



**Architectural Design Guidelines  
And  
Rules and Regulations**

**Parkwood Ranch  
Community Master Association**

**Date Last Revised August 23, 2010**

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# Parkwood Ranch Community Master Association

## ARCHITECTURAL DESIGN GUIDELINES

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## Rules and Regulations

Due to the nature of the community documents, we felt it was important to converge all the pertinent information regarding architectural submittals into one document-ARCHITECTURAL DESIGN Guidelines and *Rules and Regulations*. These Guidelines, as allowed in the Declaration of Covenants, Conditions and Restrictions for Parkwood Ranch (CC&R's) and all amendments to date, will provide you with all the latest information relevant to improvements, which will require approval from the Association, per Article IV of the Declaration. Since there are two areas of the community documents, which contain this information relevant to improvements, which will require approval from the Association, some items may refer to all sections. The two sections are (a) Article IV in the CC&R's Use Restrictions, and (b) Architectural Design Guidelines.

### **GENERAL Architectural CONTROL INFORMATION**

*(CC&R 's, article IV, Section 4.3 (A) Residential Architectural Control)*

"All Residential Parcels at Parkwood Ranch are subject to architectural control as established by the Residential Design Review Committee. Except as otherwise expressly provided in this Declaration, no improvements, alterations, repairs, excavation, grading, landscaping or other work which in any way alters any Residential Parcels within Parkwood Ranch or the exterior appearance of improvements located thereon, from its natural or improved state existing on the date a Tract Declaration for such property was first recorded shall be made or done without prior approval of the Residential Design Review Committee. The exterior (and those interior portions of structures visible from the outside of the applicable structure) of any building, fence, wall, residence or other structure shall not be commenced, erected, maintained, improved, altered, or made without the prior written approval of the Residential Design Review Committee. All subsequent additions to or changes or alterations in any building, fence wall or other structures, including exterior color scheme, and all changes in the grade of Residential Parcels shall be subject to the prior written approval of the Residential Design Review Committee. No changes or deviations in or from the plans and specifications once approved in writing by the Residential Design Review Committee shall be made without prior written approval of the Residential Design Review Committee. This section does not apply to improvements, alterations, repairs, excavation, grading, landscaping or other work performed by or on behalf of the Declarant (Declarant as defined in the CC&R's). The approval of the Residential Design Review Committee required hereby shall be in addition to, and not in lieu of, any approvals, consents or permits required under the ordinance or rules and regulations of any county or municipality have jurisdiction over the applicable Residential Parcel".

<p><b>Any homeowner who fails to submit a change request to the Architectural Review Committee before making changes will be subject to a \$75.00 fine.</b></p>
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### **ARCHITECTURAL REVIEW COMMITTEES**

In accordance with Article XI of the CC&Rs, two Architectural Review Committees shall be established - a Residential Architectural Committee and a Commercial Architectural Committee- and each shall perform the duties set forth in the CC&R's. In addition to other duties outlined in the CC&Rs, the Architectural Review Committees shall adopt guidelines and procedures for the preparation, submission and determination of the application for any approvals required for the construction of any structures, landscaping, or other improvements within Parkwood Ranch.

The Residential Architectural Design Guidelines, as set forth in this document, shall interpret and implement procedures for the Architectural Committee's review of, and the standards for the development of single family homes within Parkwood Ranch, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, wall design and similar matters and shall have the same force and effect as the Association Rules.

### **DEVELOPER DIVERSITY GUIDELINES**

It is the intent of the Declarant that Parkwood Ranch be developed with a high level of diversity to enhance aesthetic appeal and produce an enduring, inviting and exciting community. To that end, and pursuant to the CC&R's, prior to beginning a subdivision, Developer's (as defined in the CC&R's) desiring to construct improvements on Lots must submit the following for the Declarant's review and approval.

1. Standard floor plans and elevations offered in the subdivision, 8 1/2" X 11" in size (for review only).
2. Exterior paint color samples with associated LRV's.
3. Roof tile samples with associated LRV's.

Developers are required to comply with the following Diversity Guidelines. The Diversity Guidelines are required or encouraged as indicated. (NOTE: "adjacent" is defined as two lots sharing a common side yard boundary)

1. No two (2) identical front elevations are permitted to be built adjacent to one another.
2. At least three complimentary colors for each of the following elements shall be offered within each subdivision: main body color, trim color & roof tile color. Builders are encouraged to offer more color options and a variety of roof tile styles, stucco finishes and facades. No colors with an LRV of greater than 40 will be permitted.
3. The front yard setbacks will not be permitted to be the same for more than three (3) adjacent homes. The front yard setbacks will vary from 18' to 20' in no less than 2' increments. Avoid a repetitious setback scheme (such as every other lot or every two lots etc.). Please note that the city will not allow more than 50% of the lots per subdivision to have an 18' setback.
4. No two (2) identical color schemes are permitted to be built adjacent to each other (i.e. at least one of the body, trim or roof tile colors must be varied). Additionally, no more than two (2) of the body, trim or roof tile colors are permitted to be built adjacent to each other.
5. The 10 foot side yards of adjacent lots are to be placed side by side where possible.
6. Where practical, view fences are required on all rear yards abutting open space.
7. Developers are encouraged to provide a swing-in garage option where practical.

### **COMPLIANCE WITH CITY OF MESA CODE**

All buildings and structures erected within Parkwood Ranch, and the use and appearance of all land within Parkwood Ranch, shall comply with all applicable City of Mesa (City) Zoning and Code requirements as well as the CCC&R's and all Amendments therein recorded 1-12-96 and these Guidelines.

### **ARCHITECTURAL THEME**

1. All buildings and other improvements erected within Parkwood Ranch must be approved by the Architectural Review Committee *in addition to* any submittal to the City and prior to the commencement of construction
2. Architectural styles may vary from neighborhood to neighborhood. However, these styles should be cohesive throughout Parkwood Ranch. Designs incorporating a Southwest theme are encouraged by the Architectural Review Committee. Styles must be approved by the Review Committee.
3. When a building design has been approved and the necessary building permit obtained from the City of Mesa, the applicant will proceed in a timely manner with the commencement and completion of all construction work. Such commencement will occur within 90 days from the date of obtaining the building permit from the City of Mesa. If the applicant shall fail to comply with the 90-day commencement, the approval from the Architectural Review Committee may be revoked. The applicant will complete the construction within one year of the date of the issuance-of the building permit from the City of Mesa. If the construction, once commenced is not completed within one year of the issuance of the building permit, the Homeowner's Association (as defined in the CC&R's) will have the right to assess the owner for the cost of completion, and for the full Association assessment, and will collect such other costs as provided in the Declaration.

## **ORIENTATION**

1. The location and orientation of all buildings and structures must be approved by the Architectural Review Committee prior to submittal to the City.
2. Building orientations and design should maximize energy efficiency.
3. Setbacks of buildings will be varied to create an interesting street scene with dwelling units backed to or sided on arterial or collector streets where possible.
4. Residential units should mix left and right elevations.
5. Typical street treatments along collectors and arteries are attached hereto as exhibit "1."

## **A. ACCESSORY STRUCTURES**

### **Storage Sheds**

Storage sheds are approved are approved for use in rear and side yards, under the following conditions:

A storage shed is defined as a structure used exclusively for storage and does not exceed 120 square feet of roof area.

Maximum height of structure shall not exceed eight (8) feet, or extend more than two (2) feet above the property fence line at the location of the installation, whichever is less. A set back of five (5) feet is required for all sheds exceeding the fence height.

Main color and accent colors should match the house if possible. Neutral colors such as off white and tan are also acceptable. Colors should be non-reflective.

Materials can be wood, plastic, vinyl clad metal, or painted metal. Shed must be maintained in original condition. The Association retains the right to determine when the shed must be repaired or removed to deterioration.

Any structure with an intended use other than storage, or has a height and/or area greater than the above guidelines will be classified as an "accessory building".

### **Accessory Buildings**

All accessory buildings must be submitted to the ARC and will be considered on a case by case basis. Height maximum for accessory buildings is nine (9) feet. Building and roof structures shall be of the same materials as the home (ie a pool house should be stuccoed, painted and the roof tiled the same as the home). All accessory buildings must have a minimum five (5) foot setback from adjacent party walls. Ten (10) to fifteen (15) foot setbacks may be required, depending on orientation of neighboring properties. All accessory buildings must be built in a professional manner and maintained to the same standards as the home. Accessory buildings must comply with Section V, Roof and Roof Structures.

### **Gazebos**

Gazebos are defined as freestanding, permanent structures that function as outdoor "rooms". Gazebos must be submitted to the ARC for approval. Gazebos will be considered on a case by case basis. Height maximum is nine (9) feet. Gazebos will be located at least five (5) feet from adjacent party walls. Ten (10) to fifteen (15) foot set backs may be required, depending on orientation of neighboring property. Open lattice gazebos of natural wood may be considered for approval. Structure must be maintained in original condition. The Association retains the right to determine when the gazebo must be repaired or removed due to deterioration.

### **Ramadas and Patio Covers**

All shade ramadas and patio covers must be submitted to the ARC and will be considered on a case by case basis. Ramadas are designed to provide shade for a designated area of the property and may be a permanent or temporary structure. Ramadas must be located a minimum of five (5) feet from adjacent party walls. Ramadas must be maintained in original condition. The

Association retains the right to determine when the ramada must be repaired or replaced due to deterioration.

Permanent ramadas may be freestanding or attached to the home. Permanent ramadas must be constructed of materials and color compatible with existing structures.

Temporary ramadas are freestanding shade structures designed for occasional or seasonal use. Temporary ramadas must not exceed one hundred twenty (120) square feet of area, with a maximum height of nine (9) feet. Material must be canvas or similar material, of solid, non-reflective color which is compatible with existing structures.

Patio covers are permanent structures which are attached to the home. Patio covers must be constructed of materials and colors that match the existing home. Patio covers must comply with Section V, Roof and Roof Structures.

### **Play Structures**

All playground equipment, including but not limited to play houses, forts, swing sets, and trampoline enclosures visible from a neighboring property must be submitted to the ARC and will be considered on a case by case basis. All such structures must be set back a minimum of five (5) feet from adjacent party walls. An additional setback of five (5) to ten (10) feet may be required, depending on neighboring property orientation. Color and materials are subject to ARC review and approval. Maximum height for play structure, including awning, is twelve (12) feet.

Awnings, made of canvas or similar material, are allowed and shall be a solid color, or striped with primary colors. The play structure must be maintained in original condition. The Association retains the right to determine when a play structure, or any of its components, must be repaired or replaced due to deterioration. Input from all adjacent property owners is required at the time of submittal to the ARC.

### **B. ADDITIONS OR ALTERATIONS AND PAINTING**

Any addition, alteration to any building, structure, lot, or parcel must be approved in writing by the Architectural Review Committee in addition to any submittal to the City and prior to the commencement of construction or alteration.

### **C. AMPLIFIERS**

No radio, stereo, television, broadcast, or loudspeaker unit, and no amplifier of any kind, may be placed upon or outside, or be directed to the outside of any building without prior written approval from the Architectural Review Committee. Disturbance to neighbors resulting from these items shall be considered a nuisance.

### **D. ANTENNAS/SATELLITE DISH**

1. Exterior television, radio, or other antennas or dishes of any kind may be placed upon a lot or parcel within Parkwood Ranch.
2. Concealment of antennas will be required and where practical as determined by the Architectural Review Committee.
3. Approval for antennas visible from neighboring property shall be temporary in nature and their use will be revoked when an alternate cable system is available.
4. Ham, citizen band, or other similar antennas will be subject to the FCC Guidelines established for communities.

**SATELLITE DISH** Based upon FCC Regulations, homeowners associations cannot prohibit the installation of satellite dishes but they may establish reasonable rules regarding the location of satellite dishes. Prior approval for installation of satellite dishes is not required. However, the association requests that you make every effort to install the satellite dish in the preferred locations unless (here is a problem obtaining the best signal in those locations. Homeowners may

install one 8-inch satellite dish. The preferred installation locations are as follows in descending order of preference:

1. A location in the back yard of the Lot where the Receiver will be screened from view by Landscaping or other improvements.
2. An unscreened location in the backyard of the Lot.
3. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements.
4. An unscreened location in the side yard.
5. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements
6. On the roof, but below the roof line.

All exposed wires must be in conduit and/or painted to match the home.

#### **E. AWNINGS**

Awnings over all windows shall be canvas or similar material, of solid color, which matches the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home.

The following policy will be implemented in regards to the installation of awnings on homes within the community:

1. All awning submittals must include a drawing with the location of the proposed awning installation, sample of material, color of awning, design of awning.
2. Owner *is* responsible for maintenance and repair of awnings. Association retains the right to determine when awning must be repaired and or replaced due to weathering, fading, tearing, ripping etc.

#### **F. BASKETBALL & TETHERBALL EQUIPMENT**

The following basketball specifications regard the installation of basketball equipment within the community:

\*\* Tetherball poles, whether portable or permanent, must follow the same guidelines as basketball poles.

1. No basketball backboards shall be installed without the prior approval of the Architectural Review Committee.
2. Basketball backboards shall not be installed structurally on a building or structure (they must be pole mounted).
3. Backboards must be professionally manufactured, of neutral color (clear, white, gray, or tan) and free of brightly colored decals or graphics.
4. Poles and support brackets must be painted black or to match the body color of the home.
5. All equipment including poles, support brackets and netting shall be maintained in good condition. Broken equipment, including backboards, bent poles, supports, rims and netting and peeled or chipped paint are prohibited. Netting is Limited to nylon or similar cord netting. Metal or other chain nets are prohibited.
6. The location of basketball backboards shall be no closer horizontally to the nearest neighboring lot line than the closest point of the home.
7. Spotlights or other lighting for the purpose of illuminating the area of play for use after sunset is prohibited.
8. The owner of the home is fully responsible for ball containment on their individual property. Painting of the driveway for a basketball court layout or any other purpose is prohibited.
9. Rear yard basketball backboard installations must conform to all of the above specifications.
10. Temporary or Portable basketball goals must be maintained in good condition. Placement of the goals must be on either side of the driveway no more than 50% of the distance from the house/garage to the inside edge of the sidewalk. Goals are not to be placed facing the sidewalks or streets.

## **G. BUILDING MATERIAL. TYPE AND SIZE**

1. All exterior building materials must be approved by the Architectural Review Committee prior to submittal to the City of the commencement of any exterior alteration.
2. Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with color and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.
3. Permitted exterior finished materials include plastered unit masonry, adobe, slump, split or textured decorative block, and rough sawn wood. The Architectural Review Committee may approve other materials. Accent panels of wood or brick may be utilized if approved by the Architectural Review Committee.

## **H. CHIMNEYS**

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

## **I. DECORATIVE ITEMS**

All front yard exterior decorative items require written approval from the Architectural Committee prior to placement or installation. This includes, but is not limited to, ironwork, fountains and statues. Holiday decorative items do not require approval, however, decorative items shall not be displayed more than 30 days prior to the actual holiday or more than 30 days after the actual holiday.

### **A. Flags/Flagpoles**

1. American and Arizona Flags: Owners may display the American and the State of Arizona flags. The flags shall be reasonable in size and displayed in accordance with the Federal Flag Code. It is the universal custom to display the flag from sunrise to sunset. However, when a patriotic effect is desired, the flag may be displayed 24 hours a day if properly illuminated. Proper illumination shall not disturb the quiet use and enjoyment of the neighboring property. The ARC must approve any lighting. The height of a flag pole can be no greater than the distance between the point of placement of the pole in the yard and the closest point of either of the following: sidewalk, any common area; or any neighbors property line.
2. Seasonal Flag and Decorative Flags: Seasonal flags, which are house mounted below the roofline, do not require approval. Seasonal flags must be removed within 30 days of the date of the holiday. Rags must be maintained in a good condition at all times. Torn, ripped, faded, etc.... constitute grounds for removal. Flags may not be offensive to neighbors or the Association. The Board of Directors, at its sole discretion, shall make this determination on a case-by-case basis.
3. Decorative and Seasonal Items: The Board of Directors of the Parkwood Ranch Community Master Association reserves the right to require removal of decorative items in front yards based on size, quantity, color, location and any other criteria that the Board of Directors, at its sole discretion shall make its determination on a case by case basis.
4. Fountains: All fountains require written approval from the Architectural Committee prior to placement. Fountains must blend with the color of the home and shall not exceed four (4) feet (48") in height. Decorative accents on the fountain shall not be offensive in nature.
5. Landscape Enhancement/Decorative Yard Ornamentation: Decorative landscape enhancements shall be permitted but must blend with the landscape. The Board of Directors retains the authority to determine if such enhancements are a nuisance to the surrounding neighbors and properties. Enhancements shall not exceed 48" in height. Enhancements shall not be offensive to neighboring lots or common areas. If attached to the home itself, the decoration shall not exceed three square feet. Statuary (i.e. lions) may not exceed 4' in height and must be placed a minimum of 10 feet from the sidewalk.

## **J. DRIVEWAY EXTENSIONS**

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. Every effort should be made to

landscape the area to maintain visual harmony within the neighborhood. The ARC would prefer that the extension not be increased at the street/sidewalk. The intent is to prevent spans of concrete that intersect with the adjacent property line. The maximum driveway extension width shall not exceed a total of ten (10) feet. Suggestion: most extensions exceed 10' in width; extension shall not exceed 14' (half the width of a two car garage). If the driveway extension ends within one (1) foot or less of the property line, it shall require a request for written input of the adjacent neighbor closest to the edge of the extension. The Board of Directors or its authorized agent will give such notice and a request for input to the adjacent neighbor. The adjacent neighbor shall be given at least 15 days to respond in writing regarding the proposed extension. Painted paved surfaces are prohibited.

#### **K. EXTERIOR COLORS**

1. The exterior colors of all buildings and structures must be approved by the Architectural Review Committee based on submitted manufacturers color chips prior to submittal to the City. A maximum 40% LRV (Light Reflected Value) is the overall objective for the community.
2. Plans and specifications submitted to the Architectural Review Committee must include details of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with the other buildings in the neighborhood.
3. Any repainting or redecorating of exterior surfaces, regardless of the color to be used, will also require submission to the Architectural Review Committee for approval.

#### **L. FENCES/WALLS/GATES**

1. The Architectural Review Committee has approved standard wall designs, which shall be used on all exterior walls of the subdivision where a theme wall is required. Copies thereof are attached hereto as Exhibit "3". Gates may not be constructed in any wall or fence without prior Architectural Review Committee approval of the size, location, color, and material.
2. Residential developments requiring walls or fences around the parcel will have the walls or fences installed by the developer prior to occupancy of any adjacent residence.
3. Prior to the construction of any fence or wall, plans indicating materials to be used and location shall be submitted to the Architectural Review Committee for approval. Property lines shall be verified by the Developer (or Owner) prior to construction. Developers do not need to submit for property walls.
4. In the event of a dispute between Owners with respect to the construction, repair or rebuilding of a party wall or party fence, or with respect to the sharing of the cost thereof such adjoining owners shall submit the dispute to the Architectural Review Committee. The decision of the Architectural Review Committee shall be binding, subject to the right of appeal to the Board of Directors of the Association.
5. Any fences or walls installed by the Declarant will not be removed, altered, or painted without the Architectural Review Committee's prior written approval.
6. Wrought Iron view fencing must be provided adjacent to open spaces where practical as determined by the Declarant. No attachments or modifications are permitted to be made to the view fence.
7. Perimeter walls on lots bordering common areas may not be torn down to allow access to rear yards. AN ASSESSMENT OF \$2,000.00 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT ARCHITECTURAL COMMITTEE APPROVAL. Access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall.
8. All Lots with perimeter view fencing, and all theme walls cannot be painted any other color than the installation color of Coca Mocha (Dunn Edwards), or altered in any way, unless the Architectural Committee, at its sole discretion changes the color scheme or orientation for the entire community.
9. All front yard fencing, other than developer installed block in its original state and approved masonry is prohibited. Examples of prohibited fencing include, but are not limited to, wrought iron, chain link, split rail, and picket.

**BACKYARD WROUGHT IRON POOL FENCING:** The specifications for backyard wrought iron pool fencing installation on a Lot with view fencing shall be of a neutral earth tone color to match

or blend with the exterior color of the home or black, Coca Mocha. Fencing shall meet the City of Mesa codes for pool fencing.

**INSTALLATION OF AN ACCESS GATE OR RV GATE:** Modifications to the access gate to the rear yard or installation of an RV gate, require architectural approval. Gates shall match the builder-installed gates (black iron with wood slats). Stain must be natural wood color. If an owner wishes to relocate or extend the party wall, adjacent neighbors input is required. Please note that storage of items behind the gate shall not be visible to neighboring properties.

#### **M. GARAGES**

The interior of all garages situated on any lot shall be maintained in a neat and clean condition. Garages shall be used only for the parking of vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or recreational activities without the prior written approval of the Architectural Committee and applicable City, State Zoning and Code requirements. Garage doors shall be left open only as needed for ingress and egress.

#### **N. GARBAGE/TRASH RECEPTACLES**

1. No garbage or trash may be placed on any lot or parcel except in covered containers meeting the specifications of the City of Mesa.
2. In no event shall such container be maintained so as to be Visible from Neighboring Property except to make the same available for collection and then only for the shortest time reasonably necessary to affect such collection.
3. Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garage not only from his lot or parcel but also from all public right-of-ways either fronting or siding his lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the Parkwood Ranch Community Association.

#### **O. GUTTERS & DOWNSPOUTS**

Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition.

#### **P. LANDSCAPE GUIDELINES**

1. Landscaping for front and rear yards must comply with the approved landscape plans contained in Exhibit "1". Do not use plant materials that are on the prohibited list. The objective of the landscaping is to screen, accent, soften and improve the visual character of Parkwood Ranch. All hardscape for front yards must receive approval prior to installation. Hardscape includes but is not limited to walls, driveways, walkways, lighting, fountains, additional concrete, and anything visible above the rear fence line. Brick borders do not need Architectural Committee approval if the color is in the brown or red family, and the installed height is no higher than three (3) inches above ground level. All plant material should be drought resistant and water conserving. Drip irrigation systems are encouraged.
2. At least one (1) 15 gallon tree and one (1) Tree Substitute at least three (3) feet in height, as identified in the Approved Landscape Plan is required in the front yard of each unit of a type, size, and location specified by the Architectural Review Committee. Shrubs will be required in all front yards and will be utilized to soften and screen. A minimum of 4 (5) gallon shrubs is required. Ground cover may be turf, decomposed granite, or other natural rock material approved by the Architectural Review Committee. All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance.
3. All completed and sold dwelling units must have the front yards landscaped and street trees planted within four (4) months of closing. All unsold spec units must have the front yards landscaped and street trees planted within four (4) months of substantial completion of building. Prior to landscaping, all yards must be maintained in a neat weed-free, dust-free condition.
4. Rocks and boulders, patios, sidewalks, railroad ties, telephone poles, etc., may be used to supplement and create imaginative landscaping design. You must have approval from the Architectural Review Committee prior to installation of *any* hardscape material.

5. Artificially colored rock yards are not acceptable at any location. Approved decomposed granite colors are included in Exhibit "1" by their common local trade names. Additional natural tone color may be permissible with Architectural Review Committee approval prior to installation. *White marble granite shall not be utilized in the front yard.* Boulders must be natural earth tones; no white, brightly colored or artificially colored boulders are permissible.
6. No trees, shrubs, or plants of any kind on any lot or parcel may overhang or otherwise encroach upon any sidewalk or other pedestrian or bikeway from ground level to a height of eight (8) feet, without the prior approval of the Architectural Review Committee.
7. Landscape on lots with view fences must be completed within eight months of their closing date. All backyard lots must be covered with organic material to remain dust free i.e. granite. All hardscape i.e. BBQ, kivas, pools, must be submitted to the Architectural Review Committee for review.

#### **LANDSCAPE GRADING AND MOUNDING**

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City grading and drainage plan. Every effort should be made to make mounding appear natural.

Wounding and berming within an area measured seven (7) feet behind the back of the curb along the entire lot is discouraged. Nothing having a slope greater than a 1 to 2 ratio (vertical to horizontal) will be accepted, i.e. 1 foot vertical to 1 foot horizontal is unacceptable, 1 foot vertical to 3 foot horizontal is acceptable. All mounding, berming and grading should appear natural.

Owners are responsible for landscaping on the entire lot including the outside of the perimeter lot walls adjacent to sidewalks and/or curbs.

#### **Q. LIGHTING**

1. No outside lighting, other than indirect lighting, may be placed, allowed, or maintained on any lot or parcel without the Architectural Review Committee's prior written approval and authorization.
2. Exterior lighting must be soft and indirect, with no light sources visible directly to neighboring properties or common area tracts.
3. Tennis court, sport court, and other similar lighting shall be reviewed and approved on an individual basis. Approval is subject to light type, orientation, site plan, use brightness, and other factors, which the Architectural Review Committee considers in the best interest of the owners, tenants, and residents of Parkwood Ranch.
4. Additional lighting for porches and garages, including sconces, must receive Architectural Committee approval prior to installation.

#### **R. MACHINERY & EQUIPMENT**

1. No machinery, fixtures, or equipment of any type, including but not limited to heating, cooling, air conditioning and refrigeration equipment, and clotheslines, may be placed on any lot or parcel without the prior approval of the Architectural Review Committee. Approval shall be conditioned upon prior screening or concealment from view of neighboring or public property. The screening or concealment should be solid and integrated architecturally with the design of the building or structure. It should not have the appearance of a separate piece of machinery, fixture or equipment, and should be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components. It should be structurally stable in accordance with sound engineering principles.
2. Ground mounted air conditioning units will be concealed by a solid enclosure on all sides visible to neighboring property. Location and screening will be approved by the Architectural Review Committee prior to installation.
3. Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any Lot or Parcel unless they are erected, placed and maintained exclusively within a fenced service yard or otherwise concealed and shall not be visible from neighboring Property.
4. Wind turbines are not allowed.

5. Installation of vents, window unit air conditioners or evaporative coolers must be approved by the Architectural Committee. Additional cooling methods for the garage must appear architecturally integrated into the home and must be approved by the ARC.

PAINT COLORS- SEE EXTERIOR COLORS

PATIO COVERS- SEE ACCESSORY BUILDINGS A ROOF AND ROOF STRUCTURES

#### **S. PARKING**

1. At least two (2) covered off-street parking spaces in a garage must be provided each single family detached unit.
2. Resident parking is prohibited on major thoroughfares and discouraged on any street, drive, or place other than approved parking spaces or areas.
3. Parking of boats, campers, trailers, etc., is not permitted within public or private view except as specifically permitted by the CC&R's Declaration.
4. No vehicle shall be constructed or repaired so as to be visible from neighboring property unless it is an emergency or temporary situation. (If emergency shall not exceed a 24-hour period)
5. No vehicle that is unlicensed or mechanically inoperable shall be stored in public view.
6. Boats, campers, motor homes, trailers, RV's or similar commercial equipment shall not be parked within public or private view except as specifically permitted.
7. Recreational equipment shall not be parked or stored on any lot, parcel, street or common area except for the purpose of loading or unloading. Loading/unloading shall be completed within 48 hours.
  - a. Parking of vehicles is permitted only on driveways or in your garage

#### **T. POOL AND SPAS**

If pools and spas are constructed or installed in enclosed back yards, they do not require the prior approval of the Architectural Committee. If your lot abuts a view fence, which is adjacent to the common area, you must submit all hardscape improvements to the ARC. This would include a pool, spa, fireplace, built in grills and accessories. Pool equipment may not be visible from the common area. Perimeter walls on lots bordering common areas may not be torn down to allow access to rear yards. **AN ASSESSMENT OF \$2,000.00 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.** Access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. Pool, patio and spa umbrellas must be maintained so as not to appear tattered, sun-faded or tarn.

#### **U. ROOF & ROOF STRUCTURES**

1. All roof types, designs, covering color, and material must be approved by the Architectural Review Committee before submittal to the City or the commencement of any alteration.
2. "Built up" type roof covering materials shall not be visible from view as determined by the Architectural Review Committee.
3. Generally acceptable roof covering materials are as follows:
  - A. Concrete or clay tile that must match the color of the tile installed on the home;
  - B. Composite shingle that is black or brown;
  - C. Roll roofing that is black or brown;
  - D. Other materials must be approved by the Architectural Review Committee.
4. Overhead screens, shade covers, patio roofs, and other similar structures will be constructed of materials and color to match or complement the main roof.
5. Skylights must be bronze or dark colored, not white or light colored.
6. All vent pipe stacks and any equipment protruding above the plane of the roof advisable from a neighboring property must be painted and/or screened to match the roof as approved by the Architectural Review Committee.

**SATELLITE DISHES-** SEE ANTENNAS/SATELLITE DISHES

**V. SIGNS**

1. All identification signs must be approved by the Architectural Review Committee prior to the commencement of construction. Developer information signs and directional signs must be in accordance with the approved comprehensive sign plan.
2. No exterior signs or advertisements of any kind may be erected, placed or maintained (including, but not limited to, commercial, political and similar signs) on any Lot or Parcel without the prior approval and authorization of the Architectural Review Committee except:
  - a. Signs required by legal proceedings.
  - b. No more than two identification signs (including name plaques and address plaques) for individual residences, each with a face area of 72 square inches or less, the nature and location of which have been approved in advance and in writing by the Residential Design Review Committee.
  - c. Mailboxes may be placed and maintained with such common specifications (including, without limitation, reasonable restrictions as to size) as the Architectural Review Committee may adopt.
  - d. "For Sale", "For Rent" and "For Lease" signs may be placed and maintained with such common specifications (including, without limitation, reasonable restrictions as to size) as the Architectural Review Committee may adopt.
3. All signage must comply with the City of Mesa sign ordinance.
4. The following are specifications for security signs:
  - a. Security signs must be located a maximum distance of 2 feet from the front of the home.
  - b. Security signs must not exceed 12" x 12- in size.
  - c. Security signs must be maintained in good condition at all times.
5. No signs of any type will be allowed in any common area without prior Architectural Review Committee approval.

Signs advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of completion of work.

**W. SOLAR PANELS AND EQUIPMENT**

1. Roof-mounted solar panels and equipment must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof high line; visibility must be minimized from public view, and must be screened from neighboring property in a manner approved by the Architectural Review Committee. Roof-mounted hot water storage systems are not allowed.
2. The criteria for screening set forth in the Section Machinery and Equipment, shall apply to solar panels and equipment.

**STORAGE SHEDS-** SEE ACCESSORY BUILDINGS

**X. SUNSCREENS/ SECURITY DOORS**

**SUNSCREENS-** Brown, tan, charcoal or black sunscreen material may be installed. All other sunscreen colors must be submitted for approval. Sunscreens must be maintained to their original condition, & free from dirt, torn screen material and bent frames.

**SECURITY DOORS-** Brown, tan, charcoal or black security doors may be installed. All other colors must be submitted for approval. Security doors must be maintained to their original condition, free from dirt, torn screen material and bent frames. Silver-colored or Wood screen/security doors and/or wire screen mesh doors are strictly prohibited.

**Y. TENNIS COURTS/SPORT COURTS**

1. No tennis court or sport court may be installed without prior written approval of the Architectural Review Committee.
2. Courts may be allowed, providing their setting, visual appearance, lighting, noise generation, construction, and landscaping do not detract from the enjoyment of neighboring property as

determined by the Architectural Review Committee. Each proposed installation will be judged on a case-by-case basis.

**Z. UTILITY SERVICES**

No gas, electric, power, telephone, water, sewer, cable television, or other utility or service lines of any nature or kind may be placed, allowed, or maintained upon or above the ground on any lot or parcel except to the extent, if any, underground placement may be prohibited by law or would prevent the subject line from being functional. Provided, however, above ground service pedestals, splice boxes, switch cabinets, and transformers will be permitted where required for public utilities or the landscaping of Common Areas.

**AA. WATER FEATURES, STATUARY, ETC.**

Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Architectural Committee, except on Lots with view fencing. Such items must be approved by the Architectural Committee for installation in front yard. It is recommended that water features be chlorinated. *See Decorative items for further information.*

**BB. WINDOWS/WINDOW TREATMENTS**

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within sixty (60) days of occupancy. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be installed or placed upon the outside or inside of any windows, including garage windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible with respect to materials and color, with the style and color of the home.

PARKWOOD RANCH

Architectural Design Guidelines

**EXHIBITS**

Exhibit "1"  
Exhibit "2"  
Exhibit "3"

Approved Landscape Plan  
Wall Details  
Article XI of the CC&R's

**EXHIBIT "1" Landscape Plan**

**PARKWOOD RANCH MASTER COMMUNITY ASSOCIATION**  
**APPROVED LANDSCAPE PLAN**

The following Approved Landscape Plan is composed primarily of plant materials that have low water requirements.

**APPROVED FOR FRONT AND REAR YARDS**

A MINIMUM OF ONE (1) (15-GALLON TREE) THAT DOES NOT APPEAR ON THE PROHIBITED TREE LIST IS REQUIRED IN THE FRONT YARD.

AND

FOUR (4) TO FIVE (5) (5-GALLON SHRUBS) THAT DO NOT APPEAR ON THE PROHIBITED LIST ARE REQUIRED IN FRONT YARDS TO SOFTEN AND SCREEN.

**DECOMPOSED GRANITE:**

NAME

Madison	Pink Coral
Palomino Gold	Yavapai Coral
Madison Gold	Apache Pink
Palomino	Mountain Red
Desert Brown	Grande Rose
Aztec	

**APPROVED TREES AND SHRUBS FOR REAR YARDS ONLY**

**TREES & SHRUBS:**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Brazilian Pepper Tree	Schinus terebinthisolius
California Pepper Tree	Schinus mollus
Chaste Tree	Vitex angnus-sactus
Citrus	Citris
Pine Trees	inus species *Drought tolerant such as Goldwater and Aleppo
Mock Orange	Pittosporum Tobira

**PROHIBITED FOR FRONT AND REAR YARDS**

**TREES & SHRUBS**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Australian Willow	Geijera paniiflora
Cypress	Cupressus
Eucalyptus	All varieties
False Cypress	Chamaecyparissus
Olive (and varieties)	Olea europaea
Mimosa	Albizia julibrissin
Thevetia	Thevetia species
Salt Cedar	Tamarask

## **EXHIBIT "2" Wall Details**

### KEY NOTES:

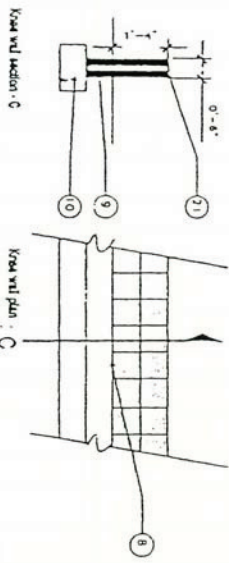
1. 6" cmu fence block wall.
2. 12" x 16" pilaster. Grout top cell solid.
3. 6" x 4" x 16' split lace course. Grout top cell solid.
4. 12" x 16" end column. Grout top cell solid.
5. 16"x 16" split faced button set in wall.
6. 6" standard cmu fence block.
7. 6" split faced cmu block. Three courses min. above finish grade for solid wall conditions.
8. Finish grade.
9. Split faced starter course below grade. Slain a min. 4" below finish grade.
10. Starter course below grade to be bid as split face alternate (type).
11. Refer to superlite standard (or foaling size and requirement.
12. Contractor to provide railing attachment detail connection to pilaster.
13. 6" split faced cmu block. Two courses min. above finish grade. Grout top cell solid.
14. 1" x 2" tube steel top rail.
15. 3/4" square pickets welded to upper and lower rails.
16. 2" square tube steel vertical support rail welded to horizontal members.
17. 1" x 2" tube steel bottom rail. 2" gap max. between rail and block.
18. Grind weld joints smooth. Prime and paint. color to match wall.
19. Wrought iron view fence.
20. Miter corner, caulk and paint to match wall color.
21. 6" splint faced cmu block, Grout top cell solid.

### NOTE:

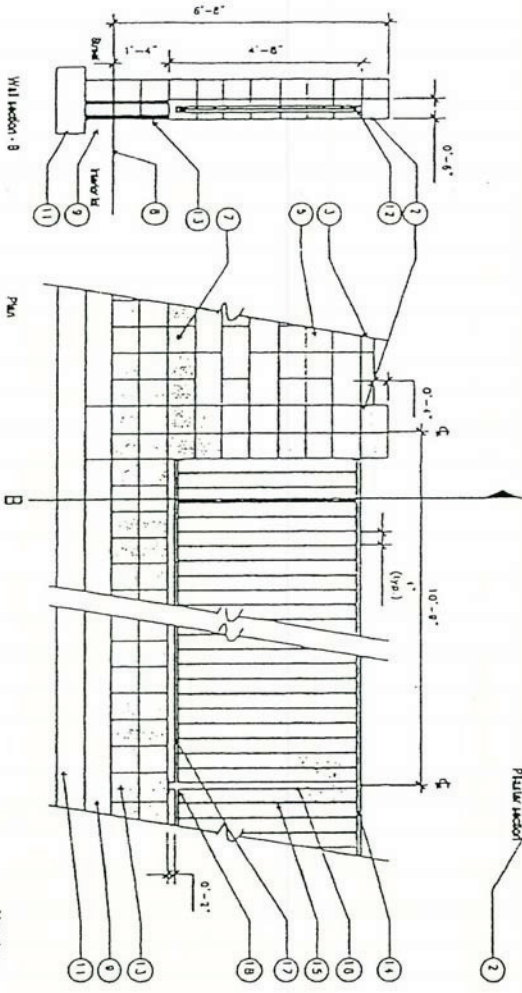
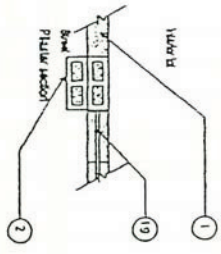
These details are for design intent only. Refer to Superlite Structural Specifications and C.O.M. codes for all current requirements. Contractor to notify Developer if any conflict exists prior to construction.

Contractor to maintain consistent wall design pattern, contract Developer if any conflict exists.

Block shall be stained, color selected by Developer.



2  
Knee Wall  
Scale: 1/4" = 1'-0"

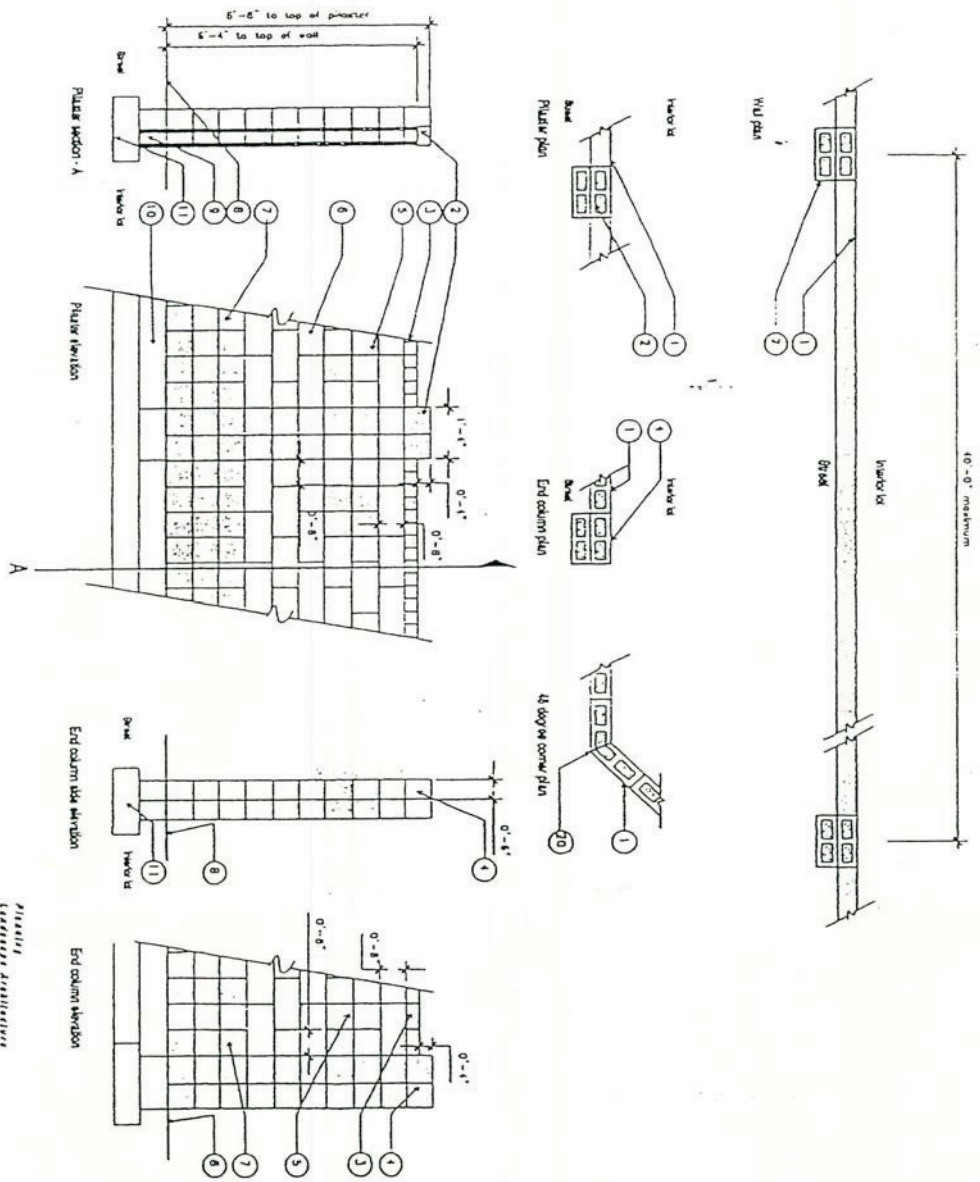


3  
View Wall  
Scale: 1/4" = 1'-0"

Planning  
Executive Architecture  
Urban Design

**BRANT & GREEVY**

1115 EAST WINTHROP BOULEVARD  
PHOENIX, ARIZONA 85016  
PHON: 602.425.1111 FAX: 602.425.1111



1 Perimeter Wall  
Scale: 1/4" = 1'-0"

**RENNY & GRIFFIN**  
 Planning  
 Consulting Architects  
 Urban Design  
 1115 EAST WASHINGTON BOULEVARD  
 PHOENIX, ARIZONA 85014  
 PHONE: (602) 254-7300 FAX: (602) 254-1115

**EXHIBIT “3” – CC&R’s Article XI**

**Article XI of the Covenants, Conditions, Restrictions & Easements (CC&R’s)**

Guidelines, standards and rules and regulations of either the-Residential Design Review Committee or Commercial Design Review Committee, as applicable, the Board may by resolution make a finding to such effect, specifying the particular condition or conditions which exist, and pursuant thereto give notice thereof to the offending Owner that unless corrective action is taken within 14 days, the Board may cause such action to be taken at said Owner’s cost. If at the expiration of said 14-day period of time the requisite corrective action has not been taken, the Board shall be authorized and empowered to cause such action to be taken and the cost thereof (together with a fee determined by the Board in its sole discretion on a case by case basis to compensate the Master Association for its overhead and supervision relating to such action) shall be added to, and become a part of, the Assessment to which the offending Owner and the Owner’s Lot or Parcel is subject, and shall be secured by, the Assessment Lien.

**ARTICLE 11**

**DESIGN REVIEW COMMITTEE**

Section 11.1 **Establishment**. Declarant shall establish two Design Review Committees, a Residential Design Review Committee which shall exercise all powers of the Design Review Committee with regard to all Lots and Parcels limited by the applicable Tract Declaration to Single Family Residential Use, Residential Condominium Development Use, Cluster Residential Use and similar residential uses (but specifically excluding Apartment Development Use), and a Commercial Design Review Committee which shall exercise all powers of the Design Review Committee not specifically delegated to the Residential Design Review Committee by virtue of the foregoing. Declarant shall establish and adopt Residential Design Review Guidelines and procedural rules and regulations to direct the Residential Design Review Committee in the performance of its duties. Declarant shall establish and adopt Commercial Design Review Guidelines and procedural rules and regulations to direct the Commercial Design Review Committee in the performance of its duties. Each Design Review Committee shall consist of no less than three regular members and an alternate member, each appointed by Declarant. The appointees need not be Owners, Lessees or Residents and need not possess any special qualifications except such as Declarant may, in its discretion, require. Declarant may replace any member of a Design Review Committee at any time with or without cause. In the event of the death or resignation of any member of a Design Review Committee, Declarant shall replace said member within 90 days following such death or resignation. Pending the replacement of such deceased or resigned member, the remaining member or members of the applicable Design Review Committee shall have full authority to act under, and in accordance with, this Declaration. Declarant’s right to appoint members of either Design Review Committee shall cease upon the earliest to occur of the following: (i) at such time as Declarant is no longer the Owner of any Lot or Parcel in Parkwood Ranch; or (ii) when such rights are expressly relinquished by Declarant to the Board in writing. Once the Declarant’s right to appoint members to either Design Review Committee ceases, the Board shall be vested with that right and with all rights of the Declarant pertaining to either the Residential Design Review Committee or the Commercial Design Review Committee; however, only those directors who are Class A Members shall have the authority to appoint and remove the members of the Residential Design Review Committee, and likewise, only those directors who are Class C Members shall have the authority to appoint and remove the members of the Commercial Design Review Committee.

Section 11.2 **Purpose**. The purpose of each Design Review Committee is to maintain uniformity of architectural and landscaping standards throughout Parkwood Ranch and thereby enhance the aesthetic and economic value of Parkwood Ranch. Each respective Design Review Committee is hereby empowered to supplement and amend the Residential Design Review Guidelines or Commercial Design Review Guidelines, as applicable, and its procedural rules and regulations to the extent and with the frequency it deems necessary; provided, however, that such modifications

are in general conformity with the standards set forth in this Declaration and the applicable Tract Declarations.

Section 11.3 **Operation/Authority**. It shall be the duty of each Design Review Committee to consider and act upon all proposals and plans submitted to it pursuant to this Declaration. Each Design Review Committee shall hold regular meetings in accordance with its procedural rules and regulations. A quorum for such meetings shall consist of a majority of the members and an affirmative vote of two of the members shall be necessary for any decision. A duly appointed alternate member may participate in any meeting in which there is not a quorum of regular members present, may constitute a quorum by his/her presence and shall have all the authority of a regular member while so participating. Each Design Review Committee shall review all applications submitted to it and shall furnish a written decision to the applicant setting forth the reasons for its decision and the nature of any objections. If a Design Review Committee fails to furnish a written decision within 30 calendar days after a complete application has been submitted or resubmitted to it, then the application as submitted or resubmitted, as the case may be, shall be deemed approved. Each Design Review Committee shall have broad discretionary powers in determining whether an application is in conformance with the Residential Design Review Guidelines or the Commercial Design Review Guidelines as applicable. In addition, each Design Review Committee may disapprove any application if it, in its discretion, believes the applicant has not supplied sufficient or accurate information for the applicable Design Review Committee to exercise the judgment required by this Declaration. Each Design Review Committee has the authority to grant variances to its respective design review guidelines by an affirmative vote of the majority of the members of the applicable Design Review Committee. Each Design Review Committee shall keep complete written records of all applications for approval submitted to it (including one set of all preliminary sketches and all architectural plans) in connection with all actions taken by it under the provisions of the applicable design review guidelines. All such records shall be maintained for a minimum of three years after approval or disapproval.

Section 11.4 **Fee**. The Board shall have the right, in its sole discretion, to assess against applicants a processing fee to defer the costs incurred by the applicable Design Review Committee in considering any requests for approval submitted to it if imposed, the fee shall be in such amount and payable in accordance with such schedule as reasonably determined by each respective Design Review Committee.

Section 11.5 **Limited Liability of Design Review Committee Approval**. All plans, drawings and specifications approved by either Design Review Committee are not approved for engineering, design or architectural competence. Through its approval of such plans, drawings and specifications, a Design Review Committee does not assume liability or responsibility therefore or for any defect in any structure constructed from such plans, drawings and specifications. Declarant members of each Design Review Committee and members of the Board shall not be liable to the Master Association, any Owner or any other person or entity for any damage, loss or prejudice suffered or claimed because of:

- (a) the approval or disapproval of any plans, drawings or specifications, whether or not defective; or
- (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings or specifications.

Section 11.6. **Waiver**. The approval by a Design Review Committee of any plans, drawings or specifications for any work done or proposed, or for any other matter requiring the approval of the applicable Design Review Committee, shall not be deemed to constitute a waiver of any right to withhold approval of a similar plan, drawing, specification or matter subsequently submitted for approval.

Section 11.7 **Non applicability to Declarant** The provisions of this Article are not to apply to any Lots and Parcels owned by Declarant

Section 11.8 Additional Governmental Approvals. The 'approval of either Design Review Committee contemplated by this Article and required by Section 4.3 shall be in addition to, and not in lieu of, any approvals, consents or permits required under the ordinance or rules and regulations of any county or municipality having jurisdiction over Parkwood Ranch.

## **ARTICLE 12**

### **RIGHTS AND POWERS OF MASTER ASSOCIATION**

Section 12.1 Master Association's Rights and Powers as Set Forth in Articles and Bylaws. The Master Association, as the agent and representative of the Owners and Lessees, shall have the right to enforce the Covenants set forth in this Declaration, any Tract Declaration and/or any and all covenants, restrictions, reservations, charges, servitudes, assessments, conditions, liens or easements provided for in any contract, deed, declaration or other instrument which (i) shall have