred (500) square feet. An Owner may also propose additional paved areas as part of their landscape plan, but no single area may exceed five hundred (500) square feet. Multiple paved areas

must be separated from each other. The DRC will review the overall impact of the proposed paved area to ensure that the proposed hardscape does not dominate the overall landscape installation.

Drainage patterns installed by the Builder must be maintained. If these patterns are altered by patio extensions, the Owner must install either landscape or deck drains to obtain positive drainage. All drainage must be directed to the street and may not enter neighboring property or Common Elements.

Holiday Decorations

Winter holiday decorations and lighting may be displayed from November 15 to January 15. All other holiday decorations may be displayed no more than fifteen (15) days prior to the holiday and must be removed fifteen (15) days after the holiday. Inflatable balloon characters and other similar objects are not permitted. Outdoor holiday lights may not be permanently displayed on Dwellings, plant material, fences, walls or patios.

HVAC Requirements

Evaporative Coolers - Except as initially installed by the builder, no heating, air conditioning or evaporative cooling units may be placed, installed, constructed or maintained upon any Lot/Unit without prior written approval of the DRC. Any and all roof-mounted, wall mounted or window units are prohibited. All proposed units must be ground mounted and must not be visible from the street.

LANDSCAPING REQUIREMENTS

Overview – For ease of use, this section includes typical landscape elements found in most Applications. Design elements not referenced in this section may be found in the following section: **All Other Design Items**.

Boulders – Boulders must be indigenous to Arizona and must be grouped and/or placed for a more natural appearance. Boulders look more realistic if partially buried in the ground (a minimum of 3 inches below builder grade is recommended). Minimum boulder size will be 18x18x18 inches or 200 pounds. Maximum boulder size will be 30 inches above builder grade or 500 pounds. If boulders are delivered to the street, they must be placed on plywood, wood pallets, etc. to protect the street surface.

Concrete Borders (required) – All natural grass or artificial turf must have a concrete border and must be a minimum of two (2) feet from the property line.

Drainage - The installation of landscape materials (granite, grading, hardscape and mounding must not interfere with the drainage patterns installed by the builder. Water must not be permitted to pool at sidewalk areas or anywhere on the property.

Grading – Fine grading is a critical aspect of landscaping. Each lot is graded so that all storm water will drain away from the Dwelling towards the street and not into adjoining properties. It is extremely

important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berms are proposed.

Granite

Delivery Requirements – Granite must be delivered to the driveway or on the Owner’s lot if possible. If the granite has to be deposited in the street, the load of gravel must be marked with orange cones and removed from the street within 48 hours. Care must be taken with front-end loaders (or other equipment) to protect the street from damage when it is moved.

Approved Colors – Apache Brown, Apache Pink, Apache Red, Desert Brown, Desert Mauve, Jesse Red, San Tan, Saddleback Brown (community rock) and Spanish Gold

Restrictions

Lake Lots – Saddleback Brown (community rock) granite must be used in the Backyard.

Greenbelts – Either Saddleback Brown (community rock) or Desert Brown granite must be used in the Backyard.

Replacement for existing Santa Fe Beige stone - The following colors may be used to replenish existing Santa Fe Beige stone: Apache Brown, Desert Brown, Saddleback Brown (community rock) or San Tan.

Accent granite – Accent granite may be no smaller than 3/8 inch. It may be applied in accent planter areas or on 3-foot wide pathways. Accent granite may not be applied to more than 10% of the Lot/Unit.

Decomposed granite – All decomposed granite areas must be treated with a pre-emergent weed control at regular intervals to retard weed growth.

Size – Granite must be a minimum size of ½ inch and a maximum size of 2 inches screened stone. Stone on mounds, around plantings and in riverbeds may vary in size but must not exceed 6 inches in size.

Application depth – Granite must be uniform in size at a minimum application depth of at least 2 inches and must be free of debris.

Replenishment –When bare spots start to appear, raking the applied stone may help to recover the exposed dirt. When raking fails to solve the problem, additional granite must be applied to achieve the minimum 2 inch coverage depth.

Grass (Sod)

Natural grass may be used in the Front Yard or Backyard with a maximum coverage not to exceed 25% of the Lot/Unit net area. The net area is calculated by subtracting the “livable square footage” of the

Dwelling, as determined by the builder's measurements, from the total Lot area (property line to property line).

If a warm season grass is used that will go dormant in winter, such as hybrid Bermuda, over seeding with Rye seed is required.

Greenbelt Grass Edging

Owners who want to provide a barrier between their yard and the greenbelt to prevent the intrusion of grass into their yard may opt to install a row of landscape pavers in lieu of a perimeter wall. The paver installation must meet the following requirements:

- Pavers must be consistent in color, close in color to the installed granite (Saddleback Brown or Desert Brown).
- The pavers must be either 8.25 x 8.25 or 8.25x 5.5 inches in size (standard patio style pavers).
- Installed in a single row just inside of the rear property line with the 8.25 dimension pointing into the greenbelt.
- The pavers must be set in a sand base.
- The pavers must be secured in the ground with either mortar or paver edging to prevent movement and ensure a straight line. The mortar can assist in preventing greenbelt grass from growing between the pavers.
- The installer must provide for expansion compensation to keep the pavers from buckling in the summer heat, e.g. periodic expansion gaps to absorb the expansion.
- Applications must provide details on paver color and size.
- The DRC must approve the proposed installation.

NOTE: The Owner is responsible for any survey costs needed to establish the rear property line.

Lot Coverage Requirements

No bare areas (exposed dirt) are permitted. All areas must be covered with some type of material (granite, hardscape, natural grass or artificial turf, etc.) No artificially colored rock, sandstone, red lava rock, or wood chips will be permitted as ground cover.

Mounding

It is suggested that mounds not exceed eighteen (18) inches in height from grade. It is also suggested that mounds and drainage swales be kept at least five feet from sidewalks to prevent water collection underneath sidewalks. Mounding is a way to introduce contours into your landscape that can provide a more interesting and natural look to the overall yard.

Plant Requirements

Minimum Plant Standards

| | Attached Dwellings (Villas) | Detached Dwellings |
|------------------------------|---------------------------------------|---------------------------------------|
| Typical Standard Lot Width | 45 feet | 60+ feet |
| Trees - front* | 1 - 24" box (min) / 2-24" boxes (max) | 1 - 24" box (min) / 2-24" boxes (max) |
| Trees - rear | 1 - 24" box (min) / 2-24" boxes (max) | 1 - 24" box (min) / 4-24" boxes (max) |
| 5 gal plants/shrubs - front* | 10 / 15 | 15 / 20 |
| 5 gal plants/shrubs - rear | 15 / 20 | 20/25 |

* Front Yard minimum planting standards include only plants and trees that are planted in front of Courtyard walls (if any)*

Adjustments to the Minimum Plant Standards

Natural grass (sod)/ artificial turf - When grass or artificial turf is used to cover a sizeable portion of the yard, the shrub count can be reduced by 30%.

Pool - When a pool covers a sizeable portion of the yard, the shrub count can be reduced by 30%.

Corner lots - Add one (1) 5 gallon shrub for every 10 linear feet of Side Yard.

Lake Lots - When a Lake encroaches onto an Owner's lot, the required number of 5 gallon shrubs can be reduced by 30%.

"Pie-shaped" or cul-de-sac lots - Some shrub material may be transferred from the smaller yard to the larger yard if appropriate.

Approved plant, shrub, tree lists (See Appendix B)

Non-Recommended plant, shrub, tree lists (See Appendix C)

Putting Greens – Permitted in the Backyard only and may not exceed 500 square feet. *A sample of the artificial turf to be installed must be included with the Application.*

Landscaping Restriction-Specialized

Corner Lot Landscaping - Corner lots must be landscaped so that landscape materials installed near the intersection corner do not impede the vision of motorists approaching the corner. See adjustments to minimum plant standards above.

Front Yard Landscaping (not applicable to Villas) - Front Yard landscaping requires DRC approval. All planted areas must be a minimum of eighteen (18) inches from any walls or buildings and must use a drip irrigation system only. Artificial turf will be permitted in the Front Yard and Side Yard. If natural grass is installed, it must be enclosed within a concrete border and must be three (3) feet from the front or side property lines.

If a plant or tree dies, it will be the Owner's responsibility to replace the plant or tree within the Front Yard to meet the minimum requirements at all times. Plantings must not obscure the reading of house numbers from the street.

Backyard Landscaping- Backyard landscaping requires DRC approval. *If a plant or tree dies, it will be the Owner's responsibility to replace the plant or tree within the Backyard to meet the minimum requirements at all times.*

Lake Lots - plants and shrubs need to be planted away from the lake edge so that they will not disturb the lake liner. Tree need to be planted at least 10 feet away so that the lake edge is not jeopardized by the tree roots.

Low Plant Zones - The low plant zone applies to each corner of the rear lot abutting either a greenbelt or a Lake. The purpose of the low plant zone is to minimize obstructions that would diminish an Owner's view of the greenbelt or Lake.

Plants/shrubs planted in the low plant zone must not exceed 36" in height. If plant material is not properly maintained and grows taller than 36" in height, removal may be required at the Owner's expense.

(See Exhibit 1)

Low plant zone for greenbelts and low plant zone for encroaching lake edge

LIGHTING REQUIREMENTS

Except as originally installed by the Builder or as approved by the DRC, no exposed bulbs, colored bulbs, spot lights, flood lights, or other high intensity lighting may be placed or utilized upon any Lot/Unit such that the light is directed or reflected on any Common Elements or neighboring property.

Coach Lamps and Address Lights - Coach Lamps and address light fixtures must be maintained in good operating condition at all times with all sockets filled and bulbs working. The recommended acceptable lighting level is 800 lumens per coach lamp (see chart). Coach lamps may be replaced only with approval of the DRC. The maximum height of a coach light fixture is 24 inches. The fixture must coordinate in color, finish and style with the Dwelling and Community

Decorative Lights– Outdoor lighting at entrances must not exceed 65 watts; accent lighting must not exceed 40 watts; and lighting to accentuate artwork must not exceed 32 watts. Landscape lighting must be automated and controlled by a timer or photo cell. All decorative path lighting must be installed so as not to exceed 24 inches in height from the top of light fixture to ground level and the light must project downward. Compact fluorescent, halogen, LED lighting and solar lighting are permitted.

Security Lights– all spot lights, flood lights or other high intensity lighting used as security lighting must be on an active motion sensor and must not be left on continuously.

Watt - Lumen Conversion Chart

| Light Output | LEDs | CFLs | Incandescent |
|--------------|-------|-------|--------------|
| Lumens | Watts | Watts | Watts |
| 450 | 4-5 | 8-12 | 40 |
| 300-900 | 6-8 | 13-18 | 60 |
| 1100-1300 | 9-13 | 18-22 | 75-100 |
| 1600-1800 | 16-20 | 23-30 | 100 |
| 2600-2800 | 25-28 | 30-55 | 150 |

Machinery and Equipment

No machinery, fixtures, or equipment of any kind, may be placed, operated, repaired, or maintained upon or adjacent to any Lot/Unit or Common Elements other than the machinery associated with permissible types of motor vehicle repairs as described in the CC&R's. Lawn mowers, leaf blowers, weed trimmers or other machinery shall not be operated earlier than 7:00 a.m.

Painting Requirements

The DRC must approve all Exterior paint colors changes prior to painting.

When submitting an Application to re-paint, the Application must include the scheme number (scheme numbers can be obtained in the HOA Office).

- No Dwelling may be painted the same color as any immediately adjacent Dwelling or the Dwelling directly across the street.
- Paint must be an exact match to the builder's color scheme. Builder color schemes are available at Dunn Edwards.
- Only flat or satin paint may be used. Any gloss product, from semi-gloss to full gloss is prohibited.
- Paint colors for front door, shutters, and trim (Engle Scheme 1 & 9 not applicable for trim) that vary from the original color scheme may be selected from pre-approved Builder color schemes.

POOL AND SPA REQUIREMENTS

Overview – Swimming pools, spas and Jacuzzis may be installed within the private yard of a Lot/Unit only after an Application, including plans and specifications for the pool, pool fencing, and permanent pool equipment are approved by the DRC. A swimming pool is a body of water that is eighteen (18) inches or more in depth at any point, wider than eight (8) feet and intended for swimming. In addition to the DRC approval, pools, spas and Jacuzzis must be installed according to City of Maricopa, Pinal County and/or State of Arizona ordinances.

The setback for pools on Lake Lots must be a minimum five (5) feet from the lake edge to deck and eight (8) feet from lake edge to pool water edge.

No above ground pools may be erected, constructed, or installed on a Lot/Unit except for toddler pools and wading pools. Toddler pools and wading pools must be stored so as not to be visible from Common Elements or neighboring property when not in use.

Spas above ground must be painted the same color as the Dwelling. Spas that are of un-paintable material must be earth tone in color and must be covered when not in use.

Perimeter walls on lots bordering Common Elements and shared Homeowner Association walls may not be torn down to allow access to Backyards. Access must be gained from the front of the property at the side of the Dwelling.

For purposes of calculating coverage for hardscape and/or pool deck installation, the pool deck area will be considered as hardscape.

Pools may not be backwashed into any Common Elements or other Lot/Unit. Check with your pool contractor concerning city ordinance requirements for backwashing. Damage, including erosion, to Common Elements due to backwashing will be repaired by the Association and all expenses incurred by the Association will be billed to the Owner.

Pool Fencing – Each Owner acknowledges that he/she is solely responsible for the installation of pool fencing. Pool fencing must be installed according to City of Maricopa, Pinal County and/or State of Arizona ordinances. If using block in combination with tube steel, tube aluminum, or wrought iron, a stamped permit must be obtained from the City of Maricopa. Block is to match that found in the

Common Element walls while the tube steel, tube aluminum, or wrought iron must be painted Dunn Edwards Province Beige.

Pool and Spa Equipment – All pool and spa equipment must be placed next to the Dwelling and may not be placed near any neighboring property windows. If the pool is heated, specifications of the heater and subsequent equipment must be included with the Application and Heaters must be screened with a block construction wall (stucco and painted to match the Dwelling) that is one foot taller than the maximum height of the heater.

Screening Wall for Pool Equipment – all pool/spa equipment must be screened from view of neighboring property and Common Elements using a masonry screen block wall or plant material. Wall may not exceed forty-eight (48) inches in height, twelve (12) inches in width, and six (6) feet in length. The block wall must be stuccoed and painted to match the body color of the Dwelling. The gate for pool equipment, spa or solar pumping and heating equipment shall be painted to match the body color of the Dwelling.

Spa & Hot Tub Covers - Spas which meet all of the following criteria may use an approved safety cover and need not comply with the barrier safety requirements established for swimming pools.

1. Spa must be no wider than eight (8) feet at the widest part, and;
2. Cover must be latchable by use of a tool or other device that causes the spa to be reasonably inaccessible to children, and;
3. Cover must be able to support 100 lbs. static load, and;
4. Cover must be designed to prevent the passage of a four (4) inch sphereⁱ into the water when in the closed position.

Privacy Panels

Alumawood™ or a similar manufacturer's privacy panels may be added to Backyard patios. Side panels must be spaced a minimum of one (1) inches apart. Side panels may be added to one side of the patio and may not be installed on the street, greenbelt or Lake facing side of any patio. Depending on the design and location of the panels, they must match either the Dwelling color or the trim color. Color selection, design and placement must be approved by the DRC.

PROHIBITED ITEMS IN PROVINCE

- Storage buildings or sheds
- Tents used as patio covers or shade structures
- Clothes lines
- Compost piles or containers
- Added decks or balconies
- Dog runs or animal pens
- Roof mounted items

- Game courts
- Window/wall air conditioners, Swamp coolers
- Wooden slat gates
- Plastic items, such as, chairs, storage units, children toys, etc.
- Permanently installed children's play yards
- Wood piles

Recreational Vehicles

RVs may be parked for no more than twenty-four (24) hours on the driveway of a Lot/Unit or in the street for the purposes of loading, unloading, and preparing for off-site usage. Visitors with RVs are subject to the same RV parking restrictions as Owners.

Recreation Vehicle Guidelines:

- During such time that an RV is parked in the Community, orange safety cones MUST be placed around the RV to warn motorists and cyclists.
- Extending side "slide-outs" on to the street is expressly prohibited and violate City of Maricopa ordinance.
- RVs that are parked in driveways must not encroach on the sidewalk.
- Under no circumstances will engine or mechanical repairs be permitted to be performed on an RV within the Community.
- City of Maricopa Ordinance prohibits living in an RV parked in the Community.
- Extension cords run from an RV to a Dwelling present a tripping hazard. The Owner bears all liability for any injury caused as a result of an extension cord run between the Dwelling and the RV.
- Step ladders, buckets, hoses and other cleaning paraphernalia are not permitted to be in the street. Cleaning of an RV must be done from the sidewalk side of the property and may not interfere with the pedestrian right of way.
- Except in the case of a hardship, no RV shall be parked in the Association parking lot. Definition of a hardship will be determined by the Community Standards Manager/DRC on a case by case basis.

Other Recreational Vehicles: ATV, Boats, Trailers, UTV, etc. – Certain types of commercial or recreational vehicles may be treated as family vehicles and may be used and parked within the Community if their appearance is similar to that of a family vehicle, as determined by the DRC. Recreational vehicles, such as, but not limited to, a boat, ATV, or a UTV may not be kept on the driveway or any portion of the Lot/Unit.

Roofing Accessory Restrictions

Decorative copulas, weathervanes, weather stations, evaporative coolers, air conditioning units, or other cooling, heating, or ventilating systems (e.g. wind turbines) may not be installed on the roof of any Dwelling.

SHADE STRUCTURE REQUIREMENTS

Shade structures, such as, awnings, pergolas, ramadas, lattices, gazebos and canvas canopies must be submitted for approval by the DRC prior to installation. They are to be located only in the Backyard and may not encroach into the rear and side setback area.

They must also meet the following design criteria:

1. Structures may not be constructed of wood.
2. Maximum height is ten (10) feet at the highest point.
3. Free-standing structures must be set back at least seven (7) feet from all surrounding lot lines.
4. Support columns must be a minimum of four (4) inches in diameter.
5. Structures must be painted to match the body color of the Dwelling. Any color that differs from the body color of the Dwelling must be a pre-approved color chosen from the builder exterior color palette.
6. Structures must be maintained in good condition at all times.
7. Roofing materials must match the Dwelling.
8. Structures must fit within the aesthetic design of the Community. Structures may not be excessively embellished with decorative design and/or items.
9. Lighting must not shine onto neighboring properties, and must be subdued (accent lighting as opposed to bright lighting). Lighting must be approved by the DRC prior to installation.
10. All awning fabric shall be of weather resistant material.

Awnings and Canvas Canopies - All awnings/canvas canopies must be approved by the DRC. Awnings over all windows shall be of weather-resistant material, of solid color matching either the body color of the Dwelling or roof color on both sides, and must be installed only on the side and/or rear of the Dwelling. All awning Applications must include a drawing with the location of the proposed awning, sample of the material to be used, along with the color and design of the proposed awning. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing, ripping, etc.

Gazebos, Lattices, Pergolas, Ramada's and Patio Cover Extension Structures - Structures must meet the design criteria specified above and not create a paved surface/deck with total square footage that exceeds five hundred (500) square feet (not including the Builder installed patio for patio extensions). Drainage patterns installed by the Builder must be maintained. If these patterns are altered by the proposed structure, the Owner must install either landscape or deck drains to obtain positive drainage. All drainage must be directed to street and may not enter neighboring property or Common Elements.

Patio Covers – All patio covers, not installed by the builder, must be approved by the DRC, prior to installation.

Roofing materials for patio covers that are attached to the Dwelling must match the roof of the Dwelling or be a material offered as an option by the Builder for the patio cover. Color and material of supports must match the Dwelling. Roof shall be flat or match the pitch of the roof of the Dwelling. Support posts of overhead patio covers may not encroach into the rear setback area and cantilever structures may not extend more than eighteen (18) inches beyond support beam and columns.

Patio Extensions – the total square footage of patio extension may not exceed five hundred (500) square feet not including the Builder installed patio. Drainage patterns installed by the builder must not be changed. If these patterns must be altered by a patio extension, the Owner must install either landscape or deck drains to obtain positive drainage. All drainage must be directed to street and must not enter neighboring property or Common Elements.

Sidewalks

Sidewalks installed to access Side Yards or Backyards must be submitted to the DRC and must meet the following requirements:

- The sidewalk is four (4) feet or less in width, is eighteen (18) inches or more from the property line and is one foot or more from the Dwelling. The DRC will consider exceptions related to Lot width for sidewalks leading to/from trash enclosures on a case-by-case basis.
- The area between the Dwelling and the sidewalk addition must have groundcover installed per the landscape guidelines to match the existing ground cover.
- No improvement shall be constructed, placed, installed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water. Sidewalks must not obstruct drainage so as to cause ponding between the sidewalk and the foundation of the Dwelling, on neighboring property or Common Elements.

Signs

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

- Signs used by the Declarant (Builder) to advertise the lots and residences thereon for sale.
- A security, alarm, block watch, beware of dog, or no soliciting sign located near the front door of the Dwelling. Security signs must be located a maximum distance of two (2) feet from the front of the Dwelling. Security signs may not exceed 12 inches by 12 inches and must be maintained in good condition at all times.
- One no trespassing sign may be located in the Backyard of Dwellings bordering the Common Elements.
- One sign advertising landscape, pool contractors, solar contractors, etc. may be displayed, but the sign must be removed within forty-eight (48) hours of the completion of the work.
- Signs approved by the DRC and the Association.
- Such signs as may be required by law.

All signs shall conform and comply with City of Maricopa ordinances.

Open House and Real Estate Signs

- "For Sale" and "For Rent/For Lease" signs must be professionally made and adhere to the standard industry size, not to exceed 18 x 24 inches; and may contain a rider not to exceed 6 x 18 inches.
- Open House signs of industry standard size are permitted, but may not be placed on Association Common Elements.
- Open Houses may not be held before 8:00 a.m. or after 6:00 p.m.

Political Signs

- May not be placed any earlier than 71 days prior to Election Day and not later than 15 days after Election Day.
- Maximum aggregate total dimensions of all political signs on a lot shall not exceed nine (9) square feet.

Solar Screens, Curtains and Roller Shades

Permitted for installation on patios or shade structures. Retractable/ roll up solar shades may be added to the back of the Dwelling. These shades must be made of durable industrial sunscreen material. The color must match any existing window sun screens or be chosen from the same color palette as window sun screens for new installations. The approved window sun screen colors are gray, light brown, stucco, black, dark brown, dark bronze, or similar dark color. Samples of the proposed sun screen material must be submitted with the application. The frame for the roller awning must match the body color of the Dwelling. The screen/shade must be rolled up when not in use. Owner is responsible for maintenance and repair of roller screens, curtains or roller shades. Association retains the right to determine when a screen must be repaired and or replaced due to weathering, fading, tearing, ripping, etc.

The solar screen/curtain/roller shade may not be placed on the street facing side (front or the side for a corner lot) of the Dwelling.

SOLAR PANELS AND EQUIPMENT

Province wants to support the adoption of solar energy by Owners and at the same time support the Community design aesthetic.

Under Arizona Revised Statute 33-1816, HOAs are granted the right to adopt "reasonable rules regarding the placement of a solar energy device if those rules do not prevent the installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device." The Association has established the following guidelines to facilitate efficient and aesthetically consistent installation. If the DRC denies an Application based on failure to follow these guidelines, the Owner may appeal the decision if the required DRC changes result in a cost greater than \$1,000 over the system

cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding 10 percent as originally specified for the portion of the proposed installation in question and proposed. If the Owner decides to appeal a DRC decision on these grounds, they must supply supporting documentation from their solar provider for the portion of the installation being challenged. The Owner is encouraged to attend the DRC meeting where their application for a solar installation is reviewed to clarify any questions or provide any missing or supporting information.

Location of Panels - Ground mounted solar arrays are not permitted. Solar panels must be roof mounted.

Integrated Installation - Solar panels must be an integrated part of the roof design. Panels must follow the plane of the Dwelling's roof with the panels being installed flat on the roof. ***The Owner must work with their solar vendor to achieve the best installation design with this aesthetic in mind.*** Every effort must be made to keep visibility of solar panels and equipment minimized. **All cabling and wires must not be left loose or hanging and must blend in with the color of the roof and dominate color of the structure.**

Reflection - Exterior surfaces of the collectors and related equipment must have a non-reflective finish and must be color-coordinated to harmonize with roof materials and other dominate colors of the Dwelling. Solar panels must be placed and arranged such that reflected solar radiation or glare is not directed onto any adjacent Dwelling or roadways. The installing Owner must discuss glare issues with their solar installer prior to installation to ensure there will be no glare onto adjacent Lots/Units.

The DRC does not review solar panel Applications for potential glare.

Reverse Mount Solar Collectors - Reverse mount solar collectors are discouraged, but installation may be permitted on existing rear patio roof structures, if necessary to assemble a correctly sized array for a Dwelling. The panel support structure (racking/frame) must be painted to either match the roof tile or a non-reflective black.

Villa Requirements - Solar panels may be installed on Villas. However, because the Association has the responsibility to maintain the roofs of Villas, there are additional requirements:

- Once the brackets and electrical are installed, the roof must be inspected by a roofing vendor selected by the Association.
- The cost of this inspection must be paid by the Owner
- Any leaks caused by installation of the solar panels must be paid for by the Owner if not covered by warranty.

Solar Panel Installation Guidelines:

(Adapted from California Solar Energy Industries Association)

- Solar collectors, wherever possible, must be installed on the plane of roof material (flush mounted)

- Aluminum trim, if used and visible, may be anodized or otherwise color treated if necessary
- Solar units must be firmly secured to the roof in accordance with local building and fire department codes
- All exterior plumbing lines must be painted in a color scheme consistent with the Dwelling and materials adjacent to the pipes
- An illustrated brochure of the proposed solar unit, which clearly depicts the unit and defines the materials used, must be submitted with the application
- Construction drawings of the proposed installation must be provided. They must show the location and number of collectors, attachment to roof structure, required fire department setbacks, how they will be mounted and location of any other exterior system components

Storage Sheds

No storage area, tool sheds, storage sheds, or similar structures shall be placed, erected or maintained on any Lot/Unit. Covered or uncovered patios may not be used for storage purposes, whether or not the patio or any objects on the patio are visible from neighboring properties. Items may not be left out or stored anywhere on the Lot/Unit. Yard tools, lawn mowers, and similar tools and equipment must be stored (when not in use) in the Garage of the Dwelling.

Structural Home Additions and Construction Projects

Enclosed Patios – Only builder installed rear patio will be considered for enclosure. In keeping with the overall design and Community aesthetic, it is preferable for the kick wall to be stucco and painted to match the body color of the Dwelling; however, painted hardboard construction will be considered on a case by case basis. If a kick wall is not being used, the metal slip channels and vertical supports must be of heavy gauge to withstand high winds and support all screening, doors, etc. All metal framing must match the base color of the Dwelling. The screen color may be gray, light brown, stucco or black. If sunscreens are installed on the other windows in the Dwelling, the patio screen color must match the color of the other sunscreens. Sunscreens are not permitted to replace screen in the patio enclosure. Patio enclosures must be approved by the DRC and satisfy any city or county codes.

NOTE: Front entrances will not be considered for enclosure.

Trash Can Enclosures

Trash Can Enclosure Wall - Trash can screening wall may be installed on Garage side of the Dwelling to screen officially issued trash and recycle bins only. Nothing else may be stored in the trash can enclosure.

SINGLE CAN ENCLOSURE - Wall must be of block construction, stucco and painted to match existing color of the Dwelling and may not exceed 54 inches in height, 12 inches in width, 8 feet in length, and must be 12 inches away from the side property line. The wall may not be placed nearer than 12 feet from the front of the Dwelling/Garage or further than 5 feet from the side of the Dwelling/Garage. Drainage blocks may be placed in the first row of blocks from grade. However, decorative blocks may not be installed elsewhere in the trash can enclosure wall.

DOUBLE CAN ENCLOSURE - The same specifications as the single can enclosure, except the wall may be nine (9) feet in length.

TRASH CAN ENCLOSURE GATE - A wrought iron view gate will only be permitted when there is at least a five (5) foot wide area between the Dwelling/Garage and side property line.

METAL GATE OPTION - Metal view gates must have 1/2 inch pickets with an air gap of 3-1/2 to 4 inches, 1 inch rails mounted on 2 inch posts with an expanded metal facing on the inside of the gate. Minimum visibility of expanded metal must be 50%.

ENGINEERED/COMPOSITE WOOD OPTION - Wood gates are prohibited. However, engineered/composite wood may be permitted.

Trash and Recycling Cans

All trash or recycling containers must be maintained in good condition and stored out of view until 12 hours before and 12 hours after scheduled trash or recycling pick up times.

Trellises

No more than three (3) trellises will be permitted on the front façade of a Dwelling. Trellises must be constructed of weatherproof material and be maintained in good condition at all times. Broken, faded, or discolored trellises must be removed. Wooden trellises are prohibited in the Front Yard. Free-standing trellises (to avoid planting in the termite protection zone along the foundation) must be no more than two (2) feet from the foundation wall and securely fastened into the ground to maintain their upright position even when burdened with a vine or other vegetation.

Free-standing trellises will generally not be permitted in other locations in the Front Yard, but may be submitted to the DRC for review. Pictures of the proposed trellis, as well as, dimensions, material and the proposed location must be specified for consideration.

Vegetable Gardens

Vegetable gardens, up to one hundred (100) square feet in size, are permitted in Backyards only and must be placed so they are not visible from the street. The garden shall be maintained weed free at all times.

Vehicles

Vehicle "For Sale" Signs – “For Sale” signs in or on vehicles of any type are not permitted.

Golf carts – When washing golf carts, the cart must be placed on a granite area of the yard to allow water and any residue from the battery to naturally perk. Golf carts must not be washed in the driveway or street. Golf carts may be parked in the driveway, but may not be parked or stored on any other part of the Lot/Unit, except the Garage.

Parking – Vehicles must not be parked on the street overnight. If it is necessary to park a vehicle on the street overnight, the Owner must obtain a permit from Security and that permit must be displayed on the dash of the vehicle. ALL VEHICLES LEFT IN THE STREET OVERNIGHT MUST ALSO BE CONED SO THAT THEY ARE VISIBLE. Temporary cones may be purchased at the Village Center front desk. Security will place temporary cones around permitted vehicles if the Owner fails to set them out. The Owner will be charged the cost of the temporary cones if it is necessary for Security to set them out.

Vehicles must be parked in the Garage or in the driveway. Any vehicle parked in the driveway must not encroach on the sidewalk. Inoperable vehicles may not be kept anywhere within the Community except in the Garage of a Dwelling. See RV section for special RV considerations.

Repair – Routine maintenance and repairs of family vehicles or approved commercial or recreational vehicles may be performed only within the Owner's Garage. All vehicle repairs must adhere to the Article 3, Section 3.6 of the CC&Rs.

WALL REQUIREMENTS

An Application for new walls must be submitted to the DRC prior to installation. Owners are responsible for the cleanup of chemical efflorescence on walls created by leaching of salts and minerals and repair of irrigation systems creating the chemical efflorescence. It is recommended that spray irrigation be installed more than 3' from walls.

Borders (Property Lines) - Concrete curbing or masonry materials, such as, edging, pavers, bricks or rocks may not be used as border along the property line. Except Owners may use pavers to create a grass barrier between their yard and greenbelt Common Elements. *See Greenbelt Grass Edging for more information.*

Casita Courtyard Side Walls - Where a Courtyard wall connects casita/Garage with Dwelling, walls may not exceed 72 inches in height.

Front Courtyard Walls - Front Courtyard walls must be of block construction, stucco and painted to match the existing Dwelling color. Maximum height is 42 inches (5 courses of 8x8x16 inches concrete

block with a 2 inch cap) from walkway grade. Maximum width is 12 inches. Columns, including a 2 inch cap, must not exceed 50 inches in height.

Columns and wall may be over-laid with stone that matches builder installed stone on the Dwelling.

Courtyard walls may not encroach on front setback lines shown on the surveyed plot plan.

Decorative pots may be placed on columns only (the maximum height of the pot is 12 inches). Pots, artwork, statuary, tiles, etc. may not be placed on the Courtyard wall itself. Tube steel, aluminum, or wrought iron will not be permitted on front Courtyard walls.

One row of glass block(s) or lighting may be used as an accent in columns.

Courtyard wall columns may be topped with entrance light fixtures not exceeding 18 inches in height

A tube steel, tube aluminum or wrought iron gate (not to exceed 68 inches in height) may be installed.

Rear Patio Privacy Wall – Rear patio privacy walls must be of block construction, stucco and painted to match existing Dwelling color and must not exceed 34 inches (4 courses of 8x8x16 inches concrete block with a 2 inches cap) in height from patio grade and 12 inches in width. Columns, including cap, must not exceed 42 inches in height. Lighting and pots are not permitted on rear privacy walls and/or columns. Privacy walls must be placed around patio area no further than three (3) feet from the patio concrete/paved surface area. Tube steel, tube aluminum, or wrought iron may be permitted. A tube steel, tube aluminum or wrought iron gate (not to exceed 42 inches in height may be installed). Walls must not encroach on building set back lines as shown on surveyed plot plan and must not be placed closer than five (5) feet to rear property line or two (2) feet to side property line.

Perimeter Walls - Perimeter walls must be of block construction, stucco and painted Dunn Edwards special blend color Province Dansbury Down and must not exceed 34 inches (4 courses of 8x8x16 inches concrete block with a 2 inch cap) in height from grade and 12 inches in width. On perimeter walls, the 2 inch cap is required. Columns, including cap, must not exceed 42 inches in height. Walls along the side property line may not be closer than twelve (12) feet from the front corner of each side of the Dwelling/Garage. Perimeter walls, if installed, must enclose the entire Backyard. **Without neighbors' approval to install a perimeter wall on the property line, the wall must be set 1- 4 inches inside the property line.**

Perimeter walls on corner Lots will be evaluated on a case-by-case basis.

Gates are to be constructed of tube steel, aluminum or wrought iron with dimensions of no more than four (4) feet wide and 42 inches in height.

Decorative Retaining Walls - Decorative retaining walls must use materials that are masonry composition or natural stone. Maximum height is 34 inches (4 courses of 8x8x16 inches concrete block with a 2 inch cap). All retaining walls must have DRC approval prior to installation.

Permanent planters made of masonry products must be submitted for approval and will be reviewed on a case-by-case basis. Planters may not exceed 34 inches in height and may not run the full length of lot lines.

Screening Walls -

A/C equipment - Air conditioning units may be screened with either a masonry wall or plant material. Owners must allow enough space between screening wall and equipment to allow air circulation around equipment. The DRC is not responsible for ensuring screening walls provide enough space around equipment to allow for proper air circulation.

Pool equipment - All pool/spa equipment must be screened from view of neighboring Lots/Units and Common Elements using a masonry screen block wall or plant material. Wall may not exceed 48 inches in height, 12 inches in width, and may extend to 10 feet if the amount of pool equipment so requires. The block wall must be stuccoed and painted to match the body color of the Dwelling. The gate must also be painted to match the body color of the Dwelling.

NOTE: The cost of any survey work needed to locate property lines established by the builder survey is the responsibility of the Owner.

Water Features

Items, such as, fountains, water statuary, and water features must be approved by the DRC. Water features will not be approved for placement in the Front Yard. Water features will be considered for approval if placed inside a front Courtyard wall or front entryway. Wall mounted water features may not exceed forty-eight (48) inches in height from builder grade level.

In the Backyard, freestanding water features may not exceed sixty (60) inches in height from builder grade level. Wall mounted water features may not exceed forty-eight (48) inches in height from builder grade level. Ponding or waterfall water features may not exceed thirty-six (36) inches in height from builder grade level. Waterfalls up against perimeter walls may not exceed the height of existing walls.

It is recommended that water features be chlorinated and operating so that water circulates a minimum of twelve (12) hours per day to avoid the breeding of mosquitoes and algae growth.

Birdbaths are not permitted.

Window Requirements

Interior Window Treatments - Permanent draperies or suitable window treatments must be installed on all windows within three (3) months of becoming an Owner. The liner of all window treatments which is visible from the exterior must be neutral in color or white. Rods must not be visible through the window. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed on the outside or inside of any windows. Sheets, newspaper, and similar items may not be used as window coverings.

Internal Window Film - Window films are permitted, but must not be reflective. Bronze or charcoal non-reflective window tinting (reflectivity less than 20%) may be installed. Owners should review their window warranties for information about things that may void the warranty.

Products used to block sunlight from entering Garage door windows must be neutral in color, match the color of the Dwelling and be non-reflective.

Roller Screens and Shades - (Also see: Landscaping section - shade structures) Roller screens and shades are not permitted for windows, but are permitted for patios or shade structures.

Sun Screens - Sunscreen material must be submitted for approval. The sunscreen frame must match the sunscreen material or the existing window frames, and all material must be non-reflective. Screens may be gray, light brown, stucco, black, dark brown, dark bronze, or similar dark color. If a screened in patio is installed at the rear of the Dwelling, the color of the window screens must match. The frame for the sunscreen must be flush mounted to the Dwelling within the window frames. Frames that protrude from the window well are not permitted.

APPENDICES

Appendix A: Design Review Request Form

Appendix B: Approved plants, shrubs and trees

NOTE: Be sure to remove the Sisso tree from the approved trees

Appendix C: Non-Recommended plants, shrubs and trees -

The following plant materials are not recommended for installation:

Trees:

- Citrus trees are permissible in Backyards only
- European Olive (Olea Europea)
- Common Olive (fruit bearing)
- Eucalyptus
- Mulberry (Morus or Moraceae)
- Fruitless Mulberry (Morus Alba)
- Mexican Palo Verde
- Oleanders (Nerium Oleander) other than the dwarf variety and Thevetia species
- Sissoo (very invasive root systems)

Shrubs:

- Pampas Grass
- Red or Purple Fountain Grass
- Nerium Oleander (dwarf oleanders are permitted)

Ground Covers:

- Algerian Ivy (poisonous leaves and fruit)
- Common Bermuda Grass
- English Ivy (poisonous leaves and fruit)

Vines:

- Cat Claw Vine (botanical name Macfadyena uniguis-cati)

Note: The Cat Claw Acacia (scientific name Acacia Greggii) is a different plant and is permitted.
