

ARTICLE VI

ARCHITECTURAL CONTROL

No improvement, whether a building, fence, wall or other structure shall be commenced, erected or maintained on any lot until the plans and specifications for the same showing all constructions details, including the nature, shape, kind, height, materials, floor plans, location and approximate costs thereof, shall have been submitted to and approved in writing by American Builders, Inc., an Arizona Corporation, its successors or assigns. Said Company shall have the right to deny approval of any plans or specifications which are not, in its opinion, suitable or desirable for aesthetic or any other reasons, and shall have the right to take into consideration the harmony and conformity of the building with the surrounding building and the suitability of the same with the surrounding area and the effect of such structure or building as seen from adjacent or neighboring properties. All subsequent exterior additions, replacements, alteration or improvements of any building, fence or wall or other structure, also shall be subject to the prior approval of American Buildings, Inc., its successors or assigns. Upon the construction and sale of 488 new residences on the premises, or five years from the date of this Declaration, whichever first occurs, all rights and duties imposed hereunder upon American Builders, Inc., its successors or assigns, automatically shall be assigned to and undertaken by an architectural committee composed of the Board of Directors of the Master Association, or by a representative designated by the Board of Directors. The members of such committee shall not be entitled to compensation for services performed pursuant to this paragraph. In the event American Builders, Inc., its successors or assigns (or when applicable, the Board or its designated committee) fails to approve or disapprove such plans and specification within thirty (30) days after submission thereof, approval will not be required and this Article will be deemed to have been fully complied with. This Architectural control does not apply whenever a separate and special homeowners association was established for such homeowners associations' plats, including the Townhouses Associations and any others so established, as those associations would have the architectural control applicable to those plats.