

ARROWHEAD RANCH PHASE V HOMEOWNERS ASSOCIATION

COMMUNITY HANDBOOK

Revised August 17, 2016 VERSION - 009

Due to the nature of the community documents, we felt it was important to combine all the pertinent information regarding architectural, lake, and landscaping guidelines; community rules; financial policies and the appeals process in one comprehensive document - submittals into one document – COMMUNITY HANDBOOK. This will provide you with all current information relevant to your community documents. Since there are three areas in the community documents which contain this information, some items may refer to all three sections. The three sections are (a) Article V in the CC&R's Use Restrictions, (b) Exhibit "B" entitled Landscape and Design Guidelines located at the back of the CC&R's and (c) Resolutions adopted by the Board.

While this document will serve as an excellent OVERVIEW, it is not intended to replace the three aforementioned documents. Each Owner and Resident is responsible for knowing, and abiding by, the provisions of all of the Association governing documents.

This document was previously titled "Supplemental Guidelines: How to Get Approval". The Community Handbook supersedes all prior versions of this or similar documents.

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DESIGN GUIDELINES

GENERAL ARCHITECTURAL CONTROL INFORMATION

(CC&R's, Article V, Section 5.22 Architectural Control)

- A. No excavation or grading work shall be performed on any Lot without the prior written approval of the Architectural Committee.
- B. No Improvements shall be constructed or installed on any Lot without the prior written approval of the Architectural Committee.
- C. No addition, alterations, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any Lot, or the Improvements located thereon, shall be made or done without the prior written approval of the Architectural Committee.
- D. Any Owner desiring approval of the Architectural Committee for the construction, installation, addition, alteration, repair, change or replacement of any Improvement which would alter the exterior appearance of the Improvement, shall submit to the Architectural Committee a written request for approval. The submittal shall specify 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. Any Owner requesting the approval of the Architectural Committee shall also submit to the Committee any additional information, plans and specifications that the Architectural Committee may request. In the event that the Architectural Committee fails to approve or disapprove an application within sixty (60) days after the application, together with all supporting information, plans and specifications requested by the Architectural Committee have been submitted, approval will not be required and this Section will be deemed to have been complied with by the Owner who had requested approval of such plans.
- E. The approval by the Architectural Committee of any construction, installation, addition, alteration, repair, change or other work pursuant to this Section shall not be deemed a waiver of the Architectural Committee's right to withhold approval of any similar construction, installation, addition, alteration, repair, change or other work subsequently submitted for approval.
- F. Upon receipt of approval from the Architectural Committee for any construction installation, addition, alteration, repair, change or other work, the Owner who had requested such approval shall proceed to perform, construct or make the construction, installation, addition, alteration, repair change or other work approved by the Architectural Committee as soon as practicable and within such time as may be prescribed by the Architectural Committee.
- G. The approval of the Architectural Committee required by this Section 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 the Project.
- H. The provisions of this Section shall not apply to, and approval of the Architectural

Committee shall not be required for, the construction, erection, installation, addition, alteration, repair, change or replacement of any Improvements made by, or on behalf of, the Declarant.

- I. The Architectural Committee shall be bound by the requirements of Exhibit "B": Attached hereto, which requirements shall apply to all construction on the Property and shall be binding on all Owners. No improvements shall be on the Property that violates the requirements of Exhibit "B".

CITY OF GLENDALE ZONING GUIDELINES

(Zoning Ordinance)

The Arrowhead Ranch Phase V HOA adheres to all applicable city zoning and building codes. However, simply because the City may permit a certain type of project does not guarantee that it meets the requirements set forth by the HOA's governing documents. Residents are urged to consult with the City as well all HOA governing documents before beginning any project.

Generally speaking, projects affecting the home require a building permit before work can be started. This includes, but is not limited to, additions to the home, accessory buildings 120 square feet or greater, solar panels, chimneys and patio extensions. For complete details and/or specifics about your project, please contact Building Permits and Zoning at (623) 930-2800. Zoning ordinances may also be referenced on the internet at <http://www.glendaleaz.com/CodeBook>.

APPLICATION PROCEDURES

Submittal

Application and plans should be mailed or hand delivered to:

U.S.P.S. or hand delivery address	Arrowhead Ranch Phase V c/o City Property Management 4645 E. Cotton Gin Loop Phoenix, AZ 85040
Fax Number	602 437-4770
Email Address	dsmith@cityproperty.com

The following information should be included:

(NOTE – The current version of these forms can be downloaded from the community website <http://www.sierraverde.org> or obtained from community property management office.)

Architectural Paint Form

An application form is available at sierraverde.org or by calling the Community Manager. Paint submittals do not require a Site Map.

Architectural Review Form

An application form is available at sierraverde.org or by calling the Community Manager. This is the form to be used for all requests other than painting of the home.

Site Map

Architectural submittals must include a site plan showing dimensions of the lot, the dimensions of the existing dwelling in relation to the lot, and the dimensions of the proposed addition in relation to the existing dwelling and property lines (setbacks). A site plan can be obtained from the City of Glendale, Development Services at 5850 W. Glendale Ave. Measurements must be written on the plans. An accompanying photograph of the proposed location would be helpful as well.

Specifications

Architectural submittals must include a detailed description of materials to be used and color samples must be submitted.

Incomplete submittals will automatically be denied. Incomplete submittals will also terminate suspension of fines for related violations. A copy of the submittal should be kept by the homeowner, as well as, any related correspondence.

Submittals, plans, and accompanying samples (generally) become the property of the Association and will not be returned to the homeowner.

All buildings and structures erected within Arrowhead Ranch Phase V and the use and appearance of all land within the Association, shall comply with all applicable City of Glendale zoning and code requirements as well as the CC&R's and these Guidelines.

Review – Approval and/or Denial

The Architectural Committee shall have sixty (60) days after submittal of the completed plan package, and any additional supporting information, plans and specifications requested by the Committee, to approve or disapprove plans.

Review and approval or denial will include, but not be limited to, consideration of architectural design material, colors, harmony with the external design and color of existing structures on the Lot and on neighboring Lots. The location of the Improvement with respect to topography and finished grade elevation is also considered.

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 addition nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration

For projects not completed, approval granted by the Architectural Review Committee expires six (6) months from the approval date. Approved projects shall be completed within three (3) months of onset of construction.

FREE STANDING ACCESSORY STRUCTURES

Gazebos, Ramadas, Free Standing Sun Shades, Etc. (Not Including Storage Sheds or Play Structures)

(Resolution, Adopted April 26, 2007 amended August 17, 2016)

General

- a) All accessory structures must be maintained in good condition or the Association shall require maintenance or removal of any structure not in good repair.
- b) Common area walls MAY NOT be removed for construction of an accessory structure.

Structure

- c) Accessory structures are permitted only in the rear yard.
- d) Framing materials must be weather resistant, quality wood (redwood, cedar, etc.), metal or plastic resin.
- e) The exterior of the structure (other than the roof) must be stucco, natural or simulated wood, which must be stained or painted to match the color of the home or one of the approved exterior colors for the subdivision in which it is located.
- f) Style must be architecturally compatible with the home.
- g) Roofs not surrounded by a parapet wall must be:
 - tiled to match the home's roof, or
 - Metal, painted to substantially match the color of the home's roof or
 - a trellis structure, or
 - Neutral sun shade material in a subdued tone of brown or grey, or
 - Neutral fabric in a subdued tone of brown or grey.
 - Asphalt shingles are expressly prohibited.
- h) Additional landscaping may be required to provide screening from off-site views.
- i) Height cannot exceed 7 feet at the eave or the edge and maximum height of 10 feet.
- j) Structure must be adequately anchored to the ground.
- k) Neither common area walls nor party walls may be used as a part of the structure or to support any part of the structure.

Lighting

- l) All electric or plumbing components of the structure must be in compliance with all City, county and state building codes.
- m) All lighting guidelines must be followed in the Lighting Section, see page 16.

Setback Requirements

Notwithstanding anything to the contrary below, all accessory structures must comply with the setback requirements set forth in the plat maps and the City of Glendale zoning ordinances. No accessory structure may be constructed within a designated easement area.

- n) The distance between the house and the structure must be at least 10 feet. Distance is measured from the closest vertical component of the home (including the covered patio columns) to the closest vertical component of the structure.
- o) The minimum setback from the property line for both rear and side walls is 3 feet. If the accessory structure exceeds 7 feet in height (measured from the tallest point on the structure), an additional setback of 2 feet from the rear or side walls is required for each foot of height over 7. See Exhibit A - Diagram: Accessory Structure Exclusion Area on page 6

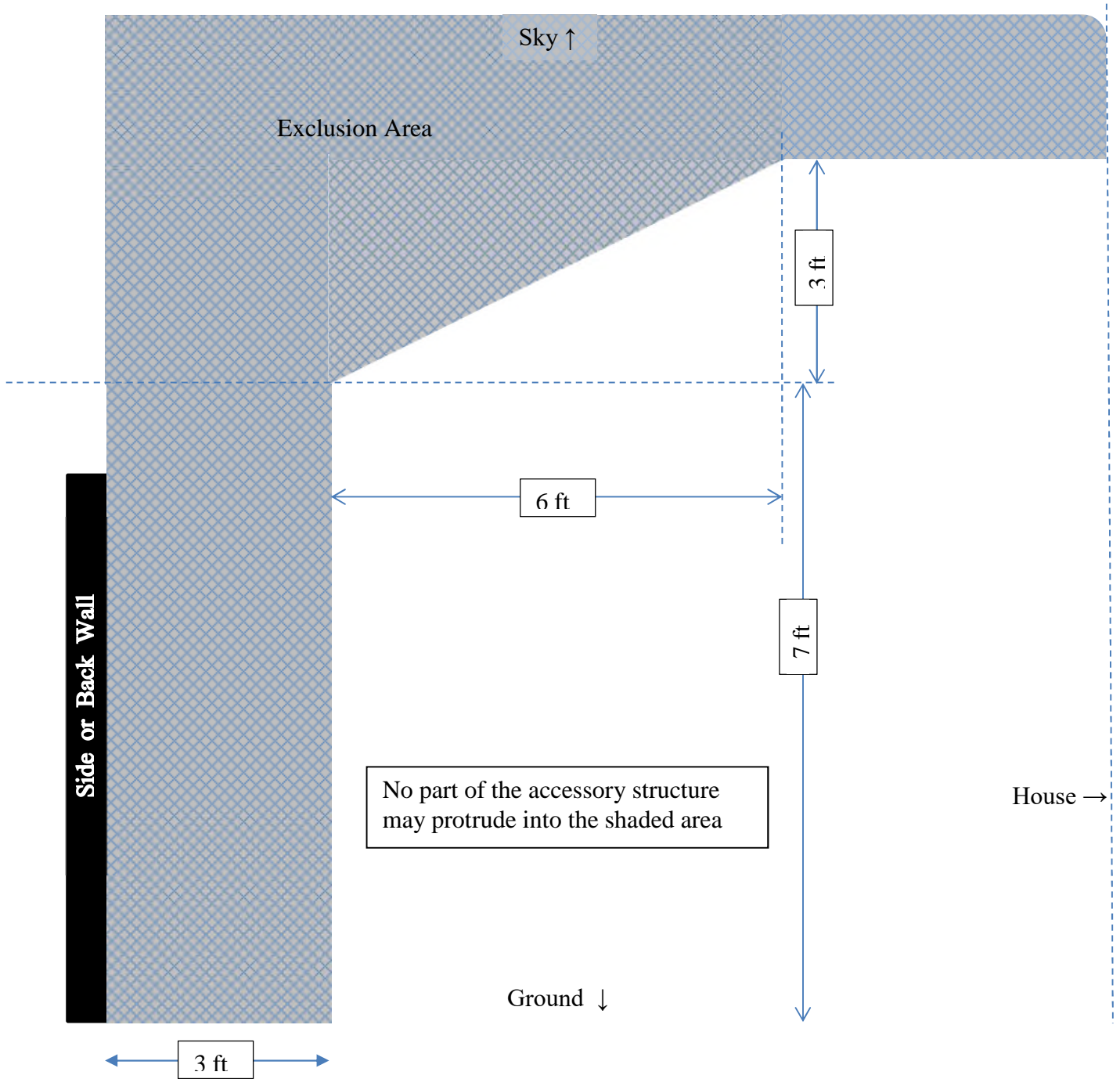


Exhibit A - Diagram: Accessory Structure Exclusion Area

Architectural Submittals

- p) Submittals must contain the following:
- Site plan showing the location of the accessory structure relative to the home and all walls with distances indicated from home and property lines.
 - Drawing (to scale) or picture indicating all dimensions (including floor square

- footage) of the structure.
 - Description and samples in the case of plastic resin or fabric as well as samples of materials used for construction and finish.
 - Paint or stain color sample, if applicable.
 - Name of contractor installing the structure.
- q) The Architectural Committee may deny a request for an accessory structure on purely aesthetic grounds, compliance with all other provisions of the section notwithstanding.

NOTE: An accessory structure that exceeds 120 square feet of floor area must have a building permit from the City of Glendale before construction may begin. The homeowner or contractor is responsible for obtaining this permit. An accessory structure that is less than 120 square feet of floor area does not require a permit, however, all zoning ordinances and building codes apply. For further information on city ordinances and codes, contact the City of Glendale, Development Services (623-930-2800), 2nd floor of City Hall, 5850 West Glendale Avenue

ANTENNAS/SATELLITE DISH

(CC&R's, Article V, Section 5.10)

Installation

Antennas, masts, and any visible wiring shall be installed horizontally or vertically and painted to match the buildings along which they run, provided that painting does not interfere with the acceptable quality signal and does not void the manufacturer's warranty.

Maintenance, Repair and Removal

The OWNER SHALL BE RESPONSIBLE, AT THE OWNER'S SOLE EXPENSE, for the maintenance of any Antenna. In the event the Owner removes the Antenna (and does not reinstall the Antenna), the Owner shall, at his (or her) sole expense, promptly restore the surrounding area to its original condition. It shall be the Owner's responsibility to remove the Antenna if, in the sole discretion of the Board, the Association must maintain, repair, or replace the area where the Antenna is installed. Except in emergency situations, the Association shall notify the Owner at least five (5) working days in advance of the need to remove the Antenna. The cost of removing and replacing the Antenna shall be the responsibility of the Owner.

AWNINGS

(CC&R'S, Exhibit "B" Landscape and Design Guidelines)

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.

(Resolution, Adopted November 1, 1996)

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

Submittal Requirements

All awning submittals must include a drawing with the location of the proposed awning installation, sample of material, color of awning, and design of awning.

Maintenance

Owner is responsible for maintenance and repair of awnings. The Association retains the right to determine when awning must be repaired and or replaced due to weathering, fading, tearing, ripping etc.

BASKETBALL EQUIPMENT

(CC&R'S, Exhibit "B" Landscape and Design Guidelines)

Basketball goals shall be installed on the "interior" side of the driveway if located in the front yard and on the "interior" of the lot if located in the rear yard. Basketball goals attached to the front of the home are prohibited. Basketball goal posts shall be painted to match the body of the exterior of the home.

(Resolution, Adopted October 14, 1996)

The following basketball specifications shall be adopted in regards to the installation of basketball equipment within the community:

Only pole mounted backboards are acceptable. Backboards shall not be attached to the house, garage, or roof.

Pole Color

Basketball poles must be painted to match the body of the exterior of the home.

Position and Mounting

Poles must be set in the ground permanently, and must be installed on the "interior" side of the driveway if located in the front yard and the "interior" of the lot if located in the rear yard. The architectural approval request must include a site plan of the exact location of where the goal will be installed.

Backboards

Backboards must be of predominantly neutral color (gray, black, white) or match the body color of the exterior of the home. Clear Plexiglas or glass backboards are acceptable.

Maintenance

All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped or peeling paints, etc. constitute grounds for fines and/or removal.

Nets

Only nylon or similar cord nets are acceptable. Metal or chain nets are not acceptable.

Ball Containment

The owner of the home is fully responsible for ball containment on own property.

Owner Liability

Any damage to neighboring property or landscaping from basketballs shall be the property owners (with the equipment) responsibility to repair or replace.

Temporary/Portable Equipment

Temporary or portable equipment is prohibited.

"Interior side of the driveway" means: the side furthest from the closest property line.

"Interior of the [back] lot" means: such that the pole is located between the back of the house and the rear property line and the basket is oriented so that errant shots are not likely to end up on neighboring property.

Basketball goals require approval of the Architectural Committee.

BUILDING TYPE AND SIZE

(CC&R's, Article V, Section 5.2)

No building shall be constructed or permitted to remain on any lot other than one detached Single Family Resident not to exceed two stories in height and a private one to three car garage. Unless otherwise approved in writing by the Architectural Committee, all buildings shall be of new construction and no prefabricated structure shall be placed upon any lot Visible from Neighboring Property; storage structures and/or a sales office may be maintained upon any lot or lots by the Declarant or a building contractor for the purpose of erecting and selling dwellings on the Property, but such temporary structures shall be removed upon completion of construction or selling of a dwelling, whichever is later. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out buildings shall be used at any time as a residence, either temporarily or permanently.

Please review the applicable City of Glendale Zoning Ordinances; Accessory Buildings and Building Codes.

CHIMNEYS

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

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

DECORATIVE ITEMS

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

Decorative items are allowed in rear yards and must be screened from view of neighbors and common areas.

Seasonal and Decorative Flags

(Resolution Adopted October 14, 1996; Updated November 17, 2016)

Seasonal and decorative flags do not require approval. Seasonal and decorative flags may be displayed 30 days prior to a holiday and must be removed within 30 days of the date of the holiday. Flags must be maintained in a good condition at all times. Torn, ripped, or faded flags constitute grounds for fines and or removal. Flags may not be offensive to neighbors or the Association. The Board of Directors and/or Architectural Committee shall make this determination.

Decorative Items

(Resolution, Adopted October 14, 1996, Updated November 17, 2016)

The Architectural Committee and/or Board of Directors of the Arrowhead Ranch Phase V Homeowners 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 Architectural Committee and/or Board of Directors may determine.

DRIVEWAY EXTENSIONS

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. The width of any existing driveway shall not be increased at the street. Painted paved surfaces are prohibited.

Please refer to City of Glendale for additional zoning ordinances. Phone (623) 930-2800.

(Resolution Revision, Adopted May 16, 2000, Updated June 2, 2009, amended August 17, 2016)

- a) Only submittals for driveway extensions pertaining to the side yard of the property will be considered.
- b) Submittals must include a site map with exact lot dimensions and the location and dimensions of the proposed extension.
- c) The parking area may not exceed thirty (30) feet of contiguous area or fifty (50) percent of the lot width (existing plus extension) as measured at the

front yard setback, whichever is less. For ARC purposes, the front yard setback is defined as the front of the structure closest to the street.

- d) Homeowners with 4 car garages will not be permitted to add a driveway extension since any extension would violate provision C above. For these homeowners, the following options will be considered:
- A "1/4 inch minus, decomposed granite" driveway. Homeowners are cautioned that they CANNOT park vehicles on this extension as it is in noncompliance with City Code (leeching of oil, gas, etc. into the ground). Granite and/or stone must match existing front yard landscaping. Color sample must be submitted.
 - A sidewalk no more than three (3) feet in width from the rear of the yard to the existing driveway. Additionally, the sidewalk may not exceed three (3) feet passed the front edge of the home and not parallel driveway as to exceed the 30 foot limit.

Either option must be submitted to the Architectural Committee for approval.

- e) Property with side garage entrance(s) shall be reviewed on an individual basis.
- f) See Exhibit B - Diagram: Driveway Extensions page 12.

All existing driveways (as of May 16, 2000) that do not meet the guidelines set forth above are grandfathered.

CONCRETE PAVERS

Concrete pavers must be approved by the Architectural Committee prior to their installation in any area which would be Visible from Neighboring Property. Installation must have a proper base. The edges of all paver areas must be suitably anchored to help ensure that the pavers stay in place. Generally, the Architectural Committee prefers the use of 2" pavers. Overlays on top of existing driveways are not permitted. Instead, the concrete driveway would have to be completely removed before the installation of pavers.

Exhibit B - Diagram: Driveway Extensions

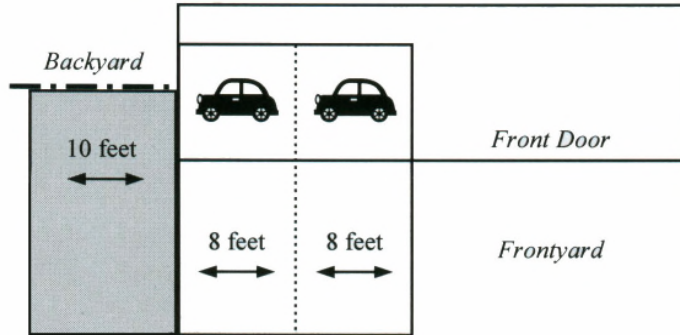
Illustrative Examples Only

Existing driveway dimensions may vary slightly based on original home builder.

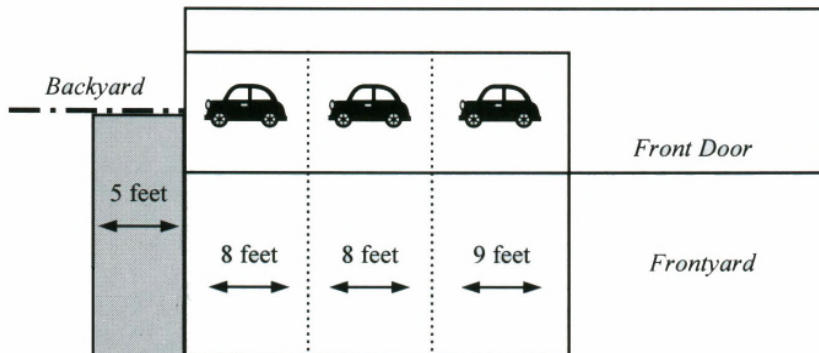
Actual driveway extension widths are subject to:

- 30 feet or 50% of the lot width, whichever is less, per City of Glendale code, and available yard space.

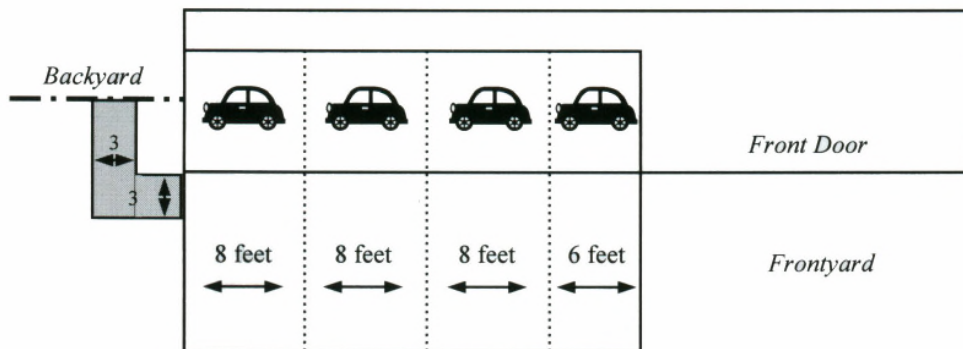
2 and 2½ Car Garage Homes: 26 feet of concrete



3 Car Garage Homes: 30 feet of concrete



4 Car Garage Homes (Sidewalk Option): 30 feet of concrete



FENCE AND WALLS

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

Plans to raise the height of a Party Wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Architectural Committee prior to construction. Walls must be stuccoed and painted to match the existing dwelling or wall in texture and color. Per the City of Glendale, walls within a residential district must not exceed 6 feet in height (Walls, Section 7.201).

(Resolution, Adopted January 25, 1999, amended August 17, 2016)

A wall that is adjacent to Common Area, as identified by Exhibit "A" of the CC&Rs, shall be treated as though the wall is a Party Wall with the Common Area constituting a Lot owned by the Association, except that any portion of such wall consisting of decorative metal-work that was originally on such wall (or any replacement thereof) shall be the sole responsibility of the Association (subject to an Owner's liability for repairs that would be such Owner's sole responsibility under sections 7.3 or 7.4). Notwithstanding the foregoing, (a) if damage is caused by guests or licensees of the Association, such damage shall be considered caused by unrelated third parties; and (b) if damage arises from events occurring on streets or Common Areas, such damage shall be considered caused by unrelated third parties. Notwithstanding the foregoing, any damage to a wall that is covered by the Association's casualty insurance shall, the extent of proceeds actually received from such insurance, be paid for by the Association.

Common Walls or Walls Adjacent to Streets

(Resolution, Adopted July 26, 2005, June 2, 2009)

Alterations, whether structural, artificial, or decorative, to theme, to a Party Wall with the Common Area, or walls adjacent to streets are prohibited. This includes but is not limited to raising the height, removal of block and replacement with view fencing, and installation of gates. Exterior fence/walls visible from a street or common area, must be painted to match the color of the Association Common Area Walls, Hermit (brown) G-91 exterior flat i.e., Frazee match C8096.

(Amended August 17, 2016)

Sherwin Williams located at 5612 W Bell Rd, Glendale, AZ 85308 carries a match to "Hermit Brown" it is labeled "Arrowhead Ranch Phase V Exterior Wall Color"

Backyard Wrought Iron Fence and Gate Installations

(Resolution Revision, Adopted June 9, 1997)

The following backyard wrought iron fence and gate installations for lake lots without back walls or fencing shall be installed according to the following specifications.

Wrought iron fencing and gate must match existing wrought iron fence color (beige), in the community bordering the lakes or between the open areas lake lots and the water. Paint Color: Originally Frazee G-91 "Hermit Brown" flat sheen (discontinued) now "Arrowhead Ranch Phase V Perimeter Wall" (at Sherwin Williams 5612 W. Bell Rd.).

Fence must be installed behind the 10' Lake Maintenance Easement as measured from the back of the lake wall.

Height of wrought iron fencing shall be consistent in height for each open lake lot; however, varying heights are allowed to be installed throughout the lake frontage.

(Lake Front Lots, Resolution, Adopted June 20, 2000, Updated June 2, 2009)

The rear yard along the lakeshore may not be fenced in, but, will be open to the lake. Due to the open nature of this design, lake front lots will require additional fencing by the homeowner to meet city code requirements for installation of a pool or spa.

Backyard Wrought Iron Pool Fencing

(Resolution, Adopted February 21, 1997)

The specifications for backyard wrought iron pool fencing installation on a Lake Lot or a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home.

Wrought Iron Preservation

(Resolution Revision, Adopted October 26th, 2004 – Effective March 1st, 2005, Updated June 2, 2009)

All plant material is required to be trimmed back and should not be attached to wrought iron fencing. No material whatsoever shall be attached to wrought iron fencing.

FINE GRADING AND MOUNDING

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

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 is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City of Glendale grading and drainage plan.

Mounding and berming within an area measured seven (7) feet behind the back of the curb along the entire lot is discouraged. Every effort should be made to make mounding appear natural.

FLAGS AND FLAGPOLES

(Resolution Adopted May 27, 2003; amended August 17, 2016)

As used herein, the term "flagpole" shall mean a ground-mounted metal pole and the term "staff" shall mean a rod, which is attached by a bracket to a dwelling, for display of the any flag authorized by Arizona statute.

Only one (1) flagpole of any type is permitted on any lot. Flags may be displayed as follows:

Mounted to the Residence:

Display of American flag is permitted if the flag is hung from a mounted pole bracket, not to exceed six (6) feet in length, mounted at an angle on the residence.

Ground Mounted Flagpole:

Prior to installing a flagpole on any lot, the Owner of said Lot shall submit in writing, a request including specific plans detailing the height, type, location, method of installation, and color of the flagpole to the Architectural Committee for approval.

- a) The height of a flagpole shall not exceed the height of the rooftop of the owner's home.

- b) There shall be no more than two (2) approved flags displayed at any one time, and no flag shall be disproportionately large. An Arizona flag or a flag representing one of the five United States military branches may also be displayed provided their display is in accordance with the Federal Flag Policy
- c) The longest dimension of the flag shall be no less than one quarter (1/4) and no more than one third (1/3) of the flagpole height.
- d) If a homeowner stops displaying a flag on their flagpole for 30 days or more, the flagpole must be removed.

Flag Illumination:

Flag illumination fixtures shall be ground mounted and shielded such that the light shines primarily on the flag. Lights that create a glare visible from other lots are prohibited.

Flag Condition:

All flags displayed must be in good condition as determined by the Board of Directors and/or Architectural Committee.

Flag Pole Location:

The Association reserves the right to choose the location of the flagpole on the front yard or back yard of any lot.

Compliance with Federal Flag Code:

All displays of the American flag within the Association must be in a manner consistent with the Federal Flag Code.

Also see "Seasonal and Decorative Flags" page 10.

GARAGES

(CC&R's, Article V, Section 5.12)

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 into living quarters or recreational activities without the prior written approval of the Architectural Committee. Garage doors shall be left open only as needed for ingress and egress.

GATES

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates. Shrubs, trees and plant material should be installed and maintained between the house and the double gates when possible. Gates shall not be permitted in the theme wall or any wall adjacent to 67th Avenue, 71st Avenue, Deer Valley Road, Arrowhead Loop Road, Rose Garden Lane or Beardsley Road.

(Resolution, Adopted April 29, 2009, amended August 17, 2016)

Gates exceeding 48" in width are permitted only on the driveway side of the home. Gates are prohibited on the side wall of a corner lot.

GUTTERS & DOWNSPOUTS

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

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.

HOME BUSINESSES

(CC&R's, Article V, Section 5.1): No gainful occupation, profession, trade or other commercial activity shall be conducted on any lot, although home businesses may be permitted on the lots if they are in accordance with the City of Glendale Zoning Ordinance. Notwithstanding any home business permitted by the City of Glendale, such lot must still comply with the Association's governing documents, including but not limited to the CC&R's at Article V, Section 5.4 regarding noxious and offensive activities, the CC&R's at Article V, Section 5.6 regarding Parking restrictions, and the CC&R's at Article 5, Section 5.15 regarding leasing restrictions.

HVAC

(CC&R's, Article V, Section 5.11): Except as initially installed by the Declarant, no heating, air conditioning, evaporative cooling, or solar energy collecting unit or panels shall be placed, constructed or maintained upon any Lot without the prior written approval of the Architectural Committee. All HVAC equipment shall be ground mounted.

(CC&R's, Exhibit "B" Landscape and Design Guidelines): HVAC: Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Architectural Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of non-residential neighboring property or public property. The screening or concealment shall be solid and integrated architecturally with the design of the home and shall not have the appearance of a separate piece(s) of machinery, fixture or equipment and shall be constructed and positioned in such manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles.

LIGHTING

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

The Architectural Committee must approve lighting installations. The following outlines the minimum standards for lighting:

Area Illumination:

Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights which create glare visible from other lots are prohibited.

Intensity:

Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle power 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.)

Screening:

Outside lights should be screened whenever possible with walls, plant materials or internal shielding.

Colors:

(Resolution, Adopted July 26, 2005)

Colored light bulbs, lenses, or reflectors are prohibited.

Low-Pressure Sodium:

(Resolution, Adopted July 26, 2005)

Low-pressure sodium bulbs are prohibited.

Other:

(Resolution, Adopted July 26, 2005)

All other light emitting devices, including but not limited to "bug zappers," shall not be visible from the street. Temporary holiday lighting is excluded.

Definition of "Glare":

(Resolution, Adopted April 26, 2007)

Lighting produced glare is determined to be lighting producing an illumination intensity of more than one (1) foot-candle power as measured from the nearest lot line.

Market String Lights:

The Architectural Committee will determine design acceptability and market light qualification on a case by case basis. Site and elevation plan must be submitted with the architectural request form or it will be disapproved.

- a) Lights may be attached to the home, a pole, or post painted to match main body color of home or community wall color (Hermit Brown). They may be attached to a tree trunk provided they are not wrapped around the tree or draped through the foliage.
- b) Lights must be set back from lot lines 2 feet for every 1 foot over 6 feet high with a maximum of 10 feet in height.
- c) No colored lights or bulbs are allowed.
- d) Market lights cannot be installed along the sides or in front of the home except for in an enclosed courtyard/entrance area.
- e) Lights cannot be hung vertically where they can be seen from another property
- f) Burnt out bulbs must be replaced with functioning bulbs of the same size, shape, tint, and intensity.

MACHINERY & EQUIPMENT

(CC&R's Exhibit "B" Landscape and Design Guidelines)

No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use, maintenance or improvements constructed by the Declarant or approved by the Architectural Committee.

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

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 screening or concealment from view of neighboring property or public property. The screening or concealment shall be solid and integrated architecturally with the design of the home and shall not have the appearance of a separate piece(s) of machinery, fixture or equipment and shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles.

PAINT COLORS

Refer to the Sierra Verde website page Documents/Exterior Painting of Home for complete information. (<http://www.sierraverde.org/community-documents/exterior-painting-of-home/>)

PATIO COVERS

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

A patio cover is required on each single-family residence. Asphalt shingles (including rolled shingles) are expressly prohibited. It is recommended that patio covers be a minimum of one hundred twenty (120) square feet. Patio cover columns shall be boxed and finished with stucco, masonry, adobe, slump, split or textured decorative block, brick or stone. The patio roof shall consist of a tile roof or parapet wall

PLAYGROUND EQUIPMENT

(Resolution, Adopted September 18, 1997; Updated June 2, 2009)

The following REVISED specifications for backyard playground equipment installation are as follows:

Canvas Covers

Canvas covers shall be of a "neutral" color, off-white, beige, or light brown.

Set Backs

Minimum set backs from side and rear walls shall be ten (10) feet. For each foot playground equipment exceeds ten (10) feet in height, an additional one (1) foot of set back is required. A site map must be submitted showing exact location and set back measurements.

Maximum Height

Maximum total height for playground equipment, including awning or canopy, is twelve (12) feet above finished grade.

Maintenance

All playground equipment must be maintained in good condition at all times as determined by the Board of Directors.

ALL PLAYGROUND EQUIPMENT MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

Trampolines

(Resolution, Adopted July 26, 2005, Updated June 2, 2009)

Specifications for backyard installation of trampolines are as follows:

- a) Net poles must be a "neutral" color, off-white, beige, light brown, or painted to match the house.
- b) Minimum set backs from side and rear walls shall be ten (10) feet. Maximum total height for trampolines and net poles is ten (10) feet above finished grade. A site map must be submitted showing exact location and set back measurements.
- c) All trampoline equipment must be maintained in good condition at all times as determined by the Board of Directors.
- d) A site map showing location, measured distance from fences and structures, overall trampoline/net dimensions, and color must be furnished with the submittal.

ALL TRAMPOLINE EQUIPMENT MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

POOL AND SPAS

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

Pools and spas do not require the prior approval of the Architectural Committee, unless installed on a Lake Lot (see "Lake Maintenance Easement") or a Lot with view fencing. Perimeter walls on lots bordering common areas may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the 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.

(Resolution, Adopted November 17, 2016)

All pool and spa equipment must be screened from view of neighboring property with a solid wall integrated architecturally with the design of the home and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles.

BACKWASHING POOLS ONTO COMMON AREA IS PROHIBITED AND ILLEGAL.

(Resolution, Adopted July 26, 2005)

Any part of the pool that has features visible above the fence line requires prior Architectural approval. Likewise, minimum setbacks from side and rear walls shall be ten (10) feet. For each foot equipment exceeds (10) feet in height, an additional one (1) foot of setback is required. A site map must be submitted showing exact location and setback measurements.

View Lot Pool and Spas

(Resolution, Adopted July 26, 2005)

- a) A five (5) foot set back from view fencing is required for above ground spas.
- b) Above ground spas must match the primary color of the home or be screened by a stuccoed wall painted to match the primary color of the home.
- c) Above ground pools are prohibited.

ROOF & ROOF STRUCTURES

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

Roof colors shall not produce glare, such as white, light colored aluminum or a reflective surface. All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted and/or screened to match the roof.

SIGNS

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

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

- a) Signs used by the Declarant to advertise the lots and residence thereon for sale.
- b) One temporary "For Sale" or "For Rent" sign with a maximum face area of five (5) square feet.
- c) Such signs as may be required by law or which are allowed under the law.
- d) One residential identification sign with a face area of eighty (80) square inches.
- e) Signs approved by the Architectural Committee.

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

Common Area Signage

(Resolution, Adopted April 26, 2007)

No signs will be placed in the common area except the following:

- f) Those specifically voted upon by a majority of the Board of Directors for the benefit of the entire Community. (Semi-annual picnic, community event)
- g) A maximum of three (3) garage sale signs on the weekend of the Community Garage Sale.
- h) A maximum of three (3) For Sale Open House signs. Such signs maybe posted only when a salesperson is on duty at the home and shall not be allowed for more than nine (9) hours per day.
- i) Signs are prohibited from sun down to sun up.

All signs must meet all requirements of the City of Glendale Code and must also:

- j) be no larger than five (5) square feet.
- k) stand no taller than three (3) feet high.

- l) be non-illuminated.
- m) emit no sounds.
- n) not be placed in or obstructing pedestrian right of way.
- o) not pose a risk to pedestrian traffic.
- p) be kept in good order and repair.
- q) be professional quality.
- r) not penetrate the ground.

Security Signs

(Resolution, Adopted October 14, 1996, Updated June 2, 2009)

The following security sign specifications were adopted in regards to security signs:

- s) Security signs must be located a maximum distance of 2 feet from the front of the home. A second security sign may be located a maximum distance of 2 feet from the rear of the home on lake or view lots.
- t) Security signs must not exceed 12" x 12" in size.
- u) Security signs must be maintained in good condition at all times.

SECURITY DOORS

(Resolution, Adopted October 14, 1996; Updated November 17, 2016)

The following specifications shall be adopted in regards to the installation of security doors:

- a) Security doors must be of a neutral earth tone color to match or blend with exterior of the home, or the main front door.
- b) The security door must not substantially change the architectural appearance of the home. Subtle designs are suggested.
- c) The design of security doors must be submitted for approval.

Also see WINDOWS / SUN SCREENS / SCREEN DOORS, page 23.

SOLAR ENERGY DEVICES

In compliance with Arizona Statue ARS 33-1816, the section entitled Solar Panels to Exhibit "B" of the CC&R's is amended to read as follows:

Solar Panels require the approval of the Architectural Committee. The Committee may provide recommendations and impose reasonable restrictions on the appearance and placement of solar panels in accordance with applicable State and Federal regulations.

Any cables or wires must be encased in conduit, installed horizontally or vertically and painted to match the house, so long as such painting does not prevent the installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device

Any collection panels installed on the roof should be installed parallel to the roof line and not raised at an angle, so long as the same does not prevent the installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device.

STONE AND BRICK FAÇADE APPLICATION

(Resolution, Adopted May 10, 2007)

- a) The stone or brick finish must be used as an accent trim rather than a predominant feature of the house elevations as determined by the Architectural Committee.
- b) All stone or brick applications must either terminate into an inside corner, or when wrapping a window the stone or brick must terminate to the frame of a window. All stone applications must have a return on the outside corners, subject to the approval of the architectural Committee. Most corners should align with the stucco pop-out trim and terminate at the end of the side pop-outs. The stone cannot terminate on an outside corner, thus giving the appearance of an applied material.
- c) For entry or porch columns with stucco pop-outs, the stone or brick application must wrap consistently with the stucco pop-outs on all four (4) sides. When covering an entry or porch wall with a wall that returns to the roof tiles, the stone or brick must follow the whole wall to the roof tiles; this may require the proper roof flashing.
- d) Stone or brick wall applications used on the residence shall be continuous and consistent throughout in order to achieve a uniform and complete design statement.
- e) The stone color and texture must compliment the painted stucco and roof tile colors.
- f) It is recommended requests for stone or brick applications be made in person to the Architectural Committee. The homeowner must supply an actual sample of the stone to be used, as well as paint and roof tile samples if available. Color pictures of the house elevations, detailing all stone application areas (front, sides, and rear elevations), are required.
- g) Not all home styles are suitable for brick or stone applications; therefore, homeowners are encouraged to set up a consultation meeting with the Committee.

STORAGE SHEDS

(CC&R's Exhibit "B" Landscape and Design Guidelines)

Storage sheds will be permitted and need not be submitted for approval (unless proposed on a Lake Lot or on a Lot with a view fence), provided the maximum height of the shed does not exceed the height of the immediately surrounding wall(s) or fence(s).

(Resolution, Adopted November 17, 2016)

Storage sheds on view and Lake Lots must be screened from neighboring property and common areas with a solid wall integrated architecturally with the design of the home and position in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles.

Please review the City of Glendale Zoning Ordinances (Accessory Buildings) and Building Codes.

UTILITY SERVICES

(CC&R's, Article V, Section 5.20)

All lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be contained in conduits or cables installed and maintained underground or concealed in, under, or on buildings or other structures approved by the

Architectural Committee. Temporary power or telephone structure incident to construction activities approved by the Architectural Committee is permitted.

WINDOWS / SUN SCREENS / SCREEN DOORS

(CC&R's Exhibit "B" Landscape and Design Guidelines)

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty (30) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home.

Bronze, gray or charcoal sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames. All sunscreens must be submitted for approval.

Silver-colored aluminum screen doors are prohibited. Screen doors will be considered for approval provided the screen and frame are the same color and that these match any sunscreens that may exist on the home.

LANDSCAPE GUIDELINES

LANDSCAPE INSTALLATION GUIDELINES

(CC&R's, Article V, Section 5.13):

1. Within six (6) months 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 City of Glendale Zoning Ordinance in the 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. The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Architectural Committee. Prior to installation of such landscaping, the Owner shall maintain the front yard of his Lot in a weed-free condition.
2. If any Owner fails to landscape the front yard of his Lot within the time provided for in this Section, the Association shall have the right, but not the obligation, to enter upon such Owner's Lot to install such landscaping improvements as the Association deems appropriate, and the cost of any such installation shall be paid to the Association by the Owner to the Association pursuant to this Section shall be secured by the Assessment Lien, and the Association may enforce collection of such amounts in the same manner and to the same extent as provided elsewhere in this Declaration for the collection and enforcement of assessments.

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

Front Yard Landscaping

Front yard landscaping must have a minimum of one (1) fifteen-gallon tree, five (5) five-gallon plants, organic or inorganic ground cover and underground irrigation to plant material.

Rear Yard Landscaping:

Rear yard landscaping does not require Architectural Committee approval, except on Lake Lots and Lots with view fencing. Rear yards must also meet the minimum requirements as outlined in the front yard landscaping requirements.

(Resolution, Adopted November 1997, Updated November 17, 2016)

Backyard landscaping for Lake Lots and lots with view fencing shall be installed within six (6) months after becoming the Owner of a Lot. The landscaping shall be installed in accordance with plans approved in writing by the Architectural Committee prior to installation. Prior to the installation of such landscaping, the Owner shall maintain the backyard of his Lot in a weed-free condition.

Hardscape

Any hardscape changes to the front yard require the approval of the Architectural Committee prior to the start of any project. Only hardscape items that will be visible from neighboring property and/or common areas in the rear yard will require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

Turf

The Arrowhead Ranch Phase V Homeowners Association encourages water conservation. It is recommended that you consider the installation of turf in areas where it can be used for play, for example; and consider desert landscaping in other areas.

Artificial Turf

Owners may install artificial turf on their lot(s) only after the approval of the Architectural Review Committee. Artificial turf must be maintained in good condition. The pile height of artificial turf shall not exceed 2.0" and the fiber shall be polyethylene. "Pile Height" means the height of the turf's blades. The face weight must be a minimum of 60 oz. Grass color must be a natural shade of green and may include brown thatch.

When submitting application for artificial turf provide the following:

- h) a site plan showing where the artificial turf will be installed
- i) information how the turf will be installed (by owner or contractor) including soil and material installation and synthetic grass surface installation.
- j) a sample of the artificial turf with the submittal.

Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or bright colors. All rock areas shall be treated with a pre-emergent weed control at regular intervals to retard weed growth. Planting under liner is discouraged. River rock shall be (3) to six (6) inches in diameter. Not more than ten percent (10%) of the front yard landscape may be river rock.

Prohibited Plant Material

The following vegetation types and varieties are expressly prohibited:

- a) Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
- b) Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia*. (*Thevetia* species).
- c) Fountain Grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
- d) All varieties of Citrus are permissible within the confines of the rear yard only.
- e) Mexican Palo Verde (*Parkinsonia aculeata*).
- f) All varieties of mulberry trees.

"Swan Hill" Olive Tree

(Resolution, Adopted March 15, 1999)

In addition to "Swan Hill" olive tree, all varieties, which have been hybrid fruitless, are allowed for installation within the community.

LANDSCAPE MAINTENANCE

(Resolution, Adopted July 18, 2000)

The desert has two distinct lawn seasons, summer and winter.

Summer Lawn

- a) Homeowners are required to keep lawn green and in good condition.
- b) Water and fertilization should be applied in accordance with generally accepted landscaping practices.
- c) Lawn should be mowed as needed to keep the height of the grass no higher than 2½" high.

Winter Rye Lawn

- d) Homeowners are not required to plant winter rye, but it is preferred for community aesthetics.
- e) If winter lawn is planted, it should be properly maintained, including watering and fertilizing in accordance with generally accepted landscaping practices. Additionally, lawn should be mowed as needed to keep the height of the grass no higher than 3" high.
 - Winter lawns should be planted between the end of September and the end of October, dependent upon temperatures.
 - Winter lawns will stay green until late February or mid-March.
- f) If winter lawn is NOT planted, homeowners are required to keep the lawn in good condition. This includes keeping the dormant turf weed-free and mowing if necessary. Residents are also reminded that periodic watering is advised to maintain summer lawn root structure.

Trees

- g) Trees are to be kept trimmed and maintained.
- h) Trees should be planted so that their root structure does not raise or damage the sidewalk and/or walls.
- i) The homeowner is responsible for debris and/or limbs that encroach upon a neighbor's property and/or common area.

Granite

- j) When side yards are used to access the rear yard, the granite should be raked.
- k) Homeowners should top dress with fresh granite when dirt becomes visible.

General Maintenance

Most corner lot homeowners have a side yard which is on the exterior of their wall. This side yard belongs to the homeowner and must be landscaped and maintained by the homeowner (CC&R's, Article V, Section 5.13a). These areas must contain one plant per 12 linear feet of wall. If the pertinent wall includes visible columns, the plants should be centered between the columns.

The following table "Association Owned Side Walls on Corner Lots" lists the exceptions where the Association is responsible for the landscaping and maintenance. If you own a corner lot that is not listed, then you own both sides of the wall that separates your lot from the side street and you own the strip of land outside the wall up to the sidewalk. Residents unsure who has responsibility are asked to call the management company for clarification.

Association Owned Side Walls on Corner Lots					
Lot#	Address	Community	Lot#	Address	Community
A001	21410 N 70th Drive	Diamond Vista	F221	7008 W Potter Drive	Treasures
A032	21505 N 69th Drive	Diamond Vista	F222	6984 W Potter Drive	Treasures
B001	21509 N 67th Drive	Sonoma	F254	7041 W Irma Lane	Treasures
B035	6912 W Lone Cactus Drive	Sonoma	F256	7038 W Irma Lane	Treasures
B036	6818 W Lone Cactus Drive	Sonoma	F291	7039 W Potter Drive	Treasures
B057	6857 W Abraham Lane	Sonoma	G001	6831 W Amigo Drive	Sabino I
B058	6907 W Abraham Lane	Sonoma	G037	6831 W Skylark Drive	Sabino I
B066	6906 W Abraham Lane	Sonoma	G063	6832 W Sonnet Lane	Sabino I
B084	6753 W Melinda Lane	Sonoma	G064	6833 W Sonnet Lane	Sabino I
B085	6754 W Abraham Lane	Sonoma	G091	6834 W Amigo Drive	Sabino I
B110	21705 N 67th Drive	Sonoma	K129	7105 W Potter Drive	Valencia II
C001	21136 N 70th Drive	S. V. Estates	L128	20706 N 74th Lane	Sienna II
C006	21106 N 70th Drive	S. V. Estates	L164	20902 N 74th Drive	Sienna II
D001	20905 N 67th Drive	Sienna I	L165	7453 W Monona Drive	Sienna II
D043	21111 N 67th Drive	Sienna I	L180	7452 W Potter Drive	Sienna II
D044	21125 N 67th Drive	Sienna I	L181	20733 N 74th Drive	Sienna II
D117	6755 W Quail Avenue	Sienna I	L194	7473 W Irma Lane	Sienna II
D118	6758 W Firebird Drive	Sienna I	L195	7470 W Mohawk Lane	Sienna II
D160	6907 W Monona Drive	Sienna I	L237	20608 N 74th Lane	Sienna II
D161	6829 W Monona Drive	Sienna I	M205	7105 W Pontiac Drive	Valencia III
F001	20312 N 70th Drive	Seasons	M338	20253 N 71st Drive	Valencia III
F074	6878 W Blackhawk Drive	Seasons	N001	21246 N 74th Lane	Castillo
F075	6873 W Irma Lane	Seasons	N043	7405 W Trails Drive	Castillo
F094	6874 W Potter Drive	Seasons	O101	21105 N 71st Drive	Sabino II
F095	6871 W Potter Drive	Seasons	O128	7153 W Quail Avenue	Sabino II
F104	6872 W Irma Lane	Seasons	O129	7156 W Firebird Drive	Sabino II
F114	6935 W Blackhawk Drive	Seasons	O163	7203 W Trails Drive	Sabino II
F140	6916 W Pontiac Drive	Seasons	O201	21095 N 71st Drive	Sabino II
F146	7062 W Pontiac Drive	Seasons	Q001	21512 N 73rd Avenue	Sabino III
F159	7010 W Pontiac Drive	Seasons	Q003	7259 W Melinda Lane	Sabino III
F160	7003 W Blackhawk Drive	Seasons	Q021	7264 W Abraham Lane	Sabino III
F173	7055 W Blackhawk Drive	Seasons	Q034	7155 W Abraham Lane	Sabino III
F174	7056 W Blackhawk Drive	Seasons	Q035	7156 W Lone Cactus Drive	Sabino III
F187	7004 W Blackhawk Drive	Seasons	Q084	21403 N 71st Drive	Sabino III
F188	7005 W Tonopah Lane	Seasons	Q085	21419 N 71st Drive	Sabino III
F201	7057 W Tonopah Lane	Seasons	Q117	21704 N 73rd Avenue	Sabino III
F202	20404 N 70th Drive	Seasons	R001	21703 N 74th Avenue	Valencia I
F209	20702 N 70th Drive	Treasures	R078	21509 N 74th Avenue	Valencia I
F210	20804 N 70th Drive	Treasures			

Desert landscapes frequently have plants that bloom at different times of the year and so go dormant in different seasons. If plant material appears dormant or dead, it must be trimmed back and/or removed

- k) A great example of such a plant is evening primrose. This plant flowers beautifully in the early spring. The rest of the year it looks much like a weed. It can be cut back clear to the ground and it will come back healthy and strong next year.
- l) Texas sage, Mexican birds of paradise and oleanders are three other plants that can be pruned back hard (8-10" in height) and will come back strong and beautiful the following year.

Prime trimming times for desert vegetation are the end of September and between the end of February and the middle of March. Homeowners may want to trim some plants in the fall and the others in the spring allowing yard to have some mature vegetation at all times of the year.

According to Association governing documents, the only variety of oleander allowed in the community is the petite oleander.

Also see LIGHTING, page 16.

WATER FEATURES, STATUARY, ETC.

(CC&R's Exhibit "B" Landscape and Design Guidelines)

Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Architectural Committee, except on Lake Lots and Lots with view fencing. The Architectural Committee must approve such items for installation in front yards. It is recommended that water features be chlorinated.

LAKE GUIDELINES

LAKE MAINTENANCE EASEMENTS

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

Any structure requiring excavation or installation of footings, including but not limited to, pools, spas, fences and decorative walls is expressly prohibited within the ten (10) foot Lake Maintenance Easement (CC&R'S, Article IX, Section 9.6). All proposed pools and spas for Lake Lots must be submitted to the Architectural Committee for approval.

LAKE USAGE (INCLUDING DOCKS)

(CC&R's Article V, Section 5.23)

Boating

- a) Boating will be allowed and is restricted to members of the Association (at least one member must accompany guests at all times).
- b) Boats which are allowed are: sailboats, canoes, paddle boats and electric powered boats only, and in no instance shall exceed 17' in length.
- c) Gas powered boats are expressly prohibited.

Other Water Activities

There shall be no fishing, swimming or wind surfing allowed in any lake.

LAKE FRONT LOTS

(Resolution, Adopted June 20, 2000)

Guidelines and Restrictions

Lake front lots are subject to specific guidelines and restrictions. The Lake Lot party walls (side walls) will extend to the lake edge and will be constructed as follows: masonry block up to 10' from the lake edge, and the remaining 10' will be open to the lake. The rear yard along the lakeshore will not be fenced in, but will be open to the lake. Due to the open nature of this design, lake front lots will require additional fencing by the homeowner to meet city code requirements for installation of a pool or spa. In addition, rear yard improvements must be approved by the Architectural Committee prior to installation (this includes, but is not limited to, landscaping, pools, spas, gazebos, statuaries, landscape lighting, etc.). All Lake Lot owners are required to maintain the lake front so as not to permit erosion or damage to the lakeshore.

Dock Installation

The installation of docks will be allowed.

- a) Docks must take the form of one of the two attached plans: Exhibit A (for lots with lake frontage of less than 70') or Exhibit B (for lots with lake frontage of 70' or greater). See page 32. The homeowner must submit a request to the Architectural Committee prior to building the dock.
- b) Dock shall be made of wood which is treated with a water-resistant finish or stain and shall not be painted. Synthetic wood may also be used in place of treated wood.

10' Lake Maintenance Easement

The 10' Lake Maintenance Easement (see in full - Article IX, Section 9.6 of CC&R's) is measured from the high water mark. This easement is designed to allow access to the lake lining, lake wall or the lake features in the instance that service or repairs are required and no other access is available. The Association will repair and restore any damage resulting from its use. No excavations or installation of structures requiring footing or foundations shall be allowed within the 10' easement. No trees or furniture shall be installed or placed within the 10' easement. This 10' easement is also considered an inundation easement. This allows for the possibility of rising lake water levels within this easement area. Lake levels will vary with availability of water and weather factors.

12" Buffer

There must be a 12" buffer between all plant material and the edge of the lake wall to allow for periodic inspection of the lake liner and to prevent contamination of the water.

Boat Covers:

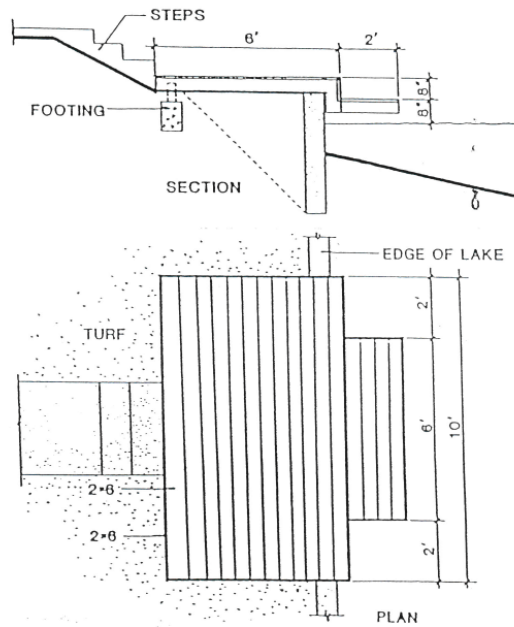
Lake Lot owners who store their boats along the shore are required to use a boat cover in good condition. This cover must be a neutral color (ie. white or beige).

LAKE LOT ACKNOWLEDGEMENT

Each Lake Lot owner signed the "Lake Lot Acknowledgment Forms" when the lot was purchased from the builder (Exhibit C). Each owner and owner's agent has the responsibility of providing this document and information to subsequent buyers of the property.

See Exhibit C: Lake Lot Acknowledgment Form, page34.

Exhibit A Diagram: Dock Design for lots with lake frontage of less than 70 feet



CANTILEVER DECK

Exhibit B Diagram: Dock Design for lots with lake frontage greater than 70 feet

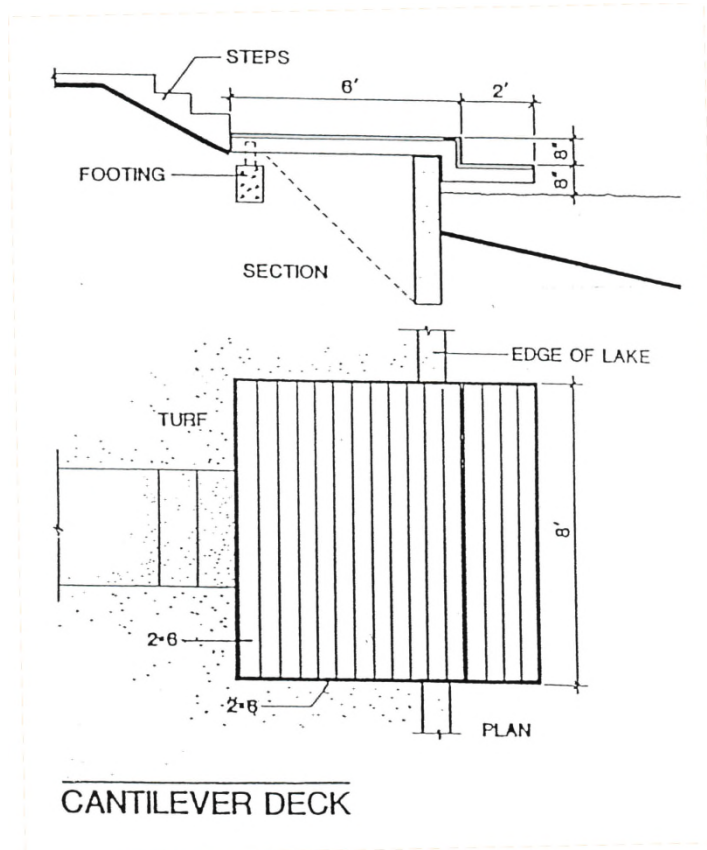


Exhibit C: Lake Lot Acknowledgment Form

**Sierra Verde
LAKE LOT ACKNOWLEDGMENT**

Lake-front lots are subject to specific guidelines and restrictions. The lake lot party walls (side walls) will extend to the lake edge and will be constructed as follows: masonry block up to 10' from the lake edge and the remaining 10' will be constructed of wrought iron fencing. The rear yard along the lakeshore will not be fenced in. Due to the open nature of this design, rear yard landscaping must be installed within 6 months of closing and all landscape and hardscape must be approved prior to installation (this includes pools, spas, gazebos, statuaries, landscape lighting, etc.). All lake lot owners are required to maintain the lakefront so as not to permit erosion or damage to the lakeshore.

The installation of docks shall be allowed. Docks which meet the attached specifications on Exhibit A (for lots with lake frontage of less than 70') or Exhibit B (for lots with lake frontage of 70' or greater), require approval and shall be made of either wood which is treated with a water-resistant finish or stain or synthetic wood; neither may be painted. Boating will be allowed and is restricted to members of the Association (at least one member must accompany guests). Boats which are allowed are: sailboats, canoes, paddle boats and electric powered boats only, and in no instance shall exceed 17' in length. Gas powered boats are expressly prohibited. There shall be no fishing, swimming or wind surfing allowed in any lake.

There is a 10' Lake Maintenance Easement (see in full Article IX, Section 9.6 of CC&R's) as measured from the high water mark. This easement is designed to allow access to the lake lining, lake wall or other lake features in the instance that service or repairs are required and no other access is available. The Association will repair and restore any damage resulting from their use. No excavations or installation of structures requiring footings or foundations shall be allowed within the 10' easement. No trees shall be installed within the 10' easement. This 10' easement is also considered an inundation easement. This allows for the possibility of rising lake water levels within this easement area. Lake levels will vary with the availability of water and weather factors.

Date: _____	Lot #: _____
-------------	--------------

Address: _____

Buyer(s): _____ Seller(s): _____

NON-ARCHITECTURAL POLICIES

ANIMAL CONTROL POLICY

(Resolution, Adopted April 15, 2000)

Homeowners who wish to report a violation of the Animal Control Policy are required to submit a written complaint to the management company. The complaint should include the date and time of the occurrence and the address of the pet owner.

Compliance will be vigorously enforced and fines will be assessed for non-compliance in keeping with the established Fine Schedule and Assessment Collection Policy.

City of Glendale's Municipal Code

Section 6-5.1. Animal Noise

(a) No person shall keep a dog within the city limits which is in the habit of barking or howling or disturbing the peace and quiet of any neighborhood within the city. (Code 1963, §§ 5-11; Ord. No. 1302, §§ 2, 9-25-84)

Section 33-218, Unsanitary Disposal of Wastes

It shall be unlawful for any person to deposit, or permit to be deposited, in an unsanitary manner, upon public or private property within the city, or in any area under the jurisdiction of the city, any human or animal excrement or other objectionable waste. (Code 1963, §29-67; Ord. No. 1170, §2, 6-23-81)

Arizona Revised Statutes

11-1020, Dogs; liability. Injury to any person or damage to any property by a dog while at large shall be the full responsibility of the dog owner or person or persons responsible for the dog when such damages were inflicted.

Animal Waste

All pet owners will be responsible for immediately picking up after their pets and properly disposing of said waste left in common areas and/or private yards which constitutes a violation of the City of Glendale Municipal Code. Proper removal shall consist of bagging waste and properly disposing of it.

Barking Dogs

The homeowner is responsible to notify the proper authorities, including the City of Glendale (623-930-3610) and/or the Maricopa County Animal Control (602-506-7387) about issues with barking dogs. The Association will only act upon a complaint of a barking dog if the Glendale PD has determined that there is a violation of the City of Glendale Municipal Code.

Leash

Animals must be kept on a leash at all times when in the common areas. The free running of animals is not permitted.

WILDLIFE FEEDING PROHIBITION

(Resolution, Adopted November 17, 2016)

Feeding of animals in and around lakes and all other common areas is prohibited.

BUILDING AND LANDSCAPE MATERIAL REMOVAL SCHEDULE

(Resolution, Adopted May 15, 2000)

- A. Building and landscape materials cannot be left on the street as per City of Glendale ordinances and codes.
- B. Building and landscape materials must be deposited on either the homeowner's driveway or front yard and must be completely removed within a 2 week period.
- C. Materials must neither impede sidewalk access, nor prohibit parking on the driveway per the Association's governing documents.
- D. Building and landscape materials may include but are not limited to wood, sand, granite, river rock, paver stones and plants.
- E. Prior Architectural Committee approval is required for front yard landscaping and/or construction and for lots with back yard view lots.

MOTOR VEHICLES

(CC&R'S Article V, Section 5.5)

- A. No truck, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat trailer or other similar equipment or other motor vehicle of any kind shall be parked, kept or maintained on any lot or on the common area except for (i) motor vehicles which do not exceed 222 inches in length, 75 inches in height and 84 inches in width, (ii) motor vehicles which are owned by any guest or invitee of any Owner or tenant and which are parked on a lot only during such time as the guest or invitee is visiting the Owner or tenant but in no event shall such a motor vehicle be parked on a lot for more than seven (7) days during any six (6) month period of time.
- B. Except for emergency vehicle repairs, no automobile, motorcycle, motorbike or other motor vehicle of any kind shall be constructed, reconstructed or repaired on any lot or the common areas. No inoperable vehicle or vehicle which because of missing fenders, bumpers, hoods or other parts or because of lack of proper maintenance is, in the sole opinion of the Architectural Committee, unsightly or detracts from the appearance of the Project shall be stored, parked or kept on any lot or common area.

Drip Pans/Oil Boards

(Resolution, Adopted April 22, 1998)

Oil pans, boards, carpet or any other object used to collect oil spills from driveways must be removed when not in use so as to not be visible. Driveways shall be kept free of stains, including but not limited to, oil, transmission stains, rust, etc.

NEIGHBOR DISPUTES/CITY OF GLENDALE MEDIATION PROGRAM

The City of Glendale has a program which may be useful for disputes between neighbors.

Website

<http://www.glendaleaz.com/pressroom/documents/NR-mediationprogram10.06.pdf>

Hotline phone number

623 930-4410.

E-mail

Mediation@ci.glendale.az.us

PARKING

(CC&R'S, Article V, Section 5.6)

All vehicles of Owners and of their lessees, employees, guests and invitees shall be kept in garages or residential driveways of the Owners wherever and whenever such facilities are sufficient to accommodate the number of vehicles on a lot; provided, however, this Section shall not be construed to permit the parking in the above described areas of any vehicle whose parking is otherwise prohibited by this Declaration or the parking of any inoperable vehicle; and there shall in any event be no overnight on-street parking.

Overnight On-Street Parking

(Resolution, Adopted April 18, 2000 / June 15, 2000)

Any vehicle parked on the street between the hours of 1:00 a.m. and 6 a.m. shall be considered "OVERNIGHT PARKING," and shall be deemed in violation of Section 5.6 of the Arrowhead Ranch Phase V CC&R's, prohibiting overnight parking.

TOWING

(CC&R'S, Article V, Section 5.7)

The Association shall have the right to have any truck, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer or similar equipment or vehicle or any automobile, motorcycle, motorbike, or other motor vehicle parked, kept, maintained, constructed, reconstructed or repaired in violation of the Project Documents towed away at the sole cost and expense of the owner of the vehicle or equipment. Any expense incurred by the Association in connection with the towing of any vehicle or equipment shall be paid to the

Association upon demand by the owner of the vehicle or equipment. If the vehicle or equipment towed is owned by an Owner, then the cost incurred by the Association in towing the vehicle or equipment shall be assessed against the Owner and his Lot, and such cost shall be secured by the Assessment Lien.

SANITATION

(CC&R's, Exhibit "B" Landscape and Design Guidelines)

No garbage or trash may be placed on any Lot except in covered containers meeting the City specifications of the City of Glendale. 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 (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City of Glendale or Arrowhead Ranch V Homeowners Association.

Bulk Trash

As per City of Glendale Guidelines, bulk trash may be placed out no earlier than 6 a.m. on the Thursday before your scheduled service week and no later than 6 a.m. on the Monday of your scheduled service week.

See <https://www.glendaleaz.com/sanitation/bulktrash.cfm#AdditionalRes> for pick-up schedule.

FINANCIAL POLICIES

VIOLATION POLICY

Effective immediately and pursuant to Section 3.12 of the Declaration and applicable Arizona law, the Board of Directors has the power to impose monetary penalties upon the owners of Lots for any violations of the Declaration and the other governing documents of the Association regardless of whether the violation was committed by the owners, their guests, invitees, residents, tenants, occupants, or family members. This "Revised Enforcement Policy" supersedes the "FINE SCHEDULE" and the "RIGHT TO BE HEARD OR RIGHT OF APPEAL PROCESS" portions of the Community Handbook. Any capitalized terms not defined herein shall have the same meaning as that provided in the Declaration.

Upon the discovery of a violation, the Board shall send a courtesy letter to the Owner(s) informing them of the violation and requesting that it be remedied. Pursuant to the requirements of Section 3.12 of the Declaration, this courtesy letter shall inform the Owner(s) that failure to stop the violation within no less than ten (10) days or that another recurrence of the same violation within six (6) months of original occurrence shall make the Owner subject to a monetary penalty.

If a satisfactory response is not obtained within the required ten (10) days, then the Board may send a violation letter to the Owner(s) ("Violation Notice"). This Violation Notice shall inform the Owner(s) of the nature of the violation and what must be done to remedy the violation. This Violation Notice shall also give the Owner(s) an opportunity to be heard by the Board and an opportunity to contest the violation within 21 business days prior to imposing any monetary penalties.

If the Owner does request an opportunity to be heard, then the Board will schedule a hearing date and inform the Owner in writing. The Owner may also submit a written appeal for the Board to review.

If the Owner contests the violation in writing within 21 business days of the Violation Notice, the Board will provide a response to the Owner within 10 business days of receiving a notice contesting the violation to include the following information:

- A. A date and time for the hearing, if one is requested;
- B. The provision(s) of the governing documents that has been violated;
- C. The date the violation(s) was observed, and
- D. The name of person(s) who observed the violation.

If the Owner does not request a hearing within 10 business days of the Association's Violation Notice or after any requested hearing, the Board may impose reasonable monetary penalties. For violations which continue, the Board may impose reasonable daily/monthly monetary penalties for each subsequent day/week/month of the violation and such continuing penalties shall continue to accrue until the Owner(s) notifies the Board that the violation has ceased and the Board has confirmed that, this, in fact, is the case.

If the violation reoccurs within a six (6) month period from the date of the first violation, it will be considered a recurring violation from the prior offense. The Association will send a second Violation

Notice which will give the Owner(s) notice of the new occurrence of the same violation and give the owner(s) 10 business days to request a hearing or otherwise respond to the Violation Notice before a monetary penalty is imposed.

All letters referenced herein, unless otherwise stated, shall be sent by regular mail or by hand delivery to the property address of the Owner(s) or alternate address as designated by the Owner in writing.

The Board generally intends to levy monetary penalties relating to a Violation Notice (not the initial courtesy notice) according to the penalty chart included as part of this resolution. However, the Board reserves the right to levy a monetary penalty in a different amount, including daily, weekly, or monthly penalties for recurring offenses, as determined in its discretion based on the nature of the offense, the number of violations, and any other relevant factors as determined by the Board of Directors. Furthermore, with respect to subsequent Violation Notices beyond those listed on the penalty chart, the Board shall determine the amount of the monetary penalty in its discretion by considering the same factors noted above. The amount of any monetary penalty so established by the Board of Directors shall range from \$25.00 to a maximum of \$1,150.00 for one-time penalties, or daily, weekly, or monthly penalties for recurring violations of up to \$500 per day. The Board also reserves the right to suspend the monetary penalties for certain ongoing violations to give the Owner(s) a reasonable time period, as determined in the sole discretion of the Board, to address them. However, if the Owner(s) fail to do so within the prescribed time period,. The Board reserves the right to exercise any means allowable by Arizona law to collect the monetary penalties imposed.

Subject to the requirements of Section 3.12 of the Declaration, at any time, as determined in the sole and absolute discretion of the Board, the Association may choose to forego any courtesy or violation letters in favor of other enforcement tools available including but not limited to self-help, immediate action by its legal counsel, etc. as authorized by the Declaration and applicable law.

Fine Schedule

Notices	Standard Violation
1st Notice	Courtesy Notice – No Fine
2nd Notice	\$ 50.00
3rd Notice	\$100.00
4th Notice or more	An additional \$100 for every 14 days the violation persists, or as otherwise determined by Board, up to \$1,150.00 or \$500 per day

In the event that the Owner(s) fails to pay a monetary penalty within 30 days of the requested due date, the Association may deem the penalty delinquent and impose a charge for the late payment of the penalty. The late charge may not exceed the greater of fifteen dollars (\$15.00) or ten percent (10%) of the amount of the unpaid penalty. In addition, if the Owner(s) refuses to pay the penalty, the Board reserves the right to pursue collection of all outstanding amounts via all legal means available to the Association. In the event that the Association is awarded a judgment against the Owner(s), the Owner(s) will also be responsible for all costs and reasonable attorney’s fees incurred by the Association.

The Board reserves all remedies, including the right to bring an action for injunctive relief.

As discussed above, an Owner has the right to be heard by the Board of Directors before a monetary penalty is imposed. In addition, an Owner has the right to be heard by the Board of Directors to explain extenuating circumstance relative to a denial by the Architectural Committee. The request shall be in writing with the extenuating circumstances clearly documented. The appeal will be scheduled upon validation of the extenuating circumstance.

When a homeowner wants an architectural appeal, the Management Company must be contacted via: (1) written notice mailed to the Management Company office (Owner should keep a copy); (2) written notice e-mailed to the Management Company (Owner should cc: themselves before sending; or (3) written notice faxed to the Management Company (Owner should retain verification that fax was successfully sent).

The Owner shall have thirty (30) days from the date of the Architectural Committee's decision to request an appeal. The appeal should demonstrate extenuating circumstances which require additional consideration of the original request. The appeal will be heard by the Board of Directors at the next regularly scheduled executive meeting, or a date and time mutually agreeable to all. The Owner will be given written notice of the appeal stating when and where the appeal is scheduled.

The Owner may appeal in one of three ways:

- A. in person, presenting pertinent information to the Board of Directors at the scheduled meeting. The Owner should bring all supporting documents, etc. and be prepared to answer questions from Board members.
- B. The Owner may designate a representative in writing to act on her/his behalf. The representative will act in much the same manner as described above.
- C. In writing without a personal appearance, with all pertinent information that the Board should consider.

The appeal shall be presented/reviewed in Executive Session to maintain Owner privacy, unless the Owner requests that the hearing be held in open session.

PAINTING VIOLATIONS

The Board determined that, after the initial courtesy letter, an Owner shall receive a single Violation Notice for failure to adequately paint their residence. The letter shall explain that the Owner is being given a 180 day grace period during which to submit for Architectural Committee approval for repainting and to complete all of the repainting work. If the Owner fully complies within the 180 day time frame, then all accrued fines will be waived. However, if the Owner fails to fully comply within 180 days, which is expected to total \$1,150.00. From there, additional fines may accrue pursuant to the terms of the Revised Enforcement Policy.

SCREEN AND SUNSCREEN VIOLATIONS

The Board had determined that, after the initial courtesy letter, an Owner shall receive a single Violation Notice for failure to adequately maintain and repair their window screens and/or sunscreens. The letter shall explain that the Owner is being given a 90 day grace period during which to submit for Architectural Committee approval for repairing and/or replacing the screens and

to complete all related work. If the Owner fully complies within the 90 day time frame, then all accrued fines will be waived. However, if the Owner fails to fully comply within 90 days, which is expected to total \$450.00. From there, additional fines may accrue pursuant to the terms of the Revised Enforcement Policy.

Except as otherwise provided in this policy, the Board intends to enforce violations of Article VIII of the Declaration in conformance with the terms of the "Revised Enforcement Policy." As noted in the "Revised Enforcement Policy," the Board reserves the right, in its discretion, to vary from this policy in favor of other enforcement tools available, including, but not limited to, self-help, immediate action by its legal counsel, seeking injunctive relief, etc.

This policy merely supplements, and does not amend or replace, the "Revised Enforcement Policy."

RIGHT TO BE HEARD OR RIGHT OF APPEAL PROCESS

(Resolution, Adopted September 28th, 2004-Effective March 1st, 2005, Updated June 2, 2009, amended August 17, 2016)

- A homeowner has the right to be heard before the Board of Directors before a violation fine is imposed.
- A homeowner has the right to be heard before the Board for an extenuating circumstance relative to an architectural denial. The request shall be in writing with the extenuating circumstances clearly documented. The hearing will be scheduled upon validation of the extenuating circumstance.
- When either a violation notice or an architectural denial is sent to a homeowner, the notice must include a statement notifying the homeowner that s/he has the "RIGHT TO BE HEARD" (or "RIGHT OF APPEAL").
- When a homeowner wants to appeal a decision, the Management Company must be contacted via
 - written notice mailed to the Management Company office (homeowner should keep a copy)
 - written notice e-mailed to the Management Company (homeowner should cc: themselves before sending
 - and verification that fax was successfully sent) and verification that fax was successfully sent)
- The homeowner has thirty (30) days from the date of notification to request an appeal. The appeal should demonstrate extenuating circumstances which require deviation from the CC&R's and/or guidelines.
- The appeal will be heard by the Board of Directors at the next regularly scheduled executive meeting, or a date and time mutually agreeable to all. The homeowner will be given written notice of the appeal stating when and where the appeal is scheduled.
- The homeowner may appeal in one of three ways:

- In person, presenting pertinent information to the Board of Directors at the scheduled meeting; homeowner should bring all supporting documents, etc, and be prepared to answer questions from Board members.
- The homeowner may assign a representative in writing to act on her/his behalf. The representative will act in much the same manner as described above.
- In writing without a personal appearance, with all pertinent information that the Board should consider.
- The appeal shall be presented/reviewed in Executive Session to maintain homeowner privacy, unless the Owner requests that the hearing be held in open session.
-