

OVERVIEW

Community Organization

Every resident of Pecos Vistas is a member of the Pecos Vistas Homeowners Association (the "Association"), the entity responsible for the management of all common areas as well as administration of the affairs of the community. The association is created by the recording of the Declaration of Covenants, Conditions, and Restrictions (the "CC&R's"). The CC&R's set forth procedures, rules and regulations, which govern the community. The Architectural Committee Rules and Guidelines are an extension of the CC&R's and are designed to be used in harmony.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the Association and has a wide range of powers. The Architectural Committee (the "Committee") is established by the Board to review all improvements within Pecos Vistas including new construction and modifications to existing properties. The Committee has adopted architectural guidelines and standards to evaluate proposed construction activities.

Design Review Process

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee.

As stated in our CC&R's under Section 7.7, **No Improvements, alterations, repairs, excavations, landscaping or other work, including exterior paint, which in any way alters the exterior appearance of any property or the Improvements located thereon, from its natural or improved state existing on the date such property was first conveyed in fee by Declarant to a Purchaser, shall be made or done without the prior written approval of the Architectural Committee, except as otherwise expressly provided in this Declaration. No building, fence, wall, landscaping, residence, or other structure shall be commenced, erected, maintained, improved, altered, made or done without the prior written approval of the Architectural Committee. No change or deviations in or from such plans and specifications once approved shall be made without the prior written approval of the Architectural Committee. All decisions of the Architectural Committee shall be final and no Owner or other parties shall have recourse against the Architectural Committee for its refusal to approve any such plans and specifications or plot plan, including lawn area and landscaping.**

Residents with proposed changes should contact the Management Company, with whom the Association has contracted for full Association management, to obtain the necessary architectural guidelines and submittal documentation. Next the homeowner completes the Architectural Change Request application form and submits the form and supporting items to the Management Company. The application is given to the Committee for review and the Committee's decision is forwarded to the Management Company. The Management Company sends the decision in a letter to the requesting homeowner. Forms will be returned to the homeowner either approved, denied, or for more information.

The responsibility of the Committee is to ensure the harmonious, high quality image of Pecos Vistas is implemented and maintained.

ARCHITECTURAL GUIDELINES

General Principles

The purpose of the Committee is to ensure consistent application of the Architectural Guidelines. The Committee monitors any portion of any lot or parcel which is visible from other lots or parcels, the street, or Association common areas. This would include backyards which are visually open to other lots or Association common areas. The Architectural Guidelines promote those qualities in Pecos Vistas that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

Protection of Neighbors

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, and other aspects of design, which may have a substantial effect on neighboring properties.

Design Compatibility

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.

Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

Building Architecture

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

Gates

Double gates may be installed to allow wider accessways to yards. Double gates should be the same type, design, and color as the originally installed single gates. Shrubs, trees or other plants should be located between the house and the double gates, where possible.

Gutters and Downspouts

Gutters and downspouts require approval. The finish on same must match the adjacent surface of the home in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of material to be used, warranty by the manufacturer, and the name and telephone number of the installer.

Patio Covers and Storage Sheds

Backyard storage sheds detached from the house are acceptable provided they are lower than the home's surrounding wall or fence so as not to be visible from neighboring property, as is stated in Section 1.24 of the CC&R's. Permanent storage sheds, along with any permanent addition to a home, including patio covers and other buildings, must be submitted to the Committee for approval prior to construction.

Ramadas and Gazebos

Ramadas and gazebos may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

- 1) Maximum square footage (under roof area) is 120 square feet.
- 2) Maximum roof height is 10 feet at the highest point.
- 3) The structure must be set back a minimum of 7 feet from any perimeter wall.
- 4) The structure must be painted to match house color and maintained in good condition.
- 5) Any roof tile must also match the tile of the house.
- 6) Lighting of the structure must be approved by the Committee prior to installation.

Play Structures

Play structures may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

- 1) May be erected in rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall.
- 2) Maximum height allowed to top support bar or highest point of structure is 10 feet.
- 3) Maximum height of any deck/platform is to be 4 feet above ground.
- 4) The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
- 5) The Committee will take the appearance, height, and proximity to neighboring property into consideration.
- 6) Any shade canopy must be a solid tan or earth tone color.
- 7) Submit a brochure or picture, if possible.

Satellite Dishes

While the Association does not prohibit the use of satellite dishes, the Association does regulate the size and location of the "dish" on the following basis:

- 1) Any "dish" larger than one meter (39 inches) that is visible from the street, neighboring property or the common areas is prohibited.
- 2) All dishes are to be located in rear yards only.
- 3) Homes with "view" fencing must locate the dish in the most unobtrusive location possible while still receiving a quality signal.
- 4) All dishes that are visible from neighboring property, streets, or the common areas are to be painted to match the body color of the house.
- 5) All other antennae such as those used to receive signals from multichannel multipoint distribution services and television broadcast stations will be reviewed on a case by case basis.
- 6) All dishes and antennae are to be submitted to the Committee with a diagram showing the location and size of the device.

Roof and Wall-Mounted Equipment

No devices of any type, such as evaporative coolers or air conditioning units shall be placed on any roof, except for solar energy devices. Any rooftop solar equipment must be integrated into the roof structure.

Outdoor Fireplaces

Installation of outdoor fireplaces requires advance approval by the Committee. Outdoor fireplaces may not exceed fence height.

Outdoor Lighting

Any outdoor lighting installed on a lot or dwelling must receive advance approval by the Committee. Permanent lighting sources shall not be directed toward streets, common areas or neighboring property.

Screen Doors

Screen doors and “security doors” must be approved in advance by the Committee. Submittals should be high quality wrought iron in a color that matches the house. Overly ornate designs will be discouraged. Pictures or brochures should be submitted.

Window Coverings Criteria

In no event shall the interior or exterior of any windows be covered with reflective material, such as foil, or with paper, bed sheets or other temporary coverings. All such window coverings facing the street must show white, beige, earth tone, or pastel colors unless otherwise approved in writing by the Committee. Reflective materials may not be installed on the windows or any portion of the house or any other area of the Lot unless approved in writing by the Committee. Bronze or charcoal sunscreen material may be installed; frames for window screens must be the same as existing window frames.

Building Repair

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

Swimming Pools

Prior to construction of a swimming pool, homeowners should contact the Management Company to coordinate the point of construction access to ensure damage to common landscaped areas and common perimeter walls is avoided. In all cases, residents will be advised to enter through the side yard wall, from the front of their homes. If any wall needs to be altered, it must be replaced and repainted to its prior state using matching paint. Pools may not be backwashed into the drainage ditches, natural washes, common landscaped areas, drainageways or streets. All backwash water is to be retained on the owner’s lot or discharged directly into the sewer clean-out located on the Lot, in accordance with City of Chandler policy.

Swimming pool fence requirements are regulated by the City of Chandler. The City should be contacted to determine the safety fence requirement for your pool. For safety reasons, all openings in walls must be securely covered during construction to prevent anyone from entering and being injured.

Pool plans will not need prior approval unless there is a feature (pool slide or other structure) which would be visible above the top of the wall. All pool equipment shall be screened from view of neighboring property, streets and common area with walls which match the architectural character and color of the house or the existing wall. If pool equipment is placed near view fencing, space must be allowed to accommodate the screening wall.

Basketball Goals

Homeowners must submit an application to the Committee for approval prior to the installation of a basketball goal. Pole mounted goals only will be allowed as a permanent installation in front yards only adjacent to the driveway. No permanent goals will be approved in rear or side-rear yards and **portable goals are prohibited**. Strict guidelines will be adhered to regarding the quality of equipment and installation and special attention will be paid to placement of the pole on the Lot. Backboards may be transparent or a standard type with highly visible logo material prohibited. Only nylon or similar cord nets are acceptable. Metal or chain nets are not acceptable. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal. No lighting designed to illuminate basketball goals shall be installed without prior written approval of the Committee. The owner of the home with the basketball pole backboard is fully responsible for ball containment on his 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.

Driveways

Driveways may not be expanded without the prior approval of the Committee. All driveways must be kept clean and clear of debris, oil, rust and other stains.

Clotheslines

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

Signs

No signs shall be erected or maintained anywhere on the Property including, but not limited to, the inside or outside of windows in any building located on the Property; except political signs as allowed by ARS 33-1808 and the City of Chandler sign code and such signs as may be required by legal proceedings or otherwise approved herein. The use of noncommercial "For Sale" or "For Lease" signs are subject to approval by the Committee.

Landscape or Relandscape Installation

Landscaping or relandscaping plans shall be approved by the Committee prior to installation. This includes the installation of turf, groundcover, trees, plants, flowers, or decomposed granite. If decomposed granite is used, it should be of an "earth tone" color and not white, green, blue, red, or other bright colors. Native soil is not an acceptable groundcover.

Landscape Maintenance

All landscaping 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.

Planters and Walkways

Planters, paved walkways and other hardscape features visible from neighboring property must be reviewed and approved by the Committee. Surface texture and colors are to match the paint color and materials of the house.

Flagpoles

Homeowners may use brackets mounted on the house or garage to display flags without prior approval. The location and size of permanent flagpoles must be approved by the Committee. Display of flags must be in accordance with United States Code.