

ARCHITECTURAL GUIDELINES AND APPLICATION
FOR
AZURE MANOR/RANCHO DE PAZ HOMEOWNERS ASSOCIATION

INTRODUCTION

As provided in the Covenants, Conditions and Restrictions for Azure Manor/Rancho De Paz Homeowners Association and Architectural Review Committee (ARC) has been established with the right and duty to utilize reasonable standards against which to examine any request made pursuant to Article 8 of the CC&Rs, in order to ensure the proposed plans conform to the exterior design and existing materials of the buildings within Azure Manor/Rancho De Paz.

The Board of Directors have developed and adopted Architectural Guidelines and Application to preserve the architectural styles established by the builders in the constructions of the homes in the Community as provided in the CC&Rs and to assist property owners in the architectural review process.

The ARC must review all plans for exterior improvements considered for lots in the Azure Manor/Rancho De Paz.

The ARC meets on a regular basis to review requests. Architectural Review Request application must be completed and submitted to the Committee with improvement plans. All required documentation must be attached.

A copy of the application is enclosed, additional forms can be obtained from the Association's property management company.

Failure to submit completed plans to the ARC for review and approval prior to beginning construction, or failure to complete improvements according to the approved plans and in compliance with governing codes are violations of the CC&Rs. Construction or installation of improvements may not commence until the ARC has granted written approval of the improvement. The installation or construction of improvements that have not been approved is a violation of the CC&Rs and subject to action by the Board of Directors.

GENERAL GUIDELINES

1. Any condition or material not specifically defined herein shall become a matter for consideration and determination of the ARC.
2. ARC has 45 days to approve or disapprove the application. If the ARC fails to respond in the 45 days then the item is deemed approved.
3. Approval by the ARC does not constitute waiver of any requirements by applicable governmental agencies.
4. ARC approval does not constitute acceptance of any technical or engineering specifications of governmental requirements. The function of the ARC is to review each submittal for conformity to the intent and provisions of the CC&Rs.
5. Approval of plans is not authorization to proceed with improvements on any property other than the applicant's
6. An oversight of the ARC regarding CC&Rs or the Guidelines does not constitute a waiver.
7. ACCESS THROUGH COMMON PROPERTY IS PROHIBITED. Access for equipment used in construction must be over or through the applicant's property. Building equipment and materials must be contained on the applicant's property. Streets may not be blocked with equipment or building material.
8. In the event construction requires use of adjoining property, the applicant must first obtain written permission from the adjoining property owners and submit it with the application.
9. All work must be in a manner consistent with the standards of the original construction and appearance. Any substandard quality to the established community will be reworked to an acceptable appearance at the owner's expense.
10. Height restriction per lot differs. One story home height restriction is one story for any improvement. Two stories homes height restriction is two stories for any improvement.

DRAINAGE

Each owner is responsible for not interfering with the natural or establishes drainage on the property. Approval of plans granted by the ARC will be based upon the assumption that the owner has not changed the drainage. THE ARC WILL ASSUME NO RESPONSIBILITY THEREFORE.

DESIGN AND MATERIAL STANDARDS

LANDSCAPING

- Landscaping designs must be given consideration to the landscaping on adjacent houses and surrounding areas.
- All landscaping and installation of permanent irrigation must remain aesthetically consistent with the design and plan of the community.
- The use of decorative rock and gravel is permitted and encouraged. However, the complete landscaping plan, including color, must be submitted for approval. Weed control must be addressed on the plans.
- All statures, temporary ornamentation and embellishments must be submitted for approval prior to installation.

FENCING, WALLS AND GATES

- All fences or extensions that were not part of the original construction need prior written ARC approval.
- Unacceptable fence materials: Aluminum, sheet metal, wire, plastic webbing, reeds, and bamboo, glass block, panels or woven board.
- All block walls must be sealed.
- Fencing shall not exceed seven feet height. A permit must accompany any request for fences exceeding seven feet from the governing agency.
- All gates must be constructed of wrought iron.

POOLS AND SPAS

- Rear and side yard set backs must meet requirements of the governing agency.
- Water falls and other features may not be built against a property line wall.
- Water slides and/or other related pool accessories must have ARC approval.

ROOM ADDITIONS

- Consideration to location, impact on adjacent neighbor's privacy, architectural compatibility will be an important consideration.
- Type quality and detail established in construction of the original residence must be maintained.

DECKS AND BALCONIES

- Consideration to location, impact on adjacent neighbor's privacy, architectural compatibility will be an important consideration.
- Landscaping screening will be important consideration in reviewing balconies

STORAGE SHEDS AND UTILITY BUILDINGS

- Must receive written approval from the ARC Committee.
- Can not be visible from the street or common area unless reasonable landscaping is provided to alleviate the visual impact.
- Must match the residence in material and architectural style.
- Minimum set backs requirements must be met.

SECURITY BARS

- Must be painted to match the original color of the residence or the window frame.
- Designs must be compatible with the general architectural style of the community.

EXTERIOR LIGHTING

- Low wattage lights are recommended where the fixtures will affect a neighbor.
- Holiday lights do not need ARC approval and must be removed at the end of the holiday.

SCREEN DOORS

- Pre approved colors: Silver Grey
Bronze
Charcoal

SOLAR SCREENS

- Pre approved colors: Silver Grey
Bronze
Dark Bronze
Charcoal
Gold

WINDOW TINTING

- All colors must be approved by the ARC
- Mirror or reflective finishes are prohibited.

PLAY EQUIPMENT

- Commercially constructed play equipment can be installed in the rear yard not higher than any portion of the property's rear yard fence and must be adequately screened from street view.
- Minimum set back of 10' from any property line.

BASKETBALL POLES AND BACKBOARDS

- Must be installed in the rear yard.
- Minimum set back of 10' from property line
- Barrier to prevent the ball from encroaching on a neighbor's property or the street.
- Landscaping provided screening of equipment from the view of the street or neighboring lots.

SKYLIGHTS AND SOLAR ENERGY EQUIPMENT

- Roof mounted systems must be approved by the ARC.
- Specific concerns: Color of material used in relation to the roof color
 Visibility from the street and neighboring properties and
 common area.

AWNINGS

- The design, material and color must be amicable with existing architecture.

AIR CONDITIONING UNITS OR EQUIPMENT

- The ARC must approve exterior air conditioning equipment other than the equipment installed as a part of the original construction.

SATELLITE DISHES/RECEIVERS/ANTENNA

- 34-inch satellite dishes and certain antennas do not require ARC approval when placed on owner's lot per the FCC regulations.
- No satellite dishes, receivers, or antennas will be installed on common area without approval of the ARC Committee.
- Board request that all satellite dishes be placed, constructed or maintained so long as it minimize the view from the neighboring property or common area.

EXTERIOR PAINT

- The ARC committee must approve any color change.

AMENDMENTS TO THE ARCHITECTURAL GUIDELINES

The Architectural Guidelines may be modified from time to time pursuant to the following criteria:

- Amendment must be approved by the Board of Directors
- Owner can submit to the Board of Directors recommendations for changes to the ARC.
- All amendments shall become effective upon adoption by the Board of Directors, but shall not be retroactive. Unless the Board of Directors deems that the change will be retroactive.
- In the event that there is a conflict between the Architectural Guidelines and the CC&Rs, the CC&Rs shall prevail.

NONLIABILITY FOR APPROVAL OF PLANS

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plan or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving, such plans and specifications, neither the ARC, the members of the Association, any member of the Board of Directors, or the Declarant assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specification. As provided in the CC&Rs, neither the ARC, any member of the Association, the Board nor Declarant shall be liable to any member, owner, occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account or (I) the approval or disapproval or any plans, drawings, or specifications, whether or not defective, or (ii) the construction or performance of any work, whether or not pursuant to the approved plans, drawings or specification.