

VISTA DORADA HOMEOWNERS ASSOCIATION

SINGLE FAMILY RESIDENTIAL ARCHITECTURAL COMMITTEE RULES

ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

DATED: July 16, 2003

REVISED: August 2, 2004

Due to the nature of the community documents, we felt it was important to converge pertinent information regarding architectural submittals into one document- ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES. These Architectural and Landscape Design Guidelines, as allowed in the Declaration of Covenants, Conditions and Restrictions for VISTA DORADA (CC&R's) will provide you with information relevant to improvements which will require approval from the VISTA DORADA Homeowners Association (the "Association"), per Article V of the CC&R's. Since there are two areas in the community documents, which contain this information relevant to improvements that will require approval from the Association, some items may refer to both sections. The two sections are (a) Article V in the CC&R's Use Restrictions, and (b) Architectural and Landscape Design Guidelines (this document). Each owner should read, review, and make himself acquainted with the CC&R's recorded on his lot within Maricopa County and with these guidelines as may be amended from time to time by the Board of Directors. These documents are intended to enhance property values and the high standards of development that exist within VISTA DORADA (the "Community"). The Rules are established to assist residents in preparing an application to the Architectural Committee for structural and hardscape improvements. Following these rules does not eliminate the need for submission of plans for approval by the Architectural Committee. **EVEN IF YOUR ADDITION OR ALTERATION IS IDENTICAL TO ANOTHER, WHICH HAS BEEN APPROVED, IT MUST BE SUBMITTED FOR APPROVAL. BECAUSE EACH SITUATION MAY HAVE DIFFERENT CONDITIONS SUCH AS DIFFERENT LOCATIONS, PHYSICAL CONDITIONS OR DESIGN CONSIDERATIONS, ETC., EACH APPLICATION WILL BE REVIEWED ON A CASE-BY-CASE BASIS. In the event of any inconsistency between these Rules and the CC&R's, the CC&R's shall control. All architectural approvals will be conditioned upon compliance with applicable county and/or city codes.**

ARCHITECTURAL COMMITTEE

The Board shall establish the Architectural Committee consisting of not less than three members. So long as the Declarant owns any lot, the Declarant shall have the right to appoint and remove members of the Architectural Committee. At such time as the Declarant no longer owns any lot, the Board shall have the right to appoint and remove members of the Committee.

The Architectural Committee shall be established to perform the duties set forth in the CC&R's. In addition to the duties outlined in the CC&R's, the Architectural Committee 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 the Community.

The Single Family Residential Architectural and Landscape Design Guidelines, as set forth in this document, shall interpret and implement procedures for the Residential Architectural Committee's review of, and the standards for the development of single family homes within the Community, 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.

APPLICATION AND APPROVAL REQUIREMENTS

Pursuant to Section 5.22 of the CC&R's, any owner wishing to:

- (A) Excavate or alter the grading or drainage of his lot
- (B) Construct improvements visible from neighboring properties
- (C) Add, alter, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme
- (D) Install a pool, spa, or other water features that would be visible from neighboring properties
- (E) Construct or install walls, fences, or hard, permanent materials, such as paving, brick, masonry, wood trim, concrete, rocks, flagstone, outdoor barbecue, fireplaces, or other inert material (hardscape) visible from neighboring properties
- (F) Place any object (i.e., lighting and decorations) on his or her lot

Must submit to the Architectural Committee a written request for approval specifying in detail the nature and extent of the construction, installation, addition, alteration, repair, change or replacement of any improvement, which the owner desires to perform.

The approval of the Architectural Committee shall be in addition to, and not in lieu of, any approvals, consents or permits required under the ordinances or rules and regulations of any county or municipality having jurisdiction over this community. It is the responsibility of the owner to obtain permits or approvals as required. Approval by the Architectural Committee is not a guarantee that approval will be obtained by the county or municipality nor does it satisfy the building permit requirements. If the county or municipality requires modifications to the plans, such modifications must be submitted to the Architectural Committee for approval.

SUBMITTAL PROCEDURES

When submitting for Architectural Committee approval, the Owner must supply the following documentation:

1. A completed application form (copies can be obtained from the management office).
2. Plot Plan – a site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plan.
3. Elevation Plan – Plans showing finish appearance of improvement in relation to existing dwelling. An accompanying photograph of the proposed location would be helpful.
4. Specifications – Detailed description of materials to be used and color samples must be submitted.

Completed application, plans and specifications shall be submitted to:

VISTA DORADA Homeowners Association
c/o Associated Asset Management
2400 E. Arizona Biltmore Circle, Suite 1300
Phoenix, Arizona 85016
Phone: 602-957-9191 / Fax: 602-957-8802

The Architectural Committee may require additional information and/or clarification. Until all requested information is provided, the application shall be deemed incomplete.

REVIEW PROCEDURES

Per Section 5.22(D) of the CC&R's, the Architectural Committee shall have sixty (60) days after receipt of the complete application (together with all supporting information, plans and specifications requested) to approve, deny or request additional information for the application. No verbal approvals or disapprovals will be given. The Architectural Committee's decision will be mailed to you.

Neither the Architectural Committee, nor the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The approval of the Architectural Committee shall be in addition to, and not in lieu of, any approvals, consents or permits required under the ordinances or rules and regulations of any county or municipality having jurisdiction over this community.

Construction must be started within ninety (90) days of the date of the Committee's approval of the application or the Committee's approval shall be deemed withdrawn and the plans must be resubmitted in accordance with the Rules.

Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within sixty (60) days of the date of the Committee's approval of the application or such additional period of time as may be approved by the Committee at the time of issuance.

RECONSIDERATION OF DENIED DECISIONS

Any owner shall have the right to request reconsideration of a decision by resubmitting the information, documents and application fee (if applicable); however, such request shall be considered only if the appellant has modified the proposed construction or modification or has new information, which would warrant reconsideration. If an owner fails to request reconsideration of a decision within thirty (30) days of the mailing date of the Committee's decision, the decision is final.

ARCHITECTURAL REQUIREMENTS & GUIDELINES

ANTENNAS AND SATELLITE DISHES

See CC&R's Article V Section 5.19. **Antennas and Satellite Dishes**

AWNINGS AND CANOPIES

Awnings and canopies over all windows shall be synthetic canvas or similar material, of solid color which matches or complements the color of the body or the trim of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home. Metal or wood frames for awnings and canopies must be painted as outlined above. Rigid metal or plastic awnings or canopies are prohibited.

All awnings and canopies must be submitted for approval prior to installation and must include a drawing with the location of the proposed installation, sample of material, color, and design.

Owner is responsible for maintenance and repair of awnings and canopies and they are to be maintained in "like new" condition. The Association retains the right to determine when awning must be cleaned, repaired or replaced due to weathering, fading, tearing, ripping, etc.

BARBECUES AND FIREPLACES

Wood burning and/or gas built-in barbecue units or fireplaces must be contained in the rear yard. Chimney elements should be set to avoid obstructing views from inside the house or from adjacent properties and must be setback a minimum of three (3) feet from any fencing. The chimney height may not exceed the height of the surrounding fencing.

BASKETBALL EQUIPMENT

No basketball backboards shall be installed without the prior approval of the Architectural Committee.

Only pole-mounted backboards and goals are acceptable. Backboards shall not be attached to the house, garage or roof. The basketball pole must be set in the ground permanently and must be installed on the “interior” side of the driveway. Architectural request must include a site plan of the exact location of where the goal will be installed.

Poles and support brackets must be black, white, or painted to match the house or trim color. Backboards must be of predominantly neutral color (black, gray, white) or match the house or trim color and must be free of brightly colored decals or graphics. Clear Plexiglas or glass backboards are acceptable.

Portable or temporary goals are acceptable and must be maintained in good condition. All portable or temporary basketball goals must be stored so as not to be visible from neighboring properties when not in use. **A GOAL MAY NOT REMAIN OUT OVERNIGHT.**

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.

Spotlights or other lighting for the purpose of illuminating the area of play for use after sunset are prohibited.

The owner of the home is fully responsible for ball containment on their individual property. Any damage to neighboring property or landscaping from basketballs shall be the property Owner’s (with the goal or standards) responsibility to repair or replace.

Painting of the driveway for a basketball court layout or any other similar purpose is prohibited.

Rear yard basketball backboard installations must conform to all of the above specifications.

CHIMNEYS

Chimneys shall be constructed of the same materials and textures as utilized elsewhere on the exterior of the home.

CLOTHES DRYING FACILITIES

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 rear yard or otherwise concealed and not visible from neighboring property.

DECORATIVE AND HOLIDAY ITEMS

Only one flagpole of any type is allowed on a Lot/Unit. The flagpole may be attached to the house with brackets. The brackets should be painted to match the color of the house. Per Arizona legislation (Senate Bill 1055), free standing flagpoles will be allowed as long as the United States and State flags are displayed in a respectful and honorable manner. If a freestanding flagpole is to be placed close to the house, it should be two (2) feet lower than the tallest ridgeline of the house. If the pole is placed in the center of the front yard, it should be five (5) feet lower than the tallest roofline of the house. There shall be no more than one American flag displayed at any one time, and no flag shall be disproportionately large. The Association does permit display of a reasonable number of additional American flags on the following National Holidays only (to be removed no later than 5:00 P.M. of the following day): Memorial Day, Flag Day, July 4th, Labor Day and Veteran's Day.

Holiday Decorative Items: Decorative seasonal lighting, displays and holiday flags, do not require approval. However, such decorative items shall not be displayed more than thirty (30) days prior to the actual holiday with which they are associated or more than twenty-one (21) days after the actual holiday.

Seasonal and Decorative Flags: Seasonal and decorative flags shall not be displayed more than thirty (30) days prior to the actual holiday and must be removed within fourteen (14) days of the date of the holiday. Flags must be maintained in a good condition at all times. Flags that are torn, ripped, faded, etc. are not allowed. 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.

Seasonal and Decorative Items: The Board of Directors of the Association reserves the right to require removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case-by-case basis.

Decorative Art on Houses: Decorative art on houses shall be neutral in color and limited to two items of similar character, color and style. The largest dimensions of decorative art shall be no greater than three feet in length, width or diameter.

Lawn Art: Lawn art is prohibited. Lawn art includes, but is not limited to, iron, ceramic, plastic, clay or wood people, animals, carts or other unnatural or man-made items.

DRIVEWAY EXTENSIONS AND SIDEWALKS

Driveway extensions are discouraged and are prohibited without prior review and approval by the Architectural Committee. Sidewalk additions will be reviewed on a case-by-case basis with strong consideration of any impact on the architectural features of the neighborhood.

A plat with exact lot dimensions and the location and dimensions of the proposed extension must be submitted to the Architectural Committee.

The total width of the concrete area may not exceed thirty (30) feet of contiguous area or fifty percent (50%) of the lot width, whichever is less.

*Example: 2 car driveways seventeen feet (17') may request a driveway extension of a **maximum width of thirteen feet (13')**
3 car driveways twenty-five feet (25') may request a driveway extension of a **maximum width of five feet (5')***

The base of the driveway extension shall meet the base of the existing driveway at a 45-degree angle. A minimum of two plants, three feet in height are required in the angle portion of the extension. The driveway extension must end within one foot of the side property line.

Submittals for sidewalks will be reviewed on the following:

1. Additional sidewalks will only be considered if there is landscaping on each side.
2. Sidewalks upon individual lots shall not exceed **four (4)** feet in width.

All driveways and sidewalks must be kept clean and clear of debris, oil, rust and other stains.

EXTERIOR COLORS

Exterior paint color must be selected from the color palette originally approved by the Declarant for the neighborhood in which the home is located. Other compatible colors may be submitted to the Architectural Committee for approval prior to painting.

The exterior color of all buildings and structures must be approved by the Architectural Committee based on submitted manufacturer's color chips.

Plans and specifications submitted to the Architectural 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.

Any repainting or redecorating of exterior surfaces, regardless of the color to be used, will require submission to the Architectural Committee for approval.

FENCES/WALLS/GATES

The Architectural Committee has approved standard wall designs that shall be used on all exterior walls of the subdivision where a theme wall or view wall is required. Gates may not be constructed in any wall or fence without prior Architectural Committee approval of the size, location, color, and material. Residential developments requiring walls or fences around the parcel will have the walls or fences installed by the developer of the parcel.

Prior to the construction of any fence or wall, plans indicating materials to be used and location shall be submitted to the Architectural Committee for approval.

Any fences or walls installed by the Declarant shall not be removed, altered, or painted without the Architectural Committee's prior written approval.

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 OWNER 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 Lots with perimeter view fencing, and all theme walls must be painted the installation color and not altered in any way, unless the Architectural Committee, at its sole discretion, changes the color scheme or orientation for the entire community.

Backyard Wrought Iron Pool Fencing: The specifications for backyard wrought iron pool fencing installed on a Lot with view fencing shall be of a color to match or blend with the exterior body or trim color of the home.

GARBAGE

In no event shall any garbage or refuse container be maintained so as to be visible from neighboring property except to make the same available for collection not more than twelve (12) hours prior to collection and stored in a location not visible from neighboring property within twelve (12) hours of collection. Rubbish, debris and garbage shall not be allowed to accumulate.

Each owner shall be responsible for removal of rubbish, debris and garbage not only from his lot or parcel, but also from all public right of ways either fronting or siding his lot or parcel, excluding public road improvements and those areas specified on a subdivision plat to be maintained by the Association.

GUTTERS & DOWNSPOUTS

Gutters and downspouts will be considered for approval if the finish matches the exterior body, trim or roof tile 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.

LIGHTING

Other than seasonal decorative lighting or low voltage landscape lights, no outside lighting may be placed, allowed, or maintained on any lot without the Architectural Committee's prior written approval.

Exterior lighting shall not exceed an illumination intensity of more the one foot candlepower as measured from the closest lot line. (This information can be obtained from the light manufacturer, factoring in the height of the light and the distance to the lot line.)

Lighting shall be indirect and shielded such that the light shines primarily on the lot on which it is installed. No light sources shall be visible directly to neighboring properties or common area tracts. Lights which create glare visible from other lots are prohibited.

Security lighting including motion-activated floodlights shall, at a minimum, be located beneath eave overhangs.

Outside lights shall be screened, wherever possible, with walls, plant materials or internal shielding.

Colored light bulbs, lenses or reflectors are not permitted. Low-pressure sodium bulbs are not permitted.

Tennis courts, sport courts, 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 that the Architectural Committee considers to be in the best interest of the owners and residents of the Community.

No lighting such as sconces, carriage lights or garage lights shall be added to the front of the home, other than such lighting as originally installed by the Declarant.

Additional lighting for porches must receive Architectural Committee approval prior to installation.

MACHINERY & EQUIPMENT

No machinery, fixtures, or equipment of any type, including but not limited to heating, cooling, air conditioning, refrigeration equipment, or clotheslines, may be placed on any lot without the prior approval of the Architectural 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. It should be structurally stable in accordance with sound engineering principles.

Ground mounted air conditioning units must be concealed by a solid enclosure on all sides visible to neighboring property. Proposed location and screening requires submittal to the Architectural Committee prior to installation. Wind turbines are not allowed.

PATIO COVERS AND DECKS

All patio covers and decks not installed by the builder will need to be submitted to the Architectural Committee for review.

Patio covers and decks must be constructed of materials that match and complement the home. Patio columns must be of sufficient mass and scale relative to the roof they support and must be painted to match the color of the home. Unless constructed as a trellis, a patio roof “Visible From Neighboring Property” shall be of tile or other approved roofing material.

PARKING

Temporary parking is allowed on the street; however, in no event shall overnight street parking be allowed. Parking in the front or side yard of any Lot or on unpaved surfaces is prohibited. Parking in rear or rear side yards of view fencing lots will require that the parked/stored vehicle, boat, camper, trailer, etc., be screened from the view through the rear view fence. The method of screening requires submittal to the Architectural Committee for approval.

Parking of boats, campers, trailers, etc., is not permitted within public or private view except as specifically permitted by the CC&R’s.

PLAYGROUND EQUIPMENT

ALL PLAYGROUND EQUIPMENT MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. (Please submit a brochure or picture of the proposed equipment to be installed)

All playground equipment, including, but not limited to play houses, forts, swing sets or trampolines “Visible From Neighboring Property” will require review and approval by the Architectural Committee prior to installation. The Committee *may request* the signatures of all adjoining neighbors who will be able to see the structure above the fence line. Submissions to the Architectural Committee which contain the neighbors’ approval will be given special consideration by the Committee.

All such equipment will require a **minimum five (5) foot** set back from all neighboring walls and **may not exceed ten (10) feet in height from ground level**. Equipment “Visible From Neighboring Property” shall be painted to match the color scheme of the house or have a natural wood finish. Any canvas covers should match the house or be a neutral color such as off-white, beige or light brown. All structures shall be maintained so as to present a neat and clean appearance. Screening of such structures with appropriate landscaping and thorough consideration of all neighbors is required.

POOL AND SPAS

Pools and spas do not require the prior approval of the Architectural Committee, however, they must conform to County and/or City regulations.

PERIMETER WALLS ON LOTS BORDERING COMMON AREAS MAY NOT BE DEMOLISHED OR REMOVED TO ALLOW ACCESS TO REAR YARDS FOR THE PURPOSE OF POOL, SPA OR OTHER CONSTRUCTION. AN ASSESSMENT OF \$2,000.00 WILL BE APPLIED TO A LOT OWNER IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

In the event the Architectural Committee approves wall removal, the Committee may require a deposit to secure replacement of removed walls. 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. Screening shall be designed to mitigate noise as well.

Slides and diving boards or other accessories which are “Visible From Neighboring Property” are prohibited.

A pool may not be backwashed into any common area tracts, drainage ways or streets. All backwash water should be retained on the Owner’s lot.

SIGNS

No exterior signs or advertisements of any kind including posters, circulars, and billboards may be placed, allowed, or maintained on any lot without the prior approval of the Architectural Committee, except that the following types of signs may be erected without the Board’s written consent:

- A. Residential identification signs of face area of 75 square inches or less for identification of the occupant and its address.
- B. One temporary sign no larger than 30 inches by 24 inches, for the purpose of advertising the lot for sale or rent.
- C. One temporary sign identifying the person installing landscaping or a pool on the lot, but only during the period that such installation is in progress.
- D. Signs used by Declarant to advertise the lots and residence thereon for sale or lease.
- E. Security signs:
 - (1) Must be located a maximum distance of 2 feet from the front of the home.
 - (2) Must not exceed 12" x 12" in size.
 - (3) Must be professionally fabricated and maintained in good condition at all times.
 - (4) No more than two (2) security signs may be placed on a lot.

All signs must conform to applicable municipal ordinances.

STORAGE SHEDS

Storage sheds will be permitted and need not be submitted for approval provided the maximum height of the shed does not exceed the height of the immediately surrounding walls or fences.

Sheds whose maximum height exceeds the height of the immediately surrounding walls or fences will require Architectural Committee approval. The Committee *may request* the signatures of all adjoining neighbors who will be able to see the structure above the fence line. Architectural Requests which contain neighbors' signatures will be given special consideration by the Committee. Such sheds should be painted to match the color scheme of the house and the roofing material shall match the roof of the dwelling or be approved by the Architectural Committee.

OIL BOARDS

Oil pans, boards, carpet or any other object used to collect oil spills from the driveway must be removed when not in use.

SUNSCREENS/ SECURITY DOORS/ SCREEN DOORS

Sunscreens - Brown, tan, charcoal, black or white sunscreen material may be installed without prior approval. All other sunscreen colors must be submitted for approval. Sunscreens must be maintained in their original condition, free from dirt, tears and bent frames.

Screen Doors - Brown, tan, charcoal, black or white screen doors do not need to be approved, all other colors must be submitted for approval. Silver-colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited. Screen doors must be maintained in their original condition, free from dirt, torn screen material and bent frames.

Security Doors - Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the exterior color of the body of the home. Security doors that do not match the home in color or are not made of wrought iron must be submitted for approval consideration. The following information must be submitted:

1. Photograph, brochure or detailed drawing showing the door frame design
2. Color of frame
3. Color of screen or other material. Any screen must match the home's window screens.

TENNIS COURTS/SPORT COURTS

No tennis court or sport court may be installed without prior written approval of the Architectural Committee.

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 Committee. The Committee may request the signatures of all

adjoining neighbors who will be able to see the structure above the fence line. (Neighbor Acknowledgement Form is attached hereto.) Each proposed installation will be judged on a case-by-case basis.

WATER FEATURES AND STATUARY

Items such as fountains, statuary, etc., are permissible with written approval of the Architectural Committee.

Architectural Committee approval must be obtained prior to installation of fountains in front yards and back yards with view fencing.

Fountains should be no larger than four feet in height and natural in color. All fountains must be maintained in new condition. Painted or brightly colored fountains are prohibited.

It is recommended that water features be chlorinated and no fountain shall be allowed to drain directly into a common area tract.

The Committee reserves the right to limit the size and quantity of statuary in the front yard as well as the rear yard with view fencing. Items must be of earth tones, no painted finishes. All functional and/or decorative items must be approved prior to placing in yards, including swings, benches, stools, etc., if such items are placed in the front yard or a rear yard with view fencing.

WINDOWS

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty (30) days of occupancy. Reflective glass or window film with a visible light reflection rate of twenty (20%) percent or greater is not allowed for any window or skylight. Non-reflective glass of bronze or similar color may be used. In no event shall the interior or exterior of any window be covered with reflective material such as foil, or with paper, bed sheets or other temporary covering. No exposed metal including wrought iron is permitted on doors or windows with the exception of security doors (no windows) as approved by the Architectural Committee.

Metal frame windows or skylights must have a factory applied color finish similar to the house color. Wood frames shall be painted to match the color scheme of the house. Shade screens on windows shall be of a color compatible with the house.

LANDSCAPE REQUIREMENTS AND GUIDELINES

FRONT YARD AND BACK YARD LANDSCAPING (IN LOTS WITH VIEW FENCING) MUST BE SUBMITTED FOR APPROVAL TO THE ARCHITECTURAL COMMITTEE PRIOR TO INSTALLATION (UNLESS LANDSCAPING IS TO BE INSTALLED BY DECLARANT)

Please insure applications for landscape approval are submitted complete to include an application and a plot plan indicating the design, colors and type of material, quantities and locations of all items. Per the CC&R's, Section 5.13, landscaping must be installed **within ninety (90) days after becoming the Owner of a Lot.**

The Owner shall install landscaping and irrigation improvements in compliance with the xeriscape principles and other applicable requirements set forth in the applicable municipal zoning ordinances in that portion of his lot which is between the street(s) adjacent to his lot and the exterior wall of his residential unit or any wall separating the side or back yard of the lot from the front yard of the lot. Any lot that has view fencing (e.g., wrought iron rather than a solid wall) on any boundary of its rear yard shall be completely landscaped and irrigated (front, rear, and side yards) by the owner of such lot in compliance with xeriscape principles and other applicable requirements set forth in the applicable municipal zoning ordinances within Ninety (90) Days of becoming the owner of the lot. The landscaping and irrigation must be installed in accordance with plans approved in writing by the Architectural Committee. Prior to installation of such landscaping, the owner shall maintain the portions of such lot required to be landscaped in weed-free condition. All landscaping shall comply with the following minimum requirements:

1. Front yard landscaping shall include:
 - a. a minimum of two 15-gallon trees at least three feet in height (one must be a Chinese Pistache tree)*;
 - b. seven 5-gallon shrubs;
 - c. eight 1-gallon scrubs/ground cover plants
 - d. Either decomposed granite or other similar inert materials for ground cover OR up to 300 sq. ft of grass sod with end-to-end headers as set forth herein.
 - **The Chinese Pistache tree, must be installed 4 feet behind the sidewalk and 6 feet from the property line, on the side of the front yard that is opposite the garage driveway. See Exhibit A. NOTE: IT IS IMPORTANT TO STAY 4 FEET BEHIND THE SIDEWALK AS THE WATERLINE WILL BE BEHIND THE SIDEWALK AT APPROXIMATELY 1-1 ½'. YOU MUST CALL BLUESTAKE SERVICES TO LOCATE ALL UTILITIES, INCLUDING SAID WATER LINE, PRIOR TO ANY DIGGING.**
 - **Exception:** At maturity the Chinese Pistache trees have canopies that could reach 20 feet in circumference. If you follow the criteria set forth above and your Chinese Pistache tree trunk would be less than 20 feet

from your neighbor's Chinese Pistache tree, these Design Guidelines allow you to plant your Chinese Pistache trees more than 6 feet from the property line opposite the garage driveway, i.e., approximately 14' feet from the property line. **Even in this exception circumstance, the 4' foot back of sidewalk requirement is still in effect.**

2. The owner must cover all areas of the lot with landscape materials (plants, inert materials such as granite, etc.). Bare areas are prohibited.
3. Trees with shallow and/or invasive roots planted within five feet of concrete walks shall include root barriers.
4. A fully automatic underground watering system shall irrigate all landscape plantings. Irrigation systems that use drip emitters instead of spray heads or bubblers are highly encouraged. When sprinklers are utilized, care should be taken to avoid over spray on hardscape, structures, walls, fences and windows. Installation of plants at least five (5) feet away from walls, fences and structures is recommended to avoid water and root damage to these walls, fences and structures. Drainage must flow away from all structures.
5. All landscape shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.

FINE 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 home, walls, or any other structure. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City approved grading and drainage plan. Every effort should be made to make mounding appear natural.

INERT GROUND COVER

All decomposed granite shall be a minimum of ½" minus in size and be selected from the approved color list to include: Madison Gold, Ruby Red, Apache Rose, Spanish Red, Apache Brown, Desert Gold.

Granite shall be applied as a 2" thick layer minimum. White rock and any rock with coating (artificially colored rock) of any kind are prohibited. Ground cover, inert material and any other landscaping softscape or hardscape shall not be used to spell out or form names, nicknames, initials, names of states or cities, etc.

All granite areas should be treated with a pre-emergent weed control in regular intervals to retard weed growth.

TURF

Turf is permitted in front and rear yard landscaping provided that no turf or spray irrigation shall abut walls or fences. Planting areas of at least five (5) feet are recommended between walls, fences and structures and turf and spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures which may cause damage and void any warranty. Drainage should be flow away from all structures. **NO ARTIFICIAL TURF IS ALLOWED IN FRONT YARDS.**

HEADERS

Headers are continuous materials that separate turf from other planter or inert areas. Headers must be used to separate granite areas from turf areas and shall be concrete, masonry, bricks, Saltillo or Mexican tile materials and may not exceed 12” in width. Headers shall be flush where they abut other paved areas. Rock, railroad ties, plastic, steel, aluminum and redwood header boards are prohibited.

IRRIGATION

All landscape irrigation shall be underground, automatic, and low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Overspray onto sidewalks or streets is prohibited. Great care should be taken to avoid spraying of walls, fences and other structures which may cause damage and void any warranty.

PLANT SUPPORT RULES

Trellis or lattice must be painted to match the color of the home and maintained in a “like new” condition. Trellis or lattice must be replaced and/or repainted when weathering occurs. Chicken wire is prohibited.

PROHIBITED PLANT MATERIALS

The following vegetation types and varieties are expressly prohibited due to reasons of profuse and noxious pollen, excessive heights, weed-like characteristics of excessive growth, high water demands or other similar traits. Under no circumstances is it permissible to plant a prohibited plant or allow it to remain:

1. Any species of tree or shrub whose mature height may reasonably be expected to exceed sixty (60) feet, unless it has been previously approved by the Architectural Committee.
2. All Pines (Pinus), Cypress (Cupressus), False Cypress (Chamaccyparis), Juniper or Cedar (Juniperus), whose height may reasonably be expected to exceed six (6) feet are prohibited. Dwarf varieties which will attain a height of less than six (6) feet are allowed, but only within the confines of the rear yard.
3. Olive trees (Olea Europae) other than the “Swan Hill” variety.
4. Oleanders (Nerium Oleander) other than the dwarf variety and Thevetia (Thevetia species).

5. Fountain Grass (*Pennisetum Setaceura*) or Pampas Grass (*Cortandera Selloana*).
6. Mexican Palo Verde (*Parkinsonia Aculeatea*).
7. All Eucalyptus.
8. All varieties of mulberry trees.
9. Citrus/fruit trees (all species) (front yard limitation only).
10. All Palms that will exceed six (6) feet at maturity. Dwarf varieties which will attain a height of less than six (6) feet are allowed, but only within the confines of a private garden.

THE BOARD OF DIRECTORS MAY, FROM TIME TO TIME ADOPT, AMEND AND REPEAL THESE ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES BY A MAJORITY VOTE OF THE BOARD.

VISTA DORADA HOMEOWNERS ASSOCIATION
Request for Architectural Approval Form

The Covenants, Conditions and Restrictions (CC&R's) require that an owner obtain the prior written approval of the Committee or its nominee(s) (the "Committee") for any exterior alteration or addition to property within the Community.

To comply with the CC&R's please complete the form below. Attach a detailed drawing or blueprint of the proposed alteration and/or addition. The drawing should include location (including dimensions), materials to be used, and colors. This application and the drawing will NOT be returned to you. You will, however, receive written notification of approval or denial of your request.

The Architectural Committee has sixty (60) days from the date the request is received to render any decision.

HOMEOWNER INFORMATION

NAME: _____
LOT #: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP _____
PHONE (BUSINESS): _____ (HOME): _____

I prefer to be contacted at the number I have circled. (Please remember to include area codes.)

FAX: _____

E-mail: _____

Other: _____

Prior to Committee review, the homeowner must sign to verify that:

1. His/Her Association fees (dues) are paid and current;
2. No fees and/or fines are owed to the Association; and,
3. I understand and agree that NO work on this request shall commence until approval of the Committee has been received by me.

HOMEOWNER SIGNATURE: _____

DATE: _____

ARCHITECTURAL COMMITTEE REQUEST FORM

Description of Request: Provide full details of purpose and/or reason, type, color, size/dimensions of improvement, materials, and location. Use additional 8½” x 11” paper, if necessary. NOTE: AN ACCURATE DRAWING AND SITE PLAN MUST BE ATTACHED. FOR SWINGSETS/PLAY STRUCTURES PLEASE INCLUDE SPECIFIC DIMENSIONS, MATERIALS, COLORS, MAKE/MODEL AND PICTURE OF THE STRUCTURE (IF AVAILABLE). COMPLETED NEIGHBOR ACKNOWLEDGEMENT FORM(S) MAY ALSO BE REQUIRED FROM ALL NEIGHBORS WHOSE PROPERTIES ADJOIN YOUR LOT.

DESCRIPTION
OF ALTERATION(S):

CONTRACTOR:

Address:

City/State/Zip:

Phone:

()

MATERIALS: (List here
as well as on drawings.)

COLOR(S):

(include sample paint chips or materials if appropriate)

DIMENSIONS:

RETURN TO:

_____ Homeowners Association
c/o Associated Asset Management
2400 East Arizona Biltmore Circle, Suite 1300
Phoenix, Arizona 85016
Phone: 602-957-9191 / Fax: 602-957-8802

**VISTA DORADA HOMEOWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE ACTION FORM**

The Architectural Committee has taken the following action on this application:

_____ **REVIEWED AND APPROVED.** The project submitted on the attached Architectural Design Form is hereby approved. This approval is subject to all applicable municipal/governmental permits, codes and regulations, compliance with which is the sole responsibility of the homeowner. Any permits, inspections and/or fees for said permits are the sole responsibility of the homeowner.

_____ **REVIEWED AND CONDITIONALLY APPROVED.** The request listed in the Architectural Design Form is conditionally approved with the following **required** changes:

_____ **REVIEWED THE APPLICATION.** The following revision(s) and additional submission(s) are required to meet the _____ Guidelines. **Approval NOT issued at this time.**

_____ **REJECTED THE APPLICATION.** The application does not meet the Design Guidelines or CC&R's for the _____ Homeowner Association for the following reasons:

DECISION BY: _____

For the Architectural Committee

DATED: _____