



Paseo Del Rio Community Association

**Architectural and Landscaping Control Committee
Guidelines for Common Homeowner Projects**

**Published by the Paseo Del Rio Community Association
Architectural & Landscaping Control Committee (A&LCC)
Per Article 4, Section 4.3 of the
Declaration of Covenants, Conditions, Restrictions and Easements
for
Paseo Del Rio**

Adopted September 8, 2005

PHILOSOPHY OF PASEO DEL RIO / ARCHITECTURAL & LANDSCAPING CONTROL COMMITTEE

As each home within Paseo Del Rio has been built to the same quality standards, using compatible design strategies and complimentary design components, it is the goal of the Paseo Del Rio Community Association to allow limited external modifications to each residence so as to maintain the high level of appearance and compatibility. The balance designed by the Association is to allow and encourage a level of individual expression and lifestyle, while maintaining the overall compatibility of modifications and materials that make the Paseo Del Rio community the quality community it is.

With these guidelines your Association Architectural & Landscaping Control Committee will make decisions regarding the projects submitted. As a reminder, all modifications to your home and landscaping must be submitted and approved by your Architectural & Landscaping Control Committee prior to construction / painting / installation / etc. (These projects include all landscaping, exterior painting, walkways, borders, etc.)

APPLICATION PROCEDURES

A. INTRODUCTION AND DEFINITIONS

Whenever any action by or approval of the Architectural & Landscaping Control Committee is required by the terms of the Declaration for these Guidelines, requests for such action or approvals shall be submitted to the Architectural & Landscaping Control Committee (the "Committee"), in accordance with the procedures set forth herein. Requests for approvals shall be reviewed by the Architectural & Landscaping Control Committee in accordance with these Guidelines and the Declaration. Capitalized terms used in these Guidelines shall have the meanings set forth in the Declaration.

B. FORMS

The Architectural & Landscaping Control Committee may adopt forms upon which all requests for actions or approvals from the Architectural & Landscaping Control Committee must be submitted. Such forms shall indicate the number of copies of each set of plans, specifications, site plans or other documents which must accompany the application and set forth instructions to be followed in submitting applications.

C. REVIEW FEES

The Architectural & Landscaping Control Committee may adopt a fee schedule in connection with its review and appeal procedures.

D. COMPLIANCE DEPOSIT

The Architectural & Landscaping Control Committee may adopt a compliance deposit schedule in connection with the construction, reconstruction, landscaping, etc. submitted to the Association.

REVIEW PROCEDURES

A. MEETINGS

The Architectural & Landscaping Control Committee shall meet to review the applications for approvals. The Chairman of the Architectural & Landscaping Control Committee may call meetings upon two (2) days prior written or oral notice to the other members. A quorum for each meeting shall consist of two (2) members. An alternate member may participate at any meeting in which there is not a presence and shall have all of the authority of a regular member while so participating. The Architectural & Landscaping Control Committee may also process submittals with Action in Lieu of a Meeting as called by the Chair of the Committee.

B. SUBMITTAL REQUIREMENTS

1. Generally speaking, a drawing and/or written description of the project to be submitted, together with samples of material and colors will be all that is required. However, the A&LCC through the management company may request additional information prior to the A&LCC making a decision. It is recommended that a member wishing to submit a plan to the A&LCC contact the

management company prior to the submittal to discuss the level of detail and the sample list required for a particular type of submittal.

2. It is recommended that when submittals require approval, that submittals should be made to the Committee prior to being submitted to Pima County. Approval by the Architectural & Landscaping Control Committee of the site plan, building plans, or variances does not guarantee approval by any governing agency. Nor does approval by any governing agency guarantee approval by the Architectural & Landscape Control Committee.

C. DECISIONS

The Architectural & Landscaping Control Committee shall review all applications submitted to it and shall furnish a written decision to the applicant setting forth the reasons for its decisions. An affirmative vote of two members of the Architectural & Landscaping Control Committee shall be necessary for any decision (Action in Lieu of a Meeting requires all three member approval). The Architectural & Landscaping Control Committee may disapprove any application if there is not sufficient information submitted for the Architectural & Landscaping Control Committee to exercise the judgment required by these Guidelines.

D. VARIANCES

The Architectural & Landscaping Control Committee has the authority to deviate from the requirements contained in Articles III or IV of these Guidelines in extenuating circumstances if following the requirements would create an unreasonable hardship or burden for an Owner, Tenant or Resident. An affirmative vote of a majority of the members of the Architectural & Landscaping Control Committee must be gained for a variance to be granted. All variances are to be in writing and maintained in the Association records. Variance may have expiration dates as determined appropriate by the Architectural & Landscaping Control Committee at the time the variance is granted.

E. APPEAL TO BOARD

Except as otherwise provided in the Declaration, any Owner, Tenant or Resident aggrieved by the decision of the Architectural & Landscaping Control Committee may appeal the decision to the Board.

Such appeal must be made within seven (7) days after the decision of the Architectural & Landscaping Control Committee and must be accompanied by the written decision of the Architectural & Landscaping Control Committee together with, if the appeal is made by the applicant, copies of the application and all items submitted to the Architectural & Landscaping Control Committee, and any other relevant evidence previously submitted to the Committee.

F. WRITTEN RECORDS

The Architectural & Landscaping Control Committee shall keep and safeguard complete written records of all applications for approval submitted to it (including one [1] set of all preliminary sketches and all architectural plans) of all actions of approval or disapproval and of all other actions taken by it under the provisions of these Guidelines. All such records shall be maintained in the offices of the Management Company for the Association after approval or disapproval.

G. NATURE OF APPROVAL

Any approval of plans, specifications or proposed construction given by the Architectural & Landscaping Control Committee shall be only for the purpose of permitting construction of proposed improvements within Paseo Del Rio and shall not constitute compliance with county, and state laws. SUCH APPROVAL SHALL NOT CONSTITUTE AN APPROVAL, RATIFICATION OR ENDORSEMENT OF THE QUALITY OR ARCHITECTURAL OR ENGINEERING SOUNDNESS OF THE PROPOSED IMPROVEMENT AND NEITHER THE ARCHITECTURAL & LANDSCAPING CONTROL COMMITTEE, ITS MEMBERS, THE BOARD, THE OFFICERS OF THE ASSOCIATION, NOR THE DECLARANT SHALL HAVE ANY LIABILITY IN CONNECTION WITH OR RELATED TO APPROVED PLANS, SPECIFICATIONS OR IMPROVEMENTS.

ARCHITECTURAL & LANDSCAPING GUIDELINES

A. COMPLIANCE WITH THE LOCAL CODES

All buildings and structures erected within Paseo Del Rio and the use and appearance of all land within Paseo Del Rio shall comply with all applicable local zoning and code requirements as well as the Declaration and these Guidelines.

B. ARCHITECTURAL THEME

1. It is recommended that when submittals require Pima County approval, that all buildings and other improvements erected within Paseo Del Rio must be approved by the Architectural & Landscaping Control Committee prior to submittal to the local government or the commencement of construction.
2. Preliminary architectural designs for all development plans, buildings and structures must be reviewed and tentatively approved by the Architectural & Landscaping Control Committee prior to the preparation of final plans to be submitted to Pima County.
3. The Architectural & Landscaping Control Committee encourages product designs and use of materials and style appropriate to the Southwest. Architectural design should be sensitive to and compatible with the natural desert environment.
4. The Architectural & Landscaping Control Committee encourages use of details which will soften and enhance the architectural design.
5. When a building design has been approved and the necessary building permit obtained from the local jurisdiction, the application should proceed in a timely manner with the commencement and completion of all construction work. Such commencement and completion shall occur within 180 days from the date of obtaining the building permit from the local jurisdiction. If the applicant fails to comply with the 180-day commencement and completion, the approval from the Architectural & Landscaping Control Committee may be revoked.

C. EXTERIOR COLORS (refer to Section F - Paint Colors)

1. The exterior colors of all buildings and structures must be approved by the Architectural & Landscaping Control Committee based on submitted manufacturer's color chips and/or on-surface samples. The intent is to reflect the rich and varied colors of the desert. Extremely dominant and/or primary colors will not be permitted. All colors must be submitted for approval, including but not limited to house colors, trim colors, fascia colors, roof materials, and all surfaces visible from neighboring properties.
2. Plans and specifications submitted to the Architectural & Landscaping Control Committee must include detail of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with the other buildings in the neighborhood.
3. Any repainting or redecorating of exterior surfaces will also require submission of a color scheme to the Architectural & Landscaping Control Committee for approval.

D. BUILDING MATERIALS

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

E. ADDITIONS OR ALTERATIONS

Any addition or alteration to any building, structure, Lot or Parcel must be approved in writing by the Architectural & Landscaping Control Committee prior to the commencement of construction or alteration unless the additions or alterations are not visible from neighboring property or public properties and do not violate or conflict with the Declaration or these Guidelines (additions or alterations requiring Architectural & Landscaping Control Committee approval includes but is not limited to landscape, painting, grading changes, ornamentation, security doors, pools, signage, driveway coatings, satellite dish installation).

F. CONSTRUCTION DEBRIS

No garbage or trash may be placed on any Lot or Parcel except in covered containers meeting the specifications of the local jurisdiction. 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 rights-of-way either fronting or siding his Lot or

Parcel excluding (a) public roadway improvements and (b) those areas specified on subdivision plat to be maintained by the Paseo Del Rio Community Association. (Includes lots and homes under development).

Owners are responsible for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors in Paseo Del Rio. Appropriateness of conduct and behavior, for the purposes of this section, will be determined by the Paseo Del Rio Community Association A&LCC.

A. LIGHTING

Section 1: Common Lighting Project

1. Accent lighting
2. Security/motion lighting
3. Flood lighting
4. Pole mounted lamp/light
5. Wall/safety mounted lamp/light
6. Holiday lighting

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Layout shows placement/location of lights, direction and elevation of illumination, color of lights, wattage of each light, type of lighting, height of pole mounted fixture, duration of usage for each light, whether lighting is continuous/automatic (on timers) or intermittent (triggered by switches or motion detectors). Holiday lighting does not require an A&LCC submittal, providing such lighting is consistent with Section 4, item 5.

Section 3: General Association Guidelines (expected approved uses)

In general, other than for reasons of safety, the Association advocates the use of lighting at a minimum level. Accent lighting can be used for landscape illumination, safety lighting of pathways, sidewalks, and pools. Security/motion, flood, pole/wall lamp/light can be used to highlight areas and create safety enhancements. Holiday lighting, as with holiday decorations are to be used in consistency with the timing and theme of the holiday. NOTE: illumination of lighting should be directed on homeowner's own property and away from neighboring property. Actual wattage, bulb color, shielding of lighting, and illumination pattern to be reviewed and considered on a submittal basis, and may require post-installation inspection to determine if the intensity of the lighting meets the community standard of low intensity/low usage level.

Section 4: Specific approval conditions, exclusions, etc

1. Accent malibu type lighting: in only one color, not exceeding 18 watts per bulb. Accent/mini lighting strung in/on and around patios, eaves, porches, trees, plants, shrubs, cactus must be approved in advance unless for seasonal or singular events. Security motion detectors are to be installed with illumination directed at owner's property and should shut off approximately 5 minutes after triggering.
2. Flood illumination is to be directed at owner's property, away from neighboring property (gazebos, ramadas, recreation areas, trees, cactus, ornamentation), actual wattage and quantity of flood lighting will be reviewed with submittal.
3. Holiday lighting can be installed 30 days prior to the recognized holiday and must be removed within 30 days after the holiday associated with the lighting (recognized holiday includes New Year's Day, Easter, Memorial Day, 4th of July, Labor Day, Halloween, Thanksgiving Day, and the Christmas season).

B. STRUCTURAL ADDITIONS

Section 1: Common Structural Addition Projects

1. Ramadas
2. Gazebos
3. Sheds
4. Detached Structures
5. Patio Additions
6. Patio Enclosure
7. House Expansion
8. Beehive Fireplace

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Design layout with structural specifications noting the following (at a minimum): type of material, dimensions (width, height, length) of structure, color of structure, lighting installation, relationship to existing house structure, location of structure on property, pictorial and/or photo of proposed structure, if available. House expansion requires a set of floor plans and elevation drawings.

Section 3: General Association Guidelines (expected approved uses)

In general the Association reviews structural addition plans for architectural consistency within the community. The Association encourages members who are planning any of these projects to consider minimizing neighboring property interference (views, color selections, lighting). An approval from the Association does not imply an approval by any governmental organization or of any engineering specifications.

Section 4: Specific approval conditions, exclusions, etc

1. Carports are not a permitted structural addition.
2. Attached structural additions require the material and color selection to closely match the architectural construction of the existing house structure.
3. For appropriate color selection, refer to Section F, Paint Colors.
4. For lighting specifications, see Section A, Lighting.
5. Detached, portable storage sheds cannot be visible and cannot exceed the height of the surrounding wall. Storage sheds are not permitted in front or side yards in front of the privacy wall.
6. Beehive fireplaces: (must meet the all of the following criteria)
 - the visible portion above any wall cannot exceed 3' in width or 30" in height
 - will be installed with a spark arrestor and/or firebox

-will be installed no closer than 48" to a shared party wall

-cannot be installed on a wall that the exterior side of the wall faces an adjacent parallel street

7. Permanent tent structures are not permitted.
8. No structural addition can be placed closer than 48" to any wall.
9. No bright colors, aluminum, and/or reflective material will be permitted.

C. RECREATIONAL EQUIPMENT (TEMPORARY OR PERMANENT)

Section 1: Common Recreational Projects

1. Playhouses
2. Playgyms
3. Swingsets
4. Basketball Pole
5. Volleyball
6. Tetherball
7. Field Hockey/Loose Equipment

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Layout of area where recreational equipment is to be installed, with a description of equipment, proposed color, design, dimensions of equipment. Sample brochures, pictorial drawing, or photographs of similar equipment are helpful. Permanent attachment of recreational equipment to house structure requires prior Architectural & Landscaping Control Committee approval.

Section 3: General Association Guidelines (expected approved uses)

In general, the Association encourages the use of recreational equipment to promote leisure time activities for adults and children in the community. However, the Association discourages and does not endorse the installation of recreational equipment which forces users of such equipment onto the streets to use this equipment. Note: Pima County ordinances require that public right-of-ways (streets, sidewalks, drainage areas) be maintained free and clear for access by motorists and pedestrians.

Section 4: Specific approval conditions, exclusions, etc.

1. Permanent or portable basketball poles are permitted only in the rear yards and shall require A&LCC written approval prior to construction and/or installation. Such submittals shall include an illustration showing the location thereof. Approval thereof is at the sole discretion of the A&LCC.
2. Temporary and/or portable recreational equipment (non basketball poles) are to be stored away each day when the equipment is not in use.
3. When placing recreation equipment, such as playhouses, playgyms, etc., in the rear yard, such equipment shall be placed at least 48" from any privacy wall if height is up to 6 feet, if up to 8 feet in height, at least 96" from any privacy walls.
4. No play gyms, etc. with standing or sitting platform above 5 feet, or a total height over 8 feet will be permitted.
5. All recreational equipment, other than basketball poles (which are placed in the front yard areas, are placed there at the member's risk and liability), shall not be permitted for permanent placement in the front yard areas.
6. As required by Pima County, ordinances public right-of-ways (streets, sidewalks, drainage areas) shall be maintained free and clear for access by motorists and pedestrians.

D. UTILITY EQUIPMENT

Section 1: Common Utility Equipment Projects

1. Curbside Boxes (TEP box, cable box, phone box)
2. On house Boxes (cable box, gas meter)

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Layout includes area to be screened and/or painted, designating what colors to be applied to what areas and/or equipment, and what type of landscaping plants are to be used for each area.

Section 3: General Association Guidelines (expected approved uses)

In general the Association neither encourages nor discourages members to paint or screen the utility boxes located on their property either near the sidewalk/curb area or mounted directly on the home. If the homeowner chooses to paint or screen the boxes, upkeep and maintenance must comply with the CC&R's (Encroachments, Building Repair).

Section 4: Specific approval conditions, exclusions, etc.

1. For painting curbside boxes or on-house boxes, see Section F, Paint Colors for approved color choices.
2. The letters and numbers originally placed on the boxes must not be painted.
3. If screening curbside boxes with landscaping (plants, bushes, etc.), consider placement of plantings near sidewalk, so that future growth of the plants do not block/encroach on sidewalk. Since utility workers will need access to these boxes, consider landscaping screening that will be easy to work around, that does not have any sharp, thorny branches or limbs.
4. NOTE: If the utility company needs to work in the boxes, they have the right-of-way to displace any landscaping or screening (at homeowner's expense) to work on their equipment.
5. When painting on-house boxes, meter faces must not be painted.
6. NOTE: Some utility boxes have been painted by the builder. If so, these boxes must not be repainted a different color without specific written approval by the Architectural & Landscaping Control Committee.

E. MECHANICAL EQUIPMENT

Section 1: Common Mechanical Equipment Projects

1. Air Conditioning Units
2. Evaporative Coolers
3. Water Softeners/Conditioners
4. Solar Heaters/Panels

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Layout includes area to be screened and/or painted, designating what colors to be applied to what areas and/or equipment, and what type of landscaping plants are to be used for each area.

Section 3: General Association Guidelines (expected approved uses)

In general the Association encourages the placement of mechanical equipment in garages or behind privacy walls, to shield from neighboring views.

Section 4: Specific approval conditions, exclusions, etc.

1. Mechanical equipment visible at the front of the house from the street or sidewalk, must be shielded from view (shielding to be approved by the AC).
2. No mechanical equipment can be installed on mission tile roofing, and may only installed on Sante Fe roofs with complete and proper shielding.

F. EXTERIOR PAINT & YARDSCAPE COLOR GUIDELINES

NOTE: All exterior surfaces must remain the same as originally painted by the homebuilder. In the event the homebuilder has used multiple colors within the community, members may submit an application to use these colors for the same surfaces on their homes. However, the Association may not approve the use of replacement colors on a particular home if it is determined by the A&LCC that such a color change would create an overuse of that color in that general area.

G. POOLS/SPAS/RELATED EQUIPMENT

Section 1: Common Pool Projects

1. Heaters (non-solar)
2. Filters
3. Pool Lighting
4. Diving Boards
5. Pool Slides
6. Pool Decking

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Design layout with pool specifications noting the following (at a minimum): type of pool filtering system, wall up/down access to pool area during construction, lighting enhancement around pool area, location and height of pool equipment (filters, heaters, diving boards, slides). A pool contractor will usually provide a layout with specifications to meet the above requirements. If a pool/spa installation includes a gazebo/ramada addition, refer to Section B - Structural Additions. If a pool/spa installation includes landscaping additions, refer to Section H - Yardscaping. If lighting is part of the pool installation, refer to Section A, Lighting. For solar heaters and panels, refer to Section D, Utility Equipment. Above ground pools will be handled on a case-by-case basis and must be approved by the Board prior to installation, in particular elevated, above grade decking is subject to review and approval (with a minimum setback of 6' from privacy walls).

Section 3: General Association Guidelines (expected approved uses)

In general the Association reviews pool plans for specific safety considerations to be followed during pool construction, and to consider if the pool and recreational equipment installation provides minimal neighboring property interference.

Section 4: Specific approval conditions, exclusions, etc.

1. Diving boards and slides are NOT are permitted.
2. A design layout which results in backflushing into common areas or onto streets is prohibited per the Association rules.

NOTE: Diatomaceous earth or sand filters require backflushing which are subject to regulation by Pima County. Please check with Pima County on the actual regulations for this installation.

3. A conditional approval granted for pool installation will regulate safety measures to be followed by the member and pool contractor during construction and must be signed by both prior to beginning of pool excavation.
4. Pool and spa mechanical equipment may not be located outside the privacy wall.

Date
Homeowner Name
Address
City, State, Zip Code

RE: Lot #

Dear Homeowner:

Thank you for submitting your request for approval to install a swimming pool at your home within

Please be advised that the Paseo Del Rio Association's Architectural & Landscaping Control Committee has reviewed and the Board has conditionally approved your submittal with the following stipulations:

1. The exterior wall must be rebuilt to match the existing wall in elevation, stucco and painting within one week of installation of the swimming pool.
2. A temporary solid barrier other than plastic fencing must be in place at all times at the access site until the exterior wall has been replaced.
3. The buffer/sidewalk area outside the wall must be returned to its original state, prior to construction, to the Board's satisfaction within one week of installation of the swimming pool.
4. Any damage to the curb or sidewalk must be repaired within 24 hours of the damage.
5. All construction material/debris must be contained within your backyard. Furthermore, the sidewalk must remain clear and debris-free at all times.
6. The attachment contains additional conditions that you must adhere to with the installation of your swimming pool.

This letter must be signed by you and "Pool Company" and returned to our offices prior to commencing work. Should you have any questions or comments regarding the contents of this letter, please do not hesitate to contact the Management Company at 742-5674.

Sincerely,

Management Company
For the Paseo Del Rio Community Association

Accepted and Approved:

Homeowner

"Pool Company"

By: _____
Title _____

H. YARDSCAPING

NOTE: In the event the Association is responsible for maintenance of landscaping outside the privacy areas of the individual lots, no modification of front area irrigation system, and no additional plants are permitted without the prior written approval of the A&LCC. No removal of plant materials is permitted in front yards areas maintain by the Association without prior written approval of the A&LCC.

Section 1: Common Yardscaping Projects

1. Vegetation (ground cover, shrubs, trees, cactus, vines, grass, flowers)
2. Gravel (rocks, boulders, wood chips)
3. Irrigation and Drainage
4. Accent walls/planter boxes
5. Trellis, Fencing, Staking, Plant Protection Cloth Screening
6. Fountains
7. Flagstone, Brick/Pavers, Slate, Concrete, Steps
8. Driveway Expansions
9. Railroad Ties

Section 2: Submittal Requirements (needed for A&LCC Submittal)

A conceptual landscape layout plan identifies location of vegetation, common name of vegetation, colors included in foundation/ground cover, irrigation installation, any gravel and/or pictorial samples. Submittals for trellises should include location, color and types of plants to grow on trellises. No landscape or other improvement (other than decorative rocks) will be permitted between sidewalks and street curbs without specific written A&LCC approval.

Section 3: General Association Guidelines (expected approved uses)

The Paseo Del Rio landscape concept is based on a philosophy of compatibility with the existing Sonoran desert, a sensitivity to its fragile ecosystems, and a commitment to low water usage vegetation. To this end, existing natural features such as stands of saguaros, unique vegetative groups, rock outcroppings, and washes are preserved whenever possible. The majority of introduced plant materials should be indigenous, arid, or semi-arid plants insuring minimal water usage and compatibility with the built and natural environments. The Association promotes the seven principles of "Xeriscape" which include:

1. Water conserving design
2. Low water use/drought tolerant plants
3. Reduction in turf
4. Water harvesting techniques
5. Appropriate irrigation methods
6. Soil improvements and use of mulches, and
7. Proper maintenance practices

Section 4: Specific approval conditions, exclusions, etc.

1. There are three major landscape zones which have been identified throughout Paseo Del Rio - natural desert, transitional and intensive landscape.
 - a. Natural desert areas are those preserved and undisturbed. This includes all undeveloped open space and, in low and very low densities, all areas outside the building envelopes of each lot.
 - b. Transitional areas are those areas most visible throughout Paseo Del Rio, the rights of ways, setback areas along collector roads and areas adjacent to natural desert. These areas should create a transition between natural desert and intensive plantings. Plant materials to be used in transitional areas are included in the PASEO DEL RIO RECOMMENDED PLANT LIST.
 - c. Intensive landscapes occur primarily behind walls and in private areas or backyards. Plantings may require more water and thus should be limited in area.
2. All landscaping must be installed in a manner to prevent the appearance of a "hedge" or "wall height extension". Specifically, no hedges will be permitted along property lines, sidewalks, etc. as such non random placement of landscaping would have the effect of raising sections of privacy walls, creating a secluded front yard area, etc. (Short sections of aligned bushes are encouraged to shield trash cans and utility boxes).
3. All landscaping must be maintained within property lines.
4.
 - a. All Lots and Parcels, excluding any portion of the Lot which is enclosed by a perimeter wall around the rear yard, shall be landscaped in a manner consistent with the natural desert, with accent features of non-indigenous plants, ground covers and yard ornaments approved in writing by the A&LCC, for each lot and parcel so landscaped.
 - b. All original and subsequent landscaping must be installed in accordance with a plan approved by the Architectural & Landscaping Control Committee. The objective of the landscaping is to generally enhance the natural desert environment and to screen, accent, soften and improve the visual character of Paseo Del Rio. All plant material should be drought resistant, water conserving and generally compatible with the indigenous plant materials list in the RECOMMENDED PLANT LIST. Drip irrigation systems are encouraged. Initial landscaping plans must be submitted at the same time as all parcel or site data to the Architectural & Landscaping Control Committee.
 - c. At least two (2) trees are required in the front yard of each unit of a type, size and location specified by the Architectural & Landscaping Control Committee. Shrubs will be required in all front yards and will be utilized to soften and screen. Sonoran desert compatible ground covers are preferred for ground plant treatment. All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance (crushed rock ground cover is required in all front yard areas, decomposed granite is not approved).

5. All landscaping should reflect the Southwest character of the development:
 - a. Rocks and boulders, patios, sidewalks, courtyards and walls may be used to supplement and create imaginative landscaping design.
 - b. Pavers can be used in proportion to overall landscape of the front yard, providing it does not become the dominant feature of the front yard hardscaping, and is subject to Architectural & Landscaping Control Committee approval.
6. No tree, shrub or plant of any kind on any Lot or Parcel may overhang or otherwise encroach upon public sidewalk or other public pedestrian way or bikeway from ground level to a height of eight (8) feet without prior approval of the Architectural & Landscaping Control Committee.
7. Grass areas are approved ground covers behind privacy walls only and are required to be installed and maintained in conjunction with the following conditions:
 - a. Common Bermuda grass, Fountain grass and all other grasses prohibited on the Not Recommended/Prohibited Plant List of this document together with all Pima County restricted grasses shall be prohibited on any area, of any lot. Installation of grasses shall not interfere with lot drainage, cause seepage problems through property walls, etc.
8. Landscaping between sidewalks and street curbs are permitted with prior Board approval and must not interfere with site triangle regulations. Cactus or thorn-like plant materials are not permitted in the area between the street and sidewalk.
9. When installing landscaping and/or irrigation, care should be given to maintain proper grading on property lot to eliminate any undue drainage onto neighboring lots. Irrigation systems should not produce excessive watering on walls to cause damage to party walls.
10. Accent walls placed entirely on an owner's property shall not exceed 3' in height, nor be installed any further than the most forward point of the house structure in an appropriate proportional percentage to the area of installation.
11. Temporary fencing, staking, and plant protection shade cloths must be properly maintained when visible from neighboring property.
12. For color selections on yardscaping materials, refer to Section F, Paint Colors.
13. Theme Landscaping (i.e., sculptured trees/bushes that reflect animals and/or other architectural designs) will be reviewed on a case-by-case basis.
14. Trellis higher than the privacy walls, within 8 feet of a privacy wall is NOT permitted.
15. Trellis near property walls ok, providing no effect of raising the height of the wall results from such placement.

PASEO DEL RIO NOT RECOMMENDED/PROHIBITED PLANT LIST

1. Any species of tree or shrub whose mature height may reasonably be expected to exceed 25 feet, with the exception of those indigenous plants which may naturally exceed 25 feet.
2. All palms (Palmae) taller than, or expected to get larger than 10 feet in height. Palms are restricted to areas within the rear privacy walls and may not be located within 10 feet of property lines, nor permitted to overhang privacy walls. Use of palms is not recommended due to aesthetic in-consistency and high water use characteristics.
3. Large Oleanders/Thevetia or excessive use of Oleanders/Thevetia (Nerium oleander/Thevetia species). For the purpose of this section, large shall be defined as taller than 8 feet, wider than 5 feet per plant/tree. For the purpose of this section, excessive shall be defined as any "hedge" of plants longer than 6 feet, and "bulk" of plants larger than 10 square feet, or any use of this species as to dominate the landscaping of a particular lot or parcel. All Oleander/Thevetia plants must be located no closer than 4 feet from any sidewalk, 2 feet from any property line and must be trimmed to avoid any overhang of the plant onto neighboring property. Use of Oleander/Thevetia is not recommended for aesthetic reasons, as well as for their profuse production of pollen and high water use.
4. All large Citrus trees. For the purpose of this section, large is defined as taller than 8 feet or wider than 8 feet. All citrus tree are restricted to rear yard areas and must be maintained so as to grow no closer than 10 feet from the privacy walls. Use of Citrus trees is not recommended due to their pollen producing and high water use characteristic.
5. All Pines (Pinus), Cypress (Cupressus), False Cypress (Chamaecyparis), Juniper or Cedar (Juniperus) taller than, or expected to get taller than 15 feet in height will be prohibited for aesthetic and high water use reasons.
6. Olive trees (Olea Europaea) will be prohibited for reasons of their profuse production of allergy-producing pollen, as well as for aesthetic reasons.
7. Fountain Grass (Pennisetum Setaceum) will be prohibited as a defined weed with the potential to spread throughout the development and also as a fire hazard.
8. Common Bermuda Grass (Cynodon Dactylon) will be prohibited as a defined weed and for its profuse production of allergy-producing pollen.
9. Mineral landscape features such as ground covers and boulders will be limited to materials indigenous to the area or materials similar in color and appearance to these materials.
10. Mexican Palo Verde (Parkinsonia Aculeata) will be prohibited as harbinger of pests and its ability to spread throughout the development, thereby altering the present natural desert.
11. Mulberrys (Morus) will be prohibited as a noxious pollen producer.
12. Eucalyptus will be prohibited for aesthetic reasons and general inappropriateness within the desert environment.

*NOTE: All height measurements are measured from average natural grade level of the lot.

PASEO DEL RIO RECOMMENDED PLANT LIST

The following plants are approved for use at Paseo Del Rio in designated areas. Plants approved for revegetation in Natural Areas (indigenous plants) are designated by (N). Plants approved for use within the Development Envelope in Transitional Areas are designated by (T) and include all (N) plants. Plants approved for use in the Private Areas are designated by (P) and include both (N) and (T) plants. Some of the varieties listed may need protection from freezing, check with your local nurseryman and/or landscape architect.

All Natural and Transitional Areas which are disturbed and/or vegetation has been destroyed or removed during construction shall be revegetated with plant types and minimum densities as follows: For every six hundred (600) square feet of disturbed area, the Builder-Developer must replant (2) desert trees, minimum 15 gallon size; (6) desert shrubs, minimum 5 gallon size; and (6) desert shrubs, minimum one gallon size. Cactus may be substituted 2 for 1 for one gallon shrubs. All container plantings shall be maintained on an irrigation system until the container plantings are fully established. In addition, the entire disturbed area shall be seeded with a seed mix approved by the A&LCC and watered a minimum of three times per day for two weeks. Further, plant materials salvaged as required in the conservation requirements (see Appendix C) are encouraged to be incorporated into the landscaping scheme for these areas. High visibility Natural and Transitional Areas may require additional vegetation / re-vegetation as determined appropriate by the Declarant.

Trees:

T	Acacia abyssinica	Abyssinian Acacia
N	Acacia constricta	Whitethorn Acacia
N	Acacia farnesiana	Sweet Acacia
N	Acacia greggii	Cat Claw Acacia
N	Acacia smalii	Southwest sweet Acacia
T	Acacia stenophylla	Shoestring Acacia
N	Canotia holacantha	
N	Celtis pallida	Desert hackberry
T	Celtis reticulata	Netleaf hackberry
T	Celtis douglasii	Western hackberry
N	Cercidum floridum	Blue Palo Verde
N	Cercidum michoxyooum	Foothills Palo Verde
N	Chilopsis linearis	Desert Willow
P	Eriobotrya japonica	Loquat
T	Laurus nobilis	Sweet Bay
N	Olneya tesota	Ironwood
T	Pithecellobium flexicaule	Texas Ebony
N	Prosopis ssp	Mesquite
P	Prunus ssp	Purple Plum, Carolina Laurel Cherry
T	Quercus emeryi	Emory Oak
T	Quercus gambelii	Gamble Oak
N	Sambucus carnadensis	Elderberry
T	Sophora secundiflora	Mescal Bean, Texas Mountain Laurel

T Vitex agnus-castus Chaste Tree

Shrubs and Accent Plants:

P	Abelea grandiflora	Glossy abelia
T	Acacia redolens	Ground Cover acacia
P	Acanthus mollis	Bear's Breech
N	Agave americana	Century Plant
N	Agave huachucensis	Wide-leaf agave
N	Agave vilmoriniana	Octopus agave
N	Agave weberi	Smooth-edge agave
P	Ajuga reptans 'purpurea'	Bronze ajuga
N	Aloe barbadensis	Aloe vera
T	Aloe ferox	Cape aloe
N	Ambrosia deltoidea	Bur sage
P	Antigonon leptopus	Queens Wreath
T	Arctostaphylos pungena	Poinleaf manzanita
N	Asclepias subulata	
N	Asclepias linstis	
P	Asparagus desniflorus sprengeri	Asparagus fern
P	Asparagus falcatus	Asparagus fern
N	Atriplex ssp	Saltbush (many varieties)
T	Baccharis polularis	Coyote bush
N	Baileya multiradiata	Desert Marigold
P	Bambusa ssp	Bamboo
P	Bougainvillea ssp	Bougainvillea
T	Caesalpinia gilliesii	Mexican Bird of Paradise
T	Caesalpinia pulcherrima	Red Bird of Paradise
P	Callistemon citrinus	Lemon Bottlebrush
P	Callistemon viminalis	Weeping Bottlebrush
P	Camellia japonica	Camellia (many varieties)
P	Carissa grandiflora	Natal Plum
T	Cassia ssp	Cassia and Senna (many varieties)
N	Carnegiea gigantea	Saguaro
T	Convolvulus mauritanicus	Ground Morning Glory
P	Cotoneaster ssp	Cotoneaster (many varieties)
P	Cycas revoluta	Sago Palm
P	Cyperus alternifolius	Umbrella Plant
N	Dasyliroa wheeleri	Desert Spoon
N	Dodonaea viscosa	Hopseed Bush
N	Echinocereus engelmannii	
P	Eleaagnus macrophylla 'Ebingei'	Silverberry
N	Encelia farnosa	Brittle Bush
N	Encelia trifurca	
N	Ephedra faciculata	
N	Eriogonum fasciculatum v. poliofolium	
P	Euonymus ssp	Euonymus

P	Fatsyhedera lizei	Fatsyhedera
P	Fatsia japonica	Aralia
T	Feijoa sellowiana	Pineapple Guave
N	Ferocactus ssp	Barrel Cactus
P	Ficus ssp	Fig
N	Fouquieria splendens	Ocotillo
P	Gardenia jasminoides	Gardenia (many varieties)
T	Gazania ssp	Gazania (many varieties)
T	Gelsemium sempervirens	Carolina jasmine
N	Gutierrezia sarothrae	
P	Hedera ssp	Ivy
T	Hesperaloe paraviflora	Red Aloe
P	Hibiscus ssp	Hibiscus
P	Ilex ssp	Holly
P	Jasminum ssp	Jasmine
T	Juniperus ssp	Juniper (see Appendix B)
N	Justica spigera (Californica)	Desert Honeysuckle
P	Lagerstroemia indica	Crape Myrtle
T	Lantana ssp	Lantana
N	Larrea divaricata	Creosote Bush
T	Leucophyllum frutescens	Texas Ranger
P	Ligistrum ssp	Privet
P	Liriope muscari	Liriope
N	Lotus rigidus	
N	Lycium exsertum	
N	Lycium fremonfii	
N	Lysiloma thornberi	Feather Bush
P	Macfadyena unguis-cati	Cat's Claw Vine
T	Mahonic aquifolium	Oregon Grape
T	Malehore crocea	Ice Plant
P	Motsrs itifioifrd	Fortnight Lily
P	Myrtus comminus	Myrtle
T	Nandina domestica	Heavenly Bamboo
P	Nerium oleander "petite"	Dwarf Oleander (see Appendix B)
N	Nolina microcarpa	
P	Ophiopogon japonicus	Mondo Grass
N	Opuntia ssp	Prickly Pear Cactus
T	Osteospermum fruticosum	Trailing African Daisy
T	Penstemon ssp	Penstemon
P	Pilodendron selloum	Phiolodendron
T	Photinea ssp	Photinia
P	Pittosporum ssp	Mockorange
T	Potentilla ssp	Cinquefoil
P	Pyracantha ssp	Pyracantha
P	Raphiolepis indica	Indian Hawthorn
T	Rhus ovata	Sugar Bush
T	Rose	Rose

T	Rosa banksiae	Lady Banks' Rose
T	Rosmarinus officinalis	Rosemary
T	Santolina ssp	Santolina
T	Senecio cineraria	Dusty Miller
N	Simmondsia chinensis	Jojoba
P	Spirea ssp	Spirea
T	Tecoma stans	Trumpet Bush
P	Tecomaria capensis	Cape Honeysuckle
T	Teucrium chamaedrys	Germander
P	Trachelospermum	Star Jasmine
N	Trixis californica	
N	Vauquelinia californica	Arizona Rosewood
P	Viburnum ssp	Viburnum
N	Viguira deltoidea	
P	Vinca ssp	Periwinkle
N	Yucca baccata	Yucca
N	Yucca ssp	Yucca (many varieties)

I. SIGNAGE

Section 1: Common Sign Projects

See list of signs in Section 3 and Section 4 of this project topic.

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Signs requiring A&LCC submittal, review, recommendation and Board approval must designate the number of signs to be placed, size of all signs, colors associated with each sign, design and message content of each sign, community location of each sign, and construction material type of each sign. Signs requiring Management Company approval only (as designated in Section 3) will not require an A&LCC submittal process.

Section 3: General Association Guidelines (expected approved uses)

Signs requiring Management Company approval only (verbal authorization) - temporary, one-time usage signs or permanent lot identification signs:

Property For Sale/Lease Signs: One (1), post-mounted, not to exceed 5' high "For Sale/Lease by Realtor/Owner" sign (professionally designed and mounted) is permitted per property lot and placed only on the specific home for sale. This sign for the lot is to be removed when the home is either sold or removed from the resell market listing. This sign is prohibited from being placed on Association common areas, nature trails/paths, buffer zones, walls, and/or builder construction lots (unless specific to that lot). An additional one (1) small, ground level bandit and/or A-frame realtor sign (similar in design and less than 24" in height) is permitted only in Association buffer zones from Saturday, 8:00am through Sunday 6:00pm. No other "For Sale/Lease Realtor/Owner" signs are permitted for posting. No flyer-type (paper) "For Sale/Lease Realtor/Owner" signs are allowed for postings on lots, parcels, common areas, buffer zones, model homes, postal/mail units, right-of-ways, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage or buffer walls/plantings. Signs submitted for approval to the Management Company must conform to color, design, size, message content, location, and type as directed by the Board of Directors.

School Announcements, Garage Sale, Bake Sale: Signs (paper and professionally designed/mounted) are allowed on property lots, association common areas, and buffer zones for the day of the event only. Once the event has been completed, all the signs are to be removed immediately. Signs are not allowed on model homes, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, buffer walls/plantings.

Open House: In conjunction with the "For Sale/Lease Realtor/Owner" sign a lot owner, may also have one (1) sign (professionally designed and mounted) announcing an open house event on the lot and one (1) small, ground level bandit and/or A-Frame realtor sign (similar in design and less than 24" in height) only in Association buffer zones for the duration of open house. No flyer-type (paper) signs for open houses are allowed for postings on lots, parcels, common areas, buffer zones, model homes, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage, right-of-ways, or buffer walls/plantings. Signs submitted for approval to the Management Company must conform to color, design, size, message content, location, and type as directed by the Board of Directors.

Lost/Found: Signs placed within the community by members notating lost pets, personal articles will be permitted for three (3) days. After three days, the Management Company will have these signs removed, at the violators expenses.

Lot Identification Signs: Alarm/security identification signs are permitted without Board approval, providing signs are placed on lots within three (3) feet of structure, no more than 18" to top of sign, and not self-illuminating.

Construction Signs: Temporary pool and construction signs as required by governmental agencies, and not self-illuminating, to be removed upon completion of the project.

Vehicular For Sale Signs: Vehicular For Sale signs are permitted on vehicles within the community, providing signs are placed in vehicle windows, made of quality construction material or store bought signs (no signage painted on vehicle and/or hand written on windows). No Vehicular For Sale signs are allowed for postings on lots, parcels, common areas, buffer zones, model homes, postal/mail units, regulatory poles/signs, utility boxes, right-of-ways, fire hydrants, or buffer walls/plantings.

Vehicle Advertising: No advertising on vehicles is permitted if said vehicle is visible from neighboring property without specific approval of the A&LCC. If A&LCC approval is granted, it may be with limited, minimal space and lettering.

Section 4: Specific approval conditions, exclusions, etc.

Other signs (as noted below) are not permitted in the community without proper authorization from the Board of Directors as submitted through the A&LCC. The Management Company for the Association is authorized to permit only those signs designated in Section 3 above without following the A&LCC submittal process (unless the Management Company deems it necessary for a particular sign to be reviewed by the A&LCC and approved by the Board).

1. During political seasons, signage for elections, political events, not to exceed 30 days in advance of election day event, and must be removed within 3 days of the election event
2. Neighborhood watch signs
3. Identification signs for residential usage that number more than one (1) per lot or are larger than 72 square inches
4. Common area/trails signage
5. Home business identification signs

J. ORNAMENTATION

Section 1: Common Ornamentation Projects

1. Yard Furniture
2. Exterior Wall Ornamentation
3. Flagpole (permanent, ground installation)
4. Yard Ornaments
5. Holiday Decorations
6. Roof Ornamentation
7. Statues
8. Hanging Ornamentation (flags, wind socks, banners)

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Layout of area where ornamentation is to be installed, with description of ornamentation, proposed color, design, dimensions of ornamentation. Sample brochures, pictorial drawing, or photographs are helpful. No submittal is required for holiday decorations that are consistent with the theme and timing of the applicable holiday. No submittal is required for lawn furniture or lawn ornaments placed in the rear yard area. House mounted flagpole bracket kits do not require an A&LCC submittal (maximum height of these flagpoles is 6').

Section 3: General Association Guidelines (expected approved uses)

In general the Association promotes ornamentation in harmony with the surrounding southwestern desert theme in colors as designated in Section F, Paint Colors. Furniture, wall ornamentation, and yard ornamentation should be used in unobtrusive proportion to the size of the house and yard. Observance of holiday and patriotic events are permitted by the Association, with appropriate colors and decorations.

Section 4: Specific approval conditions, exclusions, etc.

1. Permanent placement of lawn/garden patio furniture or decorative wrought iron furniture/benches in front yard requires approval.
2. For specific color choices on ornamentation projects, refer to Section F, Paint Colors.
3. Holiday decorations - can be installed 30 days prior to the holiday and must be removed 30 days after the holiday associated with the decorations.
4. Permanent roof mounted ornamentation is not permitted.
5. Ground mounted flagpoles cannot exceed 20' in height. The flag(s) must be displayed starting at the top of the pole and actual size of the flag(s) are used in proportion to the height of the flagpole. Proper flag etiquette shall be followed at all times. Poles can be black, white, or color to be approved by the A&LCC. Location of the flagpole shall be in the rear yard only, minimum distance of the flagpole from any wall shall be at least the height of the flagpole.
6. Flags displaying advertising are not permitted.
7. Permanent placement of lawn/garden ornamentation in driveways is not permitted.

K. WALLS, GATES, WROUGHT IRON/RAILINGS

Section 1: Common Enclosure Projects

1. Walls (privacy, party, buffer)
2. Gates/Gate Screening
3. Wrought Iron
4. Railings
5. Wrought Iron Screening

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Layout of existing enclosures on property, noting height of existing walls, proposed height of additional courses of brick, gate/screening material. If submitting plans for screening, color of screen and/or sample of material would be helpful.

Section 3: General Association Guidelines (expected approved uses)

Walls and fences within Paseo Del Rio have two functions. The most basic use of walls and fences relate to privacy and security, both of which are extremely important. The Design Guidelines, however, are concerned with the potential to provide handsome and unifying element for the overall community.

Section 4: Specific approval conditions, exclusions, etc.

1. Residential walls and fences in "normal" conditions shall be a minimum of five (5) feet high as measured from an adjacent grade. Walls between areas with an elevation difference of greater than two (2) feet will require case-by-case approval by the Architectural & Landscaping Control Committee. Closely spaced parallel walls shall be disapproved.
2. Prior to the construction of any fence or wall, plans indicating materials to be used and location shall be submitted to the Architectural & Landscaping Control Committee for approval. Property lines shall be verified by the Owner prior to construction.
3. In the event of a dispute between Owners with respect to the construction, repair or rebuilding of a party wall or party fence, or with respect to the sharing of the cost thereof, such adjoining Owners shall submit the dispute to the Architectural & Landscaping Control Committee. The decision of the Architectural & Landscaping Control Committee shall be binding subject to the right of appeal to the Board of Directors.
4. Any fences or walls installed by the Declarant will not be removed, altered or painted without the Architectural & Landscaping Control Committee's prior written approval.
5. All block walls visible from any street, parking area or open space within the property will be stuccoed and painted per the discretion of the AC.
6. Permitted exterior finished materials for walls include plastered unit masonry, adobe, slump, split or textured decorative block. Other materials must be approved by the Architectural & Landscaping Control Committee.
7. Wrought iron screening - refer to Section F, Paint colors for appropriate color selection.

L. ANTENNAE

Section 1: Common Antenna Projects

1. Conventional
2. Dish/Microwave
3. Cabling/mounting hardware

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Layout of area where antenna is to be installed on property/structure, type of antenna, dimensions of antenna, screening/camouflaging if applicable.

Section 3: General Association Guidelines (expected approved uses)

Antenna Definitions

1. Antennas are defined as any antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation (including related hardware, cables, brackets), that shall be erected, used, or maintained outdoors on any Lot or Parcel, whether attached to a building or structure or otherwise.
2. The definition of antenna is universal and pertains to all manufacturers and technologies.
3. In general, antenna installation will conform to the federal regulations as defined in FCC 96-328.

Section 4: Specific approval conditions, exclusions, etc

Conditions and Requirements

1. **IMPORTANT NOTE:** Every antenna installation must be submitted to the Architectural & Landscaping Control Committee (AC). All antenna installations will include an inspection to determine if the installation properly meets the established guidelines and conditions of approval.

Installation Guidelines

An approved not-visible-from-neighboring-property placement of the video antenna and/or adequate screening shall be a requirement of the installation provided that the restriction does not impair a viewer's ability to receive signals, as defined below:

- a. unreasonably delays or prevents installation, maintenance, or use of a device
- b. unreasonably increases the cost of installation, maintenance or use of such devices
- c. precludes reception of an acceptable quality signal.

a. Inspection changes required to bring installation into compliance with guidelines established and approved by the Board.

Comments _____

Inspection Completed by _____ Date _____
Management Company Rep

A&LCC Member

b. Inspection confirms that antenna installation was completed per the guidelines established and approved by the Board.

Inspection Completed by _____ Date _____
Management Company Rep

A&LCC Member

M. DOORS/WINDOWS/AWNINGS

Section 1: Common Door/Window/Awning Projects

1. Internal Window Treatment
2. Screen Doors
3. Security Doors
4. Gated Entry
5. Window Framing
6. Sunscreen (solar and film)
7. Gutters
8. Rolling Shutters
9. Exterior Awnings

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Layout of house area where project is to be installed, with description, proposed color, design, dimensions. Sample brochures, pictorial drawing, or photographs are helpful.

Section 3: General Association Guidelines (expected approved uses)

In general the Association promotes installation exterior treatments in harmony with the surrounding southwestern desert theme in colors as designated in Section F, Paint Colors. Exterior additions and changes should be used in unobtrusive proportion to the size of the house and yard. Exterior treatments are subject to weathering conditions and will require periodic maintenance to remain in good condition.

Section 4: Specific approval conditions, exclusions, etc.

1. Gutters and downspouts closely match the color of where the gutter/downspout is to be attached (high reflective aluminum is prohibited).
2. Sunscreen material in black, bronze, or match existing screen color (no white or bright color screening material).
3. Plastic sheeting material, when visible from neighboring property is not permitted as an awning for patios and balconies.
4. Security door made of welded steel tube or wrought iron (for color, refer to Section F, Paint Colors).
5. No high reflectivity material may be installed in windows or doors.
6. Exterior wrought iron window treatment (bars) will be considered on a case-by-case basis, and window-by-window basis, and will be required to meet the highest aesthetic standards. All wrought iron window treatment submittals will require prior written approval from the Architectural & Landscaping Control Committee to include the specific windows approved and wrought iron design for each window. Generally speaking, any approved window wrought iron will be installed flush with the surrounding wall section, will be painted the color of the home and

will have custom design characteristics. Installation of well designed, custom wrought iron window treatments may be considered for approval whereas less aesthetically pleasing "bars over windows" would be less likely to be approved.

7. Exterior awnings (cloth)

- a. only solid color to match main exterior house color (not trim color)
- b. awnings are permitted in the rear yard area only (no front or side elevation awnings)
- c. one permitted in lieu of or in addition to rear covered patio structure, the dimensions of the patio area/awning shall not extend out from the house more than 12' from the access door and at full extension shall not be any closer than 5' from any privacy wall, while the width of the awning across the structure shall not exceed 20'
- d. awnings must be maintained in good condition at all times
- e. metal framing to be beige or other color as approved by AC
- f. no plastic, metal, aluminum awning material (except frame)
- g. awnings restricted to lower floor only; no awnings on windows
- h. no ground mounted vertical supports

8. Rolling shutter assemblies to match color of home and/or window trim area. All rolling shutter installation requires specific written approval of the A&LCC.

N. ROOF MOUNTED DEVICES

Section 1: Common Roof Mounted Projects

1. Solar Panels
2. Solar Heaters
3. Solatube
4. Skylights
5. Roof Ventilators
6. External Gable Ventilator

Section 2: Submittal Requirements (needed for A&LCC Submittal)

Layout of area where roof mounted device is to be installed on property/structure, type of device, dimensions of device, proposed color of device, if possible, pictorial/brochure of device to be installed. No mechanical equipment can be installed on mission tile roofing, and may only installed on Sante Fe roofs and flat patio with proper shielding.

Section 3: General Association Guidelines (expected approved uses)

In general the Association encourages the use of energy efficient devices, providing the devices, materials, colors, and screening are aesthetically acceptable to the community.

Section 4: Specific approval conditions, exclusions, etc.

1. Roof mounted devices, such as solartube and skylights are painted to closely match roof tile material (except actual skylight, glass panels which may not be clear or white).
2. Solar panels/heaters installed on roofs/patios must be acceptably screened or not "visible" (refer Section L, Antenna Guidelines). These installations are generally discouraged.

O. ROOFING

Section 1: Common Roofing Projects

1. Santa Fe
2. Mission Tile
3. Patios
4. Structural Additions (refer to Section B, Structural Additions)

Section 2: Submittal Requirements (needed for A&LCC Submittal)

For color changes, refer to Section F, Paint Colors for color choices. For roofing submittal, if possible, include actual sample roof tile material. If that is not possible, on the submittal, note if the roofing material exists on another home in the community. Refer to Section B, Structural Additions, for specific submittal requirements for roofing on patios and structural additions. If the roofing project is to replace broken/missing tiles that matches the existing color and material, no submittal is required.

Section 3: General Association Guidelines (expected approved uses)

In general, roofing material installed by the builders are reviewed and approved during the development review process with a submittal from the builder. Materials and colors of roof materials, currently part of the community are encouraged.

Section 4: Specific approval conditions, exclusions, etc.

1. White, high reflectivity, high glaze color is not permitted.
2. On mission tile roofs, no more than one roof material tile is permitted.
3. Structural addition roofing color/style materials are encouraged to be the same as the existing main house color/style.
4. Aluminum flashing material must be painted to match existing house color.

P. MISCELLANEOUS

Section 1: Miscellaneous Items

1. Refuse Containers
2. Maintenance Equipment (tools, ladders, hoses)
3. Mailboxes

Section 2: Submittal Requirements (needed for A&LCC Submittal)

No A&LCC submittal is required (except any changes to or replacement mailbox or mailbox post)

Section 3: General Association Guidelines (expected approved uses)

Maintenance equipment shall be visible only on as needed/usage basis. Unless trash/recycling containers are out on pickup day, CC&R's require that members place trash and recycling containers out of view of neighboring property.

Section 4: Specific approval conditions, exclusions, etc.

1. Except for garden hoses, maintenance equipment is not permitted for permanent storage in front of the privacy wall and during temporary usage should not be visible longer than 48 hours.
2. Containers, primarily designed for trash, placed on curb on pickup days shall be maintained in a clean, well-kept manner.
3. No changes to individual mailboxes shall be granted from original builder installed approved mailboxes.