

## OVERVIEW

### Community Organization

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

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

### Design Review Process

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

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

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

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

## ARCHITECTURAL GUIDELINES

### **General Principles**

The purpose of the Committee is to ensure consistent application of the Architectural Guidelines. The Architectural Guidelines promote those qualities in Pecos Vistas that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

### **Protection of Neighbors**

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

### **Design Compatibility**

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

### **Workmanship**

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

### **Building Architecture**

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

### **Gates**

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

### **Gutters and Downspouts**

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

### **Patio Covers and Storage Sheds**

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

### **Ramadas and Gazebos**

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

1. Maximum roof height is 10 feet at the highest point.
2. The structure must be set back a minimum of 7 feet from any perimeter wall.

### **Play Structures**

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

- 1) May be erected in rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall.
- 2) Submit a brochure or picture, if possible.

### **Satellite Dishes**

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

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

### **Roof and Wall-Mounted Equipment**

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

### **Outdoor Fireplaces**

Installation of outdoor fireplaces that will be seen over the walls requires advance approval by the Committee and Board.

### **Outdoor Lighting- Replacements and Additions**

Any outdoor lighting installed on a lot or dwelling, visible from other lots or parcels, the street, or Association common areas, must receive advance approval by the Committee and Board.

Permanent lighting sources shall not be directed toward streets, common areas or neighboring property. Externally mounted lighting fixtures must be of a matching style and color. Request to replace fixtures with partially –matching substitutes, or substitutes of a different color, will be denied. Color differences due to weathering (with newer fixtures appearing brighter, even though identical) will not be considered reason for denial of a request. Builder installed entrance chandeliers are excluded.

### **Holiday Lights**

Holiday lights may be displayed no earlier than thirty (30) days prior to the holiday and must be removed no later than fourteen (14) days after the holiday. Holiday lights must be hung properly (as intended), wires taught, with no burnt out, discolored or weathered bulbs. When holiday lights are placed on the home they must be placed under the eave. Holiday lights must be maintained and kept neat at all times.

### **Screen Doors**

Screen doors and "security doors" must be approved in advance by the Committee and Board. Pictures or brochures should be submitted.

### **Window Coverings Criteria**

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

### **Building Repair**

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

### **Swimming Pools**

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

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

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

## **Basketball Goals**

Homeowners must submit an application to the Committee and Board for approval prior to erecting a permanent basketball goal or utilizing a portable basketball goal. Pictures and descriptions should be submitted.

All basketball goals, whether permanent or portable, must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal. The owner of the home with the basketball goal, whether permanent or portable, is fully responsible for ball containment on their property. Any damage to neighboring property or landscaping from basketballs shall be the property owner's responsibility to repair or replace.

## **Driveways**

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

## **Clotheslines**

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

## **Signs**

No signs shall be erected or maintained anywhere on the Property including, but not limited to, the inside or outside of windows in any building located on the Property; except political signs as allowed by ARS 33-1808 and the City of Chandler sign code and such signs as may be required by legal proceedings or otherwise approved herein. The use of noncommercial "For Sale", "For Lease" or "Special Occasion" signs are subject to approval by the Committee and Board be limited to thirty (30) days of usage.

## **Landscape or Relandscape Installation**

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

## **Landscape Maintenance**

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.

## **Artificial Turf Requirements**

Homeowners interested in installing front yard artificial turf need to submit an Architectural Change Request prior to installation. The request should include a physical sample of the product they plan to install along with the manufacturer name and contact information. Homeowners are responsible for proper maintenance of the turf, including cleaning and clearing of debris from the turf, as well as timely replacements in the event that deterioration, such as fading or disintegration, occurs. Homeowners are responsible for proper installation for a seamless appearance.

### **Front Yard Furniture**

Front yard furniture must be submitted to the ARC committee and the Board for approval. Umbrellas are not acceptable. Furniture placement must be integrated into the landscaping scheme and architectural scheme. The color and style must be harmonious with the house. No strikingly bright or vivid colors will be allowed. Furniture made of plastic and upholstered furniture designated for interior use is not permitted. Items used on a temporary basis (like folding chairs) must be stored out of sight after use.

### **Planters and Walkways**

Planters, paved walkways and other hardscape features visible from neighboring property must be reviewed and approved by the Committee and Board. Pictures are helpful upon submission of the request.

### **Flagpoles**

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

### **Paint Color Requirements for Perimeter Walls**

Homeowner-owned walls that define the perimeter of Pecos Vistas must remain and/or be painted Dunn Edwards color Walnut Wash. Side walls to the side of each home, usually between the home of one homeowner and another homeowner, may be painted the color of the base color of the home. All paint changes require approval from the architectural review committee and the board.

Homeowners should seek guidance from the architectural review committee and the board if there are questions regarding the definition of a Pecos Vistas perimeter wall.