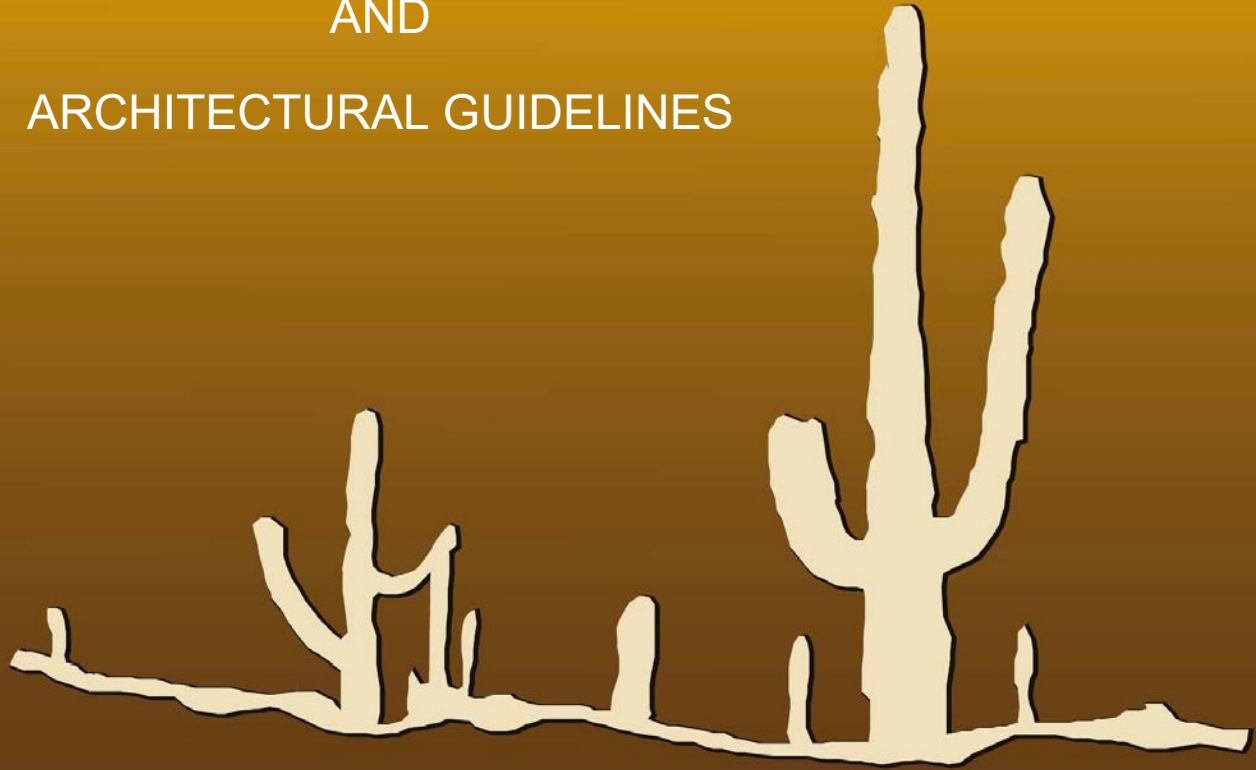


ASSOCIATION RULES
AND
ARCHITECTURAL GUIDELINES



SAN TAN

HEIGHTS

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OVERVIEW

Homeowners' Association

Every resident of San Tan Heights is a member of the San Tan Heights 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, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements (the "CC&R's). The CC&R's set forth procedures, rules and regulations, which govern the community. The San Tan Heights Homeowners' Association Rules and Architectural Guidelines are an extension of the "CC&R's and designed to be used in harmony with each other. Capitalized terms not otherwise defined in these Guidelines shall have the meaning set forth in the CC&Rs.

The Board of Directors (the "Board") is charged with the responsibility of overseeing the business of the Association. The Architectural Committee (the "Committee" and/or "Architectural Committee") is established by the Board to review all improvements within San Tan Heights including new construction and modifications to existing properties. The Committee has adopted design guidelines and standards to evaluate proposed construction activities as well as landscape additions and/or alterations.

Any changes to the outside of your home must be submitted to the Architectural Committee for approval prior to the commencement of any work on improvements requested in the submittal.

Architectural Committee Process

Any change, addition, and/or modification to a site or building exterior of a residential property requires prior written approval of the Committee. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE. JUST BECAUSE A CHANGE, ADDITION, OR MODIFICATION IS NOT SPECIFICALLY PROHIBITED DOES NOT MEAN THAT IT IS PERMISSIBLE. Even if your change, addition, or modification meets the requirements set forth in these Guidelines, is permitted by these Guidelines, and/or is identical to another, which has been approved, it still must be submitted for approval unless otherwise specifically noted herein. Because each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. Owners with proposed changes should contact the Homeowners Association Management Company to obtain the necessary architectural guidelines and submittal documentation.

The responsibility of the Committee is to ensure the harmonious, premier image of San Tan Heights. Any Owner requesting approval of the Committee shall follow the application procedure listed below:

- Submittals to the Architectural Committee must be submitted no less than one calendar week prior to the Architectural Committee meeting at which the application/submittal is to be reviewed. The Architectural Committee Chairperson may approve late submittals at their discretion. Any submittals that have been submitted less than one calendar week prior to the next Architectural Committee meeting will be considered as a submittal for the subsequent Architectural Committee meeting unless approved for late submission by the Architectural Committee Chairperson.
- Submittals will be returned to the Owner of record either approved, disapproved, or with a request for additional information within forty-five (45) days of receipt of the request. All decisions will be provided via US Mail or email as requested by the Owner. No verbal approvals are permitted.
- Approval Expiration – Upon receipt of approval from the Committee of any construction, installation, addition, alteration, including landscape changes and or alterations or other work approved by the Committee shall diligently pursue such work so that it is completed within a sixty (60) day time frame. Construction must be started within sixty (60) days of the date of the Committee's approval of the application or the approval may be deemed withdrawn, which case plans must be resubmitted in accordance with these rules.
- Review and approval or disapproval will include consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the Lot and must be congruent with neighboring property. The location of the improvement with respect to topography and finished grade elevation is also considered.
- Neither the Architectural Committee nor the Board of Directors shall share or have any liability in connection with or related to approved plans, specifications, or improvements. The approval of plans shall not be deemed a warranty or representation of soundness of the improvement, nor its effect upon existing or future drainage on the Lot. The purpose of the Architectural Committee is to review plans for aesthetic purposes only.
- Construction Period – Construction must be pursued in a diligent manner in order to assure prompt completion. If a different deadline is approved for construction (which may be longer, at the Committee's discretion), such construction must be completed within a four (4) month period from the date of Committee approval.

Application Procedure

Application and plans (which will be kept on file with the Association) should be:

Mailed to: San Tan Heights Homeowners' Association
32805 N. Occidental Ave.
San Tan Valley, AZ 85142

Delivered to: San Tan Heights Homeowners' Association
32805 N. Occidental Ave.
San Tan Valley, AZ 85142

Electronically: San Tan Heights Homeowners' Association Website
www.mysantanheights.org

Application Form (Architectural Review Form)

Application forms may be obtained from the Association office or downloaded from mysantanheights.org.

An application form is to be completed by the applicant prior to submittal to the Architectural Committee and must include the following information/documentation.

- Plot Plan - A site plan showing improvement/modification dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans. Plot plans may be obtained from your builder.
- Elevation Plans - Plans showing finished appearance of improvements in relation to existing dwelling.

Specifications include

- Color samples.
- Detailed description of materials to be used.
- Dimensions of new builds or additions/alterations to original structures along with property dimensions related to the additions/alterations or improvements/modifications.
- Photograph - If the submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.
- Responsibility - It is the responsibility of the homeowner to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The Board, Management Company, Association, or Committee assumes no responsibility for obtaining these reviews and/or approvals.

ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ERECTED WITHIN SAN TAN HEIGHTS AND THE USE AND APPEARANCE OF ALL LAND WITHIN SAN TAN HEIGHTS, SHALL COMPLY WITH ALL APPLICABLE COUNTY ZONING AND CODE REQUIREMENTS AS WELL AS THE DECLARATION AND THESE RULES, RESTRICTIONS AND GUIDELINES.

Architectural Committee Chairperson Approvals

With a proper application form completed, approval may be given by the Architectural Committee Chairperson and/or the Association's Community Management Company for the following:

- Satellite Dish installation
- Solar Panels
- Sunscreens
- Security doors
- Plant replacement (if replacing from the approved plant list)
- Exterior Colors (as long as they are from the approved color books in the office)
- Gravel
- Flag Poles
- Conversion to Artificial Turf from Natural Grass (Provided that it is an exact exchange without modification to size and shape of original natural grass area.)

All items that have traditionally been able to be approved by the Architectural Committee Chairperson have been turned over to the STH community management company, provided that the CC&R's and the Architectural guidelines are strictly met throughout the application process. Any deviation or potential deviation from either requires the application/submittal to be reviewed by the Architectural Committee Chairperson for approval. Should the Committee Chairperson feel, that for any reason, the Architectural Committee should review the submittal, the Community Management Company, upon notification by the Committee Chairperson, would have the responsibility to forward the submittal to the Committee for review.

Any future additions or deletions from the above list will be sent to the Board of Directors for approval.

Architectural Appeals

Any appeal of the Committee's decision must be submitted in writing within thirty (30) days of the approval/disapproval date and mailed to:

San Tan Heights Homeowners' Association
32805 N. Occidental Ave.
San Tan Valley, AZ 85142

SAN TAN HEIGHTS ARCHITECTURAL GUIDELINES

General Principals

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, streets or Association common areas. The Architectural Guidelines promote those qualities in San Tan Heights 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.

Design Compatibility

The proposed construction must be compatible with the characteristics of the property itself, adjoining properties and the neighboring setting, as determined in the sole discretion of the Committee. 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 Homeowners' Association and The Committee assume no responsibility for the safety or livability of any altered 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.

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 building in good condition and adequately painted or otherwise finished.
- In the event any building or structure is damaged or destroyed, the Owner of record is responsible for immediate repair or reconstruction.

ANTENNAS AND SATELLITE DISHES:

Towers and/or Antennas not regulated by the FCC (“Unregulated Receivers”), whether attached to a building or structure, or placed elsewhere on any Lot, must be approved in writing by the Committee, with such screening and fencing as such Committee may require, prior to installation.

Notice of the installation of any antenna or receiver regulated by the FCC (“Receivers”) on a Lot must be provided to the Committee no more than five (5) days after installation. The Committee’s preference for location of Receivers which are regulated by the FCC (television antennas and satellite dishes less than one meter in diameter), in descending order, is as follows:

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

Any installation other than the backyard below the fence line must be painted to match its background in color. All wires must be painted to match the surface they are affixed to.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible From Neighboring Property, the Committee would prefer that such location be used for the Receiver rather than a higher-listed location at which the Receiver would be Visible From Neighboring Property, provided such location will not unreasonably delay or prevent installation, maintenance, or use of the Regulated Receiver, unreasonably increase the cost of installation, maintenance, or use of the Regulated Receiver, or preclude the reception of an acceptable quality signal.

AWNINGS:

All awnings must be approved by the Architectural Committee. Awnings are not permitted on front facing windows or side windows which are in front of the side wall connecting to the perimeter wall.

In keeping with the design characteristics of the community, awnings shall be canvas and of one solid color which matches the body color of the home.

- Awnings must have a straight edge (i.e. no Greek key or scalloped edging) and overlays are not permitted.
- All awning submittals must include a drawing and pictures showing the location of the proposed awning installation.
- A sample of the material to be used, along with the color, design and dimensions of the proposed awning is required.
- The Owner is responsible for maintenance and repair of the awning.

- The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.
- Drainage off the awning shall not project into neighboring properties.

BASKETBALL EQUIPMENT:

All basketball equipment must be approved by the Committee prior to installation.

- Pole mounted and portable goals are permitted. Poles must be cemented in the ground and must be installed on the "interior" side of the driveway with a maximum height of 10 feet at the rim.
- Backboards shall not be installed structurally on a building or structure.
- Backboards and poles must be professionally manufactured. Backboards must be of neutral color (clear, white, gray or tan) and free of brightly colored decals or graphics. Poles and support brackets must be painted black or match the body color of the exterior of the home. Portable goals are only permitted to be placed halfway between the home and street. Portable goals must also follow the same aesthetic guidelines as a pole mounted goal.
- All equipment including poles, support brackets and netting shall be maintained in good condition. Broken equipment, including backboards, bent poles, supports, rims and netting, pealed or chipped paint are prohibited. Netting is limited to nylon or similar cord netting. ***Metal or chain nets are prohibited.***
- Lighting of any kind including spot lights for night use of equipment is prohibited and driveways may not be painted or permanently outlined for use.
- It is the responsibility of the homeowner to take full responsibility for ball containment on their individual property.
- Portable goals may not be located on the sidewalks or in the street. All goals must be half way up the driveway.

CHIMNEYS:

Chimneys must be approved by the Committee prior to installation.

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

CLOTHES DRYING FACILITIES:

Outside clotheslines or other outside facilities for drying or airing clothes shall not be maintained, erected or placed on any Lot or Parcel unless they are maintained, erected or placed exclusively within a non-view area of the Lot and and/or concealed so as not to be Visible From Neighboring Property, street or Common Area.

COURTYARDS AND COLUMNS:

Courtyards are encouraged to take advantage of the outdoors and southwest traditions. All courtyards not installed by the Builder are required to be submitted to, and approved by the Architectural Committee before commencement of work.

- 2'6" will be the maximum height allowed for courtyards walls.

- Courtyard walls shall be finished with stucco and painted to match the house. Approval for other finishes such as Rock Veneer or other types of finishes will be approved or denied at the sole discretion of the Architectural Committee.
- Optional columns are to be capped and no higher than 6" above the courtyard wall.
- Optional columns shall be finished stucco and painted to match the house or have a rock veneer to match the house.
- The total width of the concrete area shall not exceed thirty (30) feet of contiguous area or 50% of the Lot width, whichever is less.
- The total depth of the courtyard shall not exceed 40% of the front yard depth as measured from the home entrance and the property edge of the sidewalk. Courtyard walls shall not be built closer than five (5) feet from any perimeter wall and no closer than ten (10) feet from the sidewalk along the street. For one acre Lots the sidewalk edge will be 60" from the roadway.
- No lighting shall be included as part of the top of the walls or pillars of the courtyard perimeter. Other lighting may be approved at the discretion of the Architectural Committee so long as a lighting plan for the courtyard is included with the submittal.

CURBING:

- Curbing shall be allowed only for the purpose of separating side property lines.
- Curbs shall be placed within the Lot lines without encroaching onto neighboring properties unless there is a written agreement between neighbors to have the curbing centered on the Lot line. A copy of this agreement must accompany the request for Architectural Review.
- Curbing may not be constructed in any easement where the natural flow of water could be obstructed. Nothing may be mounted and/or set atop of the curbing such as lights, planters, etc.

The curbing must conform to the following specifications;

- Curbing must be poured or extruded concrete, rectangle paving stones or flat laid brick. Precast curbs, rocks, scalloped edging, etc. are not permitted.
- Curbing must be natural, earth toned, or colored to match the home. Color samples must to be provided with the application.

Under no circumstances will curbing be allowed across the front of the property. This includes, but is not limited to, poured or extruded concrete, paving stones, bricks, pre-cast curbs, rocks, etc.

DECORATIVE AND HOLIDAY ITEMS:

Seasonal and Holiday Decorations - Holiday decorative items, such as seasonal lighting, displays and holiday flags, do not require approval; however, such decorative items shall not be displayed more than thirty (30) days prior to the actual holiday with which they are associated with and must be removed fourteen (14) days after the actual holiday.

Seasonal and Decorative Flags - Seasonal flags shall not be displayed more than thirty (30) days prior to the actual holiday and must be removed fourteen (14) days after the date of the holiday. Decorative flags must be

maintained in good condition at all times. Torn, ripped, faded etc. constitute grounds for removal. Flags may not be offensive to neighbors or the Association, as determined in the sole discretion of the Committee. See "Flags and Flagpoles," below, for further information on the display of flags.

Sporting Event Flags - All sporting event flags may be displayed within the week before and the week after the sporting event takes place. See "Flags and Flagpoles," below, for further information on the display of flags.

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

DECORATIVE ART:

- The largest dimensions of decorative art shall be no greater than three feet in length, width, or height, and must first have prior written approval from the Architectural Committee.
- Decorative art on homes shall be neutral in color and limited to two items of similar character, color and style.

DRIVEWAY EXTENSIONS:

Driveway extensions and additions may be added with prior written approval from the Architectural Committee or Board of Directors.

All submittals for a driveway extension or addition must include the Lot width, existing driveway width and requested extension/addition width at the sidewalk or at the curb in no sidewalk exists.

Subject to approval by the Committee, concrete extensions of an existing driveway may be permitted within the following guidelines:

- A driveway addition may be added to the same side of the yard as the existing driveway.
- Driveway extensions may be a continuation of the width of the existing driveway, provided the property is wide enough.
- Regardless of the type or style of driveway extension or addition an area of one foot of open space (No concrete, including bricks, paving stones, etc.) must be maintained between the neighboring property (i.e. the property line) and the edge of the driveway to facilitate drainage from the back yard.
- If the size of the side yard permits, a driveway may be added from the existing double gate straight to the street with a minimum of two (2) feet of granite with plantings between the existing driveway and the addition.
- Driveway extensions may also be designed to incorporate a 45° angle meeting at the base (Sidewalk) of the existing driveway. Landscape shall be added in front of the driveway to soften the look of the concrete addition and help with drainage.
- At the Committees discretion the total width of the concrete area at the base (sidewalk or curb, if no sidewalk exists) may exceed thirty (30) feet of contiguous area or 50% of the Lot width, whichever is less.
- Properties that are one acre Lots have the option of utilizing gravel for driveways.
- Other driveway configurations may be considered on an individual basis taking into consideration the size of the Lot, proximity to the neighboring property, drainage, and aesthetics.

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

EXTERIOR COLORS:

- The exterior colors of all buildings and structures must be approved by the Architectural Committee based on submitted manufacturer's color chips.
- Homes may only be painted from one paint scheme.
- Plans and specifications submitted to the Committee must include details of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with the other buildings in the neighborhood, as determined in the sole discretion of the Committee.
- Any repainting or redecorating of exterior surfaces, regardless of the color to be used, also requires submission to The Committee for approval.
- Preferred colors are earth tone. Trim colors shall not dominate the exterior appearance and shall be in the same color range as the major color.
- Approved color scheme books are in the office for homeowners to use.
- Colors for body, garage fascia, trim and pop outs are interchangeable, for the most part pending Architectural Committee discretion and approval.
- The Architectural Committee may, at its discretion, approve/adapt additional color schemes that must be then added to the STH approved color scheme books.

FENCES/WALLS/GATES:

Under no circumstances are perimeter walls on Lots bordering Common Areas permitted to be torn down to allow access to rear yards.

IN THE EVENT THAT A COMMON WALL HAS BEEN REMOVED WITHOUT ARCHITECTURAL COMMITTEE APPROVAL, THE LOT/HOMEOWNER WILL BE ASSESSED A \$5,000.00 FINE.

The Architectural Committee has approved standard wall designs that shall be used on all exterior walls of the subdivision where a theme wall or view wall is required.

- Gates may not be constructed in any wall or fence without prior Committee approval of the size, location, color and material.
- Residential developments requiring walls or fences around the parcel will have the walls or fences installed by the developer of the parcel.
- Any fence or wall installed by the builder will not be removed, altered or painted without the prior written approval of the Architectural Committee.
- Prior written approval from the Architectural Committee must be obtained before beginning construction of ANY landscaping or decorative interior fences (front yards only).

All construction of landscaping or decorative fences (front yard only), will adhere to the following guidelines;

- All fences or walls will be constructed of concrete blocks on a concrete footing, and will not exceed thirty (30) inches in height and will be finished on the top with a two (2) inch cap block.
- The landscaping or decorative fences or walls will be stucco and/or painted to match the exterior of the home.
- Fences/walls must not be built closer than five (5) feet to any perimeter wall or driveway, and no closer than ten (10) feet to the main sidewalk along the street.

- Access to the rear yard must be gained through the front wall on the side of the home. Repairs to this wall must be completed in a timely manner and must include repairing the wall to match the texture and color of the remaining wall.

FLAGS AND FLAGPOLES:

Flagpoles must be submitted to, and approved by the Architectural Committee prior to installation.

Flag Display Requirements:

- Other than seasonal, decorative, and sporting flags discussed above (see “Decorative and Holiday Items”), only the flag of the United States of America, The Gadsden Flag, the Arizona State flag, an Arizona Indian Nations flag, or a flag representing any of the five United States military branches (Army, Marine, Air Force, Coast Guard, Navy) may be displayed on a Lot. No more than two (2) flags may be flown on a Lot at one time.
- The maximum size of any seasonal, decorative, and/or sporting flag shall be three feet by five feet (3 ft. x 5 ft).
- The maximum height of a flagpole, whether permanent, removable, or freestanding, can be no greater than the height of the roof peak, and must be submitted for approval by the Architectural Committee.
- A staff (i.e., a rod which is attached by a bracket to a dwelling for display of a flag) shall be a maximum of five feet (5ft) long with attaching brackets painted to match the attachment area and will not require prior approval. Committee approval is not required for installation of a staff that complies with this Section.
- All flagpoles, staffs and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, U.S.C., and Chapter 10.
- Only one staff or flagpole, whether permanent, removable, wall mounted, or freestanding, will be permitted per Lot. A flagpole may be in either the front or backyard, but not both.
- It will be the responsibility of the homeowner or resident of the Lot on which the flag is displayed, to ensure flags are displayed with proper respect and in accordance with flag etiquette and the U.S. Flag Code.
- Any lighting for nighttime illumination must be directional, low voltage, and not create glare to neighboring properties.

GARAGES AND DRIVEWAYS:

- The interior of all garages situated on any Lot shall be maintained in a neat and clean condition.
- Garages shall be used only for parking of vehicles and the storage of normal household supplies and materials and shall not be used for or converted for living or recreational activities.
- Garage doors shall be left open only as needed for ingress and egress.
- Garage doors may not be removed and/or be converted with a permanent wall, door, windows, etc. (Exception: Builders may have sales offices located in the garages but upon sale of the building, the garage must then be restored with a garage door).
- All driveways on Lots must be of concrete construction unless otherwise approved by the Architectural Committee. (Exception: Driveways on one acre Lots may utilize a gravel surface.)

GARBAGE CANS:

- No garbage or trash may be placed on any Lot or parcel except in covered containers meeting the specifications of the community trash collection provider or of a type, size and style, which are approved in writing by the Architectural Committee.
- In no event shall such container be maintained so as to be VISIBLE FROM NEIGHBORING PROPERTY except to make the same available for collection and then only for the shortest time necessary to effect such collection.
- All rubbish, trash, or garbage shall be promptly removed from all Lots, and shall not be allowed to accumulate thereon. All Owners shall be responsible for the removal of rubbish, debris, boxes and garbage not only from their Lot or parcel, but also from all public right of ways either fronting or siding their Lot or parcel, including (a) curbing, (b) public road improvements, (c) those areas specified on a Tract Declaration or subdivision plat maintained by the San Tan Heights Homeowners Association.

Trash bins may be left out no earlier than 12 noon the day before and brought in by 9:00 am the morning after the scheduled pick up date. Trash & Recycle Containers must be stored behind gates or in garages.

GATES:

- Double gates may be installed to allow wider access to rear yards upon approval by the Architectural Committee.
- All gates (double or single) will be of the same material (cedar as originally installed) and sealed with either a clear coat sealant, a shade of redwood or a shade of brown stain. Composite slats may be used instead of cedar provided they are the same color pallet of redwood or brown unless otherwise approved by the Architectural Committee.
- Color of wrought iron must be the color of the original.
- Color of slats may be stained a different color, but must be approved by the Architectural Committee and will be reviewed on a case by case basis pertaining to color of home, and consistency to neighboring properties.
- Decorative gates must be submitted for approval and will be reviewed on an individual basis.
- Shrubs, trees and plant material should be installed and maintained between house and double gates when possible.
- No gates that access the common areas shall be permitted. Single or double gates may only be permitted on the garage side of the home. (Gates to be installed on corner Lots or Lots of one acre may be an exception and will be reviewed on a case by case basis).

GAZEBOS & PERGOLAS:

Freestanding gazebos and pergolas may be erected in rear yards.

The definition of both as related to these guidelines is as follows:

Gazebo - A "Temporary" freestanding roofed structure that offers an open view of the surrounding area, typically used for relaxation or entertainment.

Pergola - A pergola is a temporary freestanding structure with overhead cross-beams and/or a sturdy open lattice (slats), Attached structures with a slatted or closed roof are considered patio covers. For those guidelines see "Patios & Patio Covers (Ramadas)."

The addition of a Gazebo or Pergola is subject to Architectural Committee review and approval prior to installation or erection and is subject to the following guidelines:

- Maximum square footage under the roof area is 144 sq. ft for Gazebos (temporary structures).
- Maximum square footage under the roof area is 240 sq. ft. for Pergolas (temporary structures).
- Maximum roof height is ten feet (10ft) for flat roofs and twelve feet (12ft.) for pitched roofs at the highest point and must be set back a minimum of five (5) feet from any perimeter wall.
- Structures larger than those previously listed herein may be approved for Lots that are one (1) acre.
- The structure must be painted or stained a natural wood or cedar color or be a dark (wrought iron) metal color (excluding silver or steel), or must be painted to match the body color of the home.
- Any roof tile must match the tile of the home.
- Fabric covers must be earth toned and maintained in good condition. Those structures whose fabric tops are removed due to disrepair must be replaced or the structure must be disassembled.
- The design of the Pergola or Gazebo must be in harmony with the design characteristics of the community as determined by the Architectural Committee.
- Any lighting on the structure must also receive approval from the Architectural Committee. A lighting plan must be included in the submittal in order to be considered by the Architectural Committee.

GUTTERS & DOWNSPOUTS:

- Gutters and downspouts will be considered for approval if the finish matches the exterior body, trim or roof tile color of the home.
- The Architectural Committee strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition.

LANDSCAPING:

- All landscaping shall be well maintained and kept free of debris.
- Shrubs should be trimmed in a way that they conform to and are harmonious with the yard size and not allowed to overtake an area. Specifically, shrubbery shall not infringe on sidewalks, driveways, adjacent Owners property, or interfere with the line of sight of drivers for safety reasons.
- Trees shall be pruned or trimmed in a manner that will present a pleasing appearance and avoid visual obstruction to traffic and must exhibit at least four (4) feet of exposed trunk.
- Trees and/or shrubbery shall not infringe on adjacent Owner's property.
- Weeds shall not be allowed to accumulate.

Installation of Landscaping:

- Within ninety (90) days of acquiring a Lot with a Dwelling Unit therein, each Owner shall landscape (if not already landscaped) such Lot, (front and back), and any public right-of-way areas lying between the front or side boundaries of such Lot and/or any Adjacent street and, if such Lot has a view fence, then between the back boundary of such Lot.
- The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Architectural Committee and all irrigation shall be underground drip with all equipment concealed. Prior to installation of such landscaping, the Owners shall maintain the yards in a weed free condition.
- Front yard landscapes require a minimum of one (1) fifteen-gallon tree and a minimum of three (3) five-gallon shrubs. Trees must be a minimum of at least five (5) feet in height at the time of installation.
- Landscape rock/ground cover must be provided for entire yard and shall be ½ or 1 inch screened. Granite boulders of a color similar to the native rock of the surrounding area are permitted and shall be 1/3 below grade. River rock shall be one (1) to six (6) inches in diameter and cover no more than ten (10) percent of the front yard. Screened rock shall be earth tone and blend with the natural desert landscape. Two colors of screened rock may be used provided they are from the same color palette, and they form a natural pattern. The two colors shall not be used to depict animals, geometric shapes or other intricate designs. Half inch (1/2), three quarter (¾) inch or one (1) inch screened rock may be used together or individually in forming the natural pattern. In the backyard, a minimum of two (2) inches of ground cover must be installed to control dust and weeds. White rocks and Lava rocks are not permitted.
- Turf areas (lawns) are allowed but shall be limited to no more than 30% of the landscaped portion of the front yard and must include the appropriate number of plantings approved by the Architectural Committee (if not installed by the builder). These will be approved on an individual basis.

Contained plantings (small shrubs, cacti, flowers, etc.) shall be placed in planters that are harmonious with the home and surrounding neighborhood colors and design.

Prohibited Front Yard Landscape:

- Olive trees (Olea Europaea)
- Oleanders (Nerium Oleander) other than the dwarf variety and Thevetia species
- Fountain grass (Pennisetum Setaceum) or Pampas Grass (Cortaderia Selloana)
- All varieties of Citrus are prohibited in front yards. Citrus may be planted within the confines of the rear yards
- Mexican Palo Verde (Parkinsonia Aculeata).
- All varieties of Mulberry trees
- All varieties of Bamboo
- Cat Claws
- Sissoo Trees
- Lucky Nut Trees
- Grass Palms

NOTE: APPROVED TREE LIST FOR FRONT YARD LANDSCAPE MAY BE OBTAINED AT THE SAN TAN HEIGHTS HOMEOWNERS ASSOCIATION OFFICE.

Fine Grading and Mounding:

- Fine grading is a critical aspect of landscaping. Each Lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if a mound or berm is proposed.
- In no instance shall any mound or berm be permitted within seven (7) feet from the curb along the entire Lot frontage. Mounding and other proposed changes must assure that mounding will appear natural.

Grass:

San Tan Heights Homeowners Association encourages water conservation and installation of desert landscapes.

- If you choose to install turf, you must always keep it properly maintained and scalped even during dormant winter months.
- You are not required to install winter rye, but if you so choose to over seed with winter rye, it, as well as summer Bermuda grass, must be fertilized and well maintained.
- Artificial Turf may be utilized, but is subject to the same guidelines as natural grass, including, but not limited to appearance, care and upkeep, area restrictions, etc.

Hardscape/Walkways:

- Any additional pavement areas in any form such as concrete, brick, tile, or masonry, etc. must be approved by the Architectural Committee prior to installation. Wooden decks are not permitted.
- Walkways may be permitted from either side to the driveway or sidewalks and must be no wider than a single gate. Walkways are also permitted from sidewalk to front door. All walkways must be made of concrete, bricks or pavers.

Water Features:

All fountains and waterfalls must be submitted to the Architectural Review Committee for approval prior to installation. Approval will be based on consideration of size, location, material and appearance. Different standards apply to water features such as fountains and waterfalls, depending on whether they are in the front or back yard.

Subject to Architectural Committee approval, small fountains may be located at the front entry if they conform to the following conditions:

- The fountain's total height, including any figurines shall not exceed sixty-four (64) inches.
- Fountains must be installed at finished grade level.
- Fountains must be installed within the confines of the front entry, immediately adjacent to the front entrance, whenever possible.
- Fountains and waterfalls located in backyards shall not exceed sixty-four (64) inches in height.
- Painted or brightly colored fountains are prohibited.
- Fountains should be abstract in design.
- It is the homeowner's responsibility to obtain any required permits from Pinal County.
- Sculptures depicting figures of people, animals, etc. are not permitted.

LIGHTING:

- Hanging or suspended rear yard lighting that is visible over any perimeter walls must be approved by the Architectural Committee.
- Only clear (not colored) bulbs or reflectors are permissible. All light fixtures shall be shielded such that the light shines primarily on the Lot; lights that create glare visible from other Lots are prohibited.
- Clear (white), low voltage/low wattage (12 watts maximum) accent lights, or reflectors to provide soft accent for trees, shrubbery, and structures are permitted.
- Ground mounted lights (12" in total height, or less) are permitted for driveways and walkways for safety reasons. These lights are to provide limited illumination to define the edge of the driveway or walkway. Light fixtures shall be placed a minimum distance of three (3) feet apart. Lights will not be permitted along curbs or sidewalks.
- Design of ground mounted pathway/driveway lights shall be limited to a standard low voltage Malibu style light or an unobtrusive low voltage dome shaped light.
- Light fixtures shall be earth toned colors or may be black, brown, silver, copper or Brass metal color.
- Solar powered lights which give off a yellow or blue light will not be permitted.
- Bulbs in hooded fixtures (coach lights) shall not exceed 40 watts. Bulbs in all other exterior fixtures shall not exceed 25 watts and must be shielded in a manner not to be visible from neighboring Lots.
- Motion or security lights are permitted, but the reflected light must be aimed within your property limits and must be approved by the Architectural Committee prior to installation.
- No light of any kind may be mounted on the top of any wall, pillar or post.

San Tan Heights adheres to Pinal County Ordinance on Outdoor Lighting Chapter 2.195.

MACHINERY & EQUIPMENT:

- No machinery, fixtures or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment, and clotheslines may be placed on any Lot or parcel without screening or concealment from view of non-residential neighboring property or public property.
- Ground mounted air conditioning units will be concealed by a solid enclosure on all sides visible to a neighboring property. The Architectural Committee will approve location and screening prior to installation if not installed by the Builder.
- Propane/gas "tanks", if placed in a side yard, and/or are visible from neighboring property, must be shielded from view with plantings. Homeowners must have approval from the Architectural Committee prior to installation of any propane or gas tanks.

OIL BOARDS:

- Oil pans and boards are permitted to collect spills from driveways, and must be removed when not in use and vehicles are not present.
- Driveways are to be free of oil, rust and similar stains.

PARKING:

Personal Vehicles:

- All vehicles associated with a household are required to be registered with San Tan Heights Homeowners Association per San Tan Heights Parking Enforcement Policy.
- All private homeowner passenger automobiles, pick-up trucks, all-terrain vehicles, golf carts etc. must be parked in garages or on driveways.
- Parking on lawns, gravel areas alongside driveways or on areas not designated for such is prohibited (ie. sidewalks, front yards, etc.).
- Contractor parking on street is only permitted, during the time work is being performed.
- Overnight street parking of any vehicle is prohibited unless management has been made aware of temporary guest parking and the Security company has issued a temporary parking permit.
- All appeals of parking violations will be heard by the Board of Directors until such time the parking policy is no longer in effect.

Recreational Vehicles, Boats and Mobile Homes:

- No mobile home, motor home, boat, recreational vehicle, trailer, truck, camper, or other vehicles of similar kind may be parked or stored on any public street or right of way or on any Lot for more than a 24-hour period (such vehicles may only be parked temporarily for the loading, unloading and cleaning of such vehicles).
- If for any reason (mechanical or otherwise) one of the above type vehicles must be parked in excess of the 24-hour limit, the management company is to be contacted.
- Recreational vehicles shall not be occupied by guests or any persons while parked in streets or at homes.
- Overnight parking of guest/visitor RV's is not permitted.

PATIOS, PATIO COVERS AND RAMADAS:

Patio Cover – shall refer to an attached permanent structure that has a slatted or solid roof either pitched or flat.

Ramada – shall refer to a permanent, non-enclosed, freestanding structure with a solid roof intended for entertainment or relaxation.

- Patios are encouraged to take advantage of the outdoors and southwest traditions.
- All patios and Patio Covers not installed by the Builder are required to be submitted to and approved by the Architectural Committee before installation.
- All additions and/or alterations must be constructed of materials that match the original structure in materials and color and must be congruent with neighboring properties.
- Maximum roof height is ten feet (10ft) for flat roofs and twelve feet (12ft.) for pitched roofs at the

highest point and must be set back a minimum of five (5) feet from any perimeter wall.

- Lattice and/or privacy screening is prohibited above any perimeter wall and may not be visible over perimeter walls.

PATIO FURNITURE:

- Patio furniture/Park Benches are allowed in front yards and patios/front porches. Only furniture designed for outdoor use is permitted. Tables may not exceed 36" in diameter. Patio furniture is limited to permanent non-foldable or non-collapsible patio furniture.
- Furniture must be in good repair at all times. Rusted, broken, poorly maintained furniture must be removed or repaired/restored to a "like-new" condition. Portable outdoor furniture, such as stadium/camping and folding chairs must be put away when not in use.
- The definition of patio furniture is furniture such as chairs and tables suited for use on a patio.
- Furniture designed for indoor use is not permitted.

PLAY STRUCTURES:

Play structures may be erected, in rear yards only and are subject to review and approval by the Architectural Committee prior to installation.

Play structures are subject to the following guidelines:

- Trampolines may be in the rear yard with a minimum setback of five (5) feet and safety net must be maintained in good repair.
- All other play structures (except for trampolines) may be in rear yards only and must have a minimum set back of ten (10) feet from any perimeter wall with a 10-foot height limit.
- Maximum height allowed to the top support bar or highest point of structure is five (5) feet, with maximum height of any deck/platform to be no higher than four (4) feet from the ground.
- The distance from the ground elevation to the top of the perimeter wall must be measured and submitted with plans.
- Shades and canopies must be a solid tan/earth tone, dark blue or dark green. Submit a brochure or picture of structure if possible.

The Architectural Committee will take into consideration the appearance, height, setbacks and proximity to any neighboring properties.

POOL AND SPAS:

- Pools and spas do not require prior approval from the Committee unless installed to include additions such as slides, swings, water features, etc. which may show over the height of any perimeter wall or may interfere with neighboring properties during the time of installation, (removal of pilasters, damage or removal of granite).

- It is the responsibility of the homeowner to ensure that all Pinal County Codes are met and that proper permits are obtained.
- Pools and spas are not to be drained into any Common Area or neighboring property.

Under no circumstances are perimeter walls on Lots bordering Common Areas permitted to be torn down to allow access to rear yards.

IN THE EVENT THAT A COMMON WALL HAS BEEN REMOVED WITHOUT THE APPROVAL OF THE ARCHITECTURAL COMMITTEE, THE LOT/HOMEOWNER WILL BE ASSESSED A \$5,000.00 FINE.

POULTRY:

No poultry is allowed in San Tan Heights per Pinal County Zoning Ordinances CR3, CR4 and CR5.

SECURITY DOORS:

- Wrought iron security doors must be submitted for approval prior to installation.
- Frames of doors must be painted to match the body or trim color of the home.
- Silver colored or aluminum screen doors are prohibited.
- Photo and brochure of intended installation including color and design must be included with submittal.

SECURITY SHUTTERS:

All metal, roll up/down type of security window coverings must have prior written approval by the Architectural Committee prior to installation. The approval is based on the following:

- Roll up/down security shutters may be installed on exterior windows and rear patio doors.
- Roll up/down type security shutters on windows must match the color of the house or trim as closely as possible.
- Roll up/down type security shutters on rear patio doors must match the color of the house or trim as closely as possible.
- For any electrical roll up/down security shutters an Electrical Permit must be obtained from Pinal County.
- Security shutters must be professionally installed.

SIGNS:

No signs shall be displayed on any Lot except for the following:

For Sale / For Rent Signs:

(ARS 33-1808)

- The size of a sign offering a property for sale, for rent or for lease shall be in conformance with the industry standard size sign, which shall not exceed eighteen by twenty-four inches, and the industry size sign rider, which shall not exceed six by twenty-four inches. All such signs shall be commercially produced.

Open House Signs:

(ARS 33-1808)

- Open houses of property for sale or for rent may be held from 8:00 a.m. to 6:00 p.m. Open house signs shall not be placed in common areas and may be no larger than industry standard size.

Political Signs:

(ARS 33-1808)

- Political signs are permitted on any Lot or parcel that are installed not more than 71 days prior to an election and removed no later than three (3) days following the same election. Total area for Political signs must conform with Chapter 2.145 of Pinal County’s Development Services Code.

Security Signs:

- Security Signs must not exceed 12” by 12” in size.
- Security signs must be professionally fabricated and maintained in good condition at all times.

SOLAR ENERGY DEVICES:

- Solar energy collecting units or panels may be placed, installed, constructed or maintained on a Lot, subject to the prior written approval of the Architectural Committee.
- Roof mounted solar panels and equipment must be congruent with the roof color and material.
- Roof mounted panels can have a surface area of eight (8) feet by six (6) feet, and must be an integrated part of the roof design and mounted directly to the roof plane. (Flush Mounted)
- Solar units must not break the roof ridgeline and must be concealed from the view of neighboring properties, the streets and the Common Area to the greatest extent possible.
- Any solar panels and/or equipment exceeding a surface area of eight (8) feet by six (6) feet must be ground mounted and must not be visible from the street or adjacent property.
- All exterior plumbing lines must be painted to match the color of the exterior walls while roof plumbing must be the color of the roof.
- A sample or illustrated brochure of the proposed unit must be submitted with the application.

STORAGE SHEDS:

Storage sheds, club houses, playhouses and/or any other outside building require prior written approval of the Committee and are subject to the following guidelines:

- All out-buildings are subject to perimeter wall setbacks of five (5) feet.

- Outbuildings may not exceed 10 feet in height at the highest point.
- Quality of materials and construction is required.
- All outbuildings must be in harmony with the exterior of the residence including color, style, siding and roof material.
- Quality, factory manufactured outbuildings made of fiberglass or metal may be used and are preferred.

SURVEILLANCE CAMERAS:

- Surveillance Camera- Must receive prior written approval.
- Surveillance cameras are only permitted to scan an Owner’s property.
- Cameras must be placed out of sight of the street and neighboring homes.
- Cameras must also keep with the color scheme of your home.

SUNSCREENS:

Black, gray, charcoal, beige or any earth tone color sunscreen may be installed, but must be submitted to the Architectural Committee prior to installation.

- The frame of the window screen must match the screen material or existing window frame.
- Sunscreens must be maintained to their original condition, free from dirt, torn screen material and bent or damaged frames.

WINDOW COVERING CRITERIA:

Permanent window treatments shall be installed on all front facing windows within sixty (60) days of occupancy.

- No reflective materials such as aluminum foil, reflective screens, glass, mirrored or similar type materials shall be installed or placed on the inside or outside of any window.
- Exterior as well as interior window coverings or treatments used to shelf or decorated openings must be compatible, with respect to materials, color and style of the home.
- Broken, torn, or damaged window treatments must be replaced within thirty (30) days.