

EXHIBIT C

WINDMILL RANCH DESIGN GUIDELINES

ANTENNAS

Antennas one meter or less in diameter or diagonal measurement which are designed for over-the-air reception of signals from direct satellites (DBS), multi-channel multi-point distribution (wireless cable) providers (MMDS) or television broadcast stations (TVBS), together with their associated mounting hardware and mast, if applicable (as "Antenna System") and which are placed, installed or kept outside a Dwelling Unit must comply with the following restrictions, unless the particular restriction would impair the user's ability to receive signals from a provider of DBS, MMDS, or TVBS (a "Provider"):

- An Antenna System must be placed on the Lot in such a manner so as not to be visible from any other Lot, Common Area or street.
- If an Antenna System cannot be placed on the Lot in such manner as to not be visible from any other Lot, Common Area or any street without impairing the user's ability to receive signals from Provider, an Antenna System must be screened by landscaping or by some other means so that it is not visible from any other Lot, Common Area, or any street.
- If no other location is available without impairing the user's ability to receive signals from a Provider and an Antenna System must be mounted on a residence or other structure and is visible from and other Lot, Common Area or any street, the Antenna System must be painted a color which will blend into the background against which the Antenna System is mounted.

AWNINGS

Awnings are prohibited (except temporary awnings utilized at the model complex during the sales/marketing window.)

WINDMILL RANCH DESIGN GUIDELINES

APPROVALS

Pursuant to the Declaration of Covenants, Conditions & Restrictions, Builders desiring to construct improvements within Sierra Estates must be approved by the Architectural Control Committee or their designee (the "Committee") prior to submittal to the City or the commencement of construction and must include, as applicable, the following:

- Floor plans for each proposed improvement.
- Elevations of home or proposed addition or alteration.
- Exterior paint color samples.
- Sample roof tiles with list of manufacturer, style, model number and/or color.
- Landscape plans and plant lists.

ARCHITECTURAL STYLE

All homes will be constructed in a southwestern style.

BASKETBALL GOALS

Basketball goals are permitted in front yards adjacent to driveways only upon prior written approval from the Committee and if they are pole mounted and permanently installed. Pole and/or mounting fixtures are required to match the exterior house colors. Basketball goals may not be attached directly to any residence.

BUILDING HEIGHTS

Building heights are limited to two-story structures with a maximum height of thirty (30) feet above the finished floor.

COLORS/TONES

Exterior colors of all buildings and structures will be southwestern, desert hues and must be approved by the Committee. Southwestern accent trim colors are permitted. Bright colors will not be permitted. Any change of exterior color, body or trim, must have prior approval of the Committee.

CONSTRUCTION PERIOD

Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the discretion of the Committee), such construction shall be completed within six (6) months from the date of the Committee's approval of the application.

WINDMILL RANCH DESIGN GUIDELINES

DISCLAIMER FOR LIABILITY

It is strongly recommended that the owner retain professional services for landscape planning and design.

The Committee shall have no liability in connection with or related to approved or disapproved plans, specifications, or improvements. The approval of plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

DRIVEWAYS

Widening of driveways requires prior approval of the Committee. The Committee submission must include a dimensioned plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surfaces must be stated on the plan.

EXTERIOR HOUSE MATERIALS

Finished building materials must be applied to all exterior sides of buildings and structures (final paint or stucco finish). Acceptable materials include stucco masonry and brick (approved by the Committee).

FENCING AND WALLS

Rear yard fencing is required on all lots and shall be approximately 6' in height as measured from adjacent ground level, unless otherwise approved by the Committee. Fencing located between dwelling units and facing the street (commonly known as fence returns), shall be stuccoed and painted, stained or integral colored so as to be consistent throughout the subdivision. All fencing between dwelling units, not facing or adjacent to public right-of-way or open space can be unfinished block.

Fencing not permitted:

- Chain Link
- Wood Slat
- Wood Picket
- Free Standing on Property Line

Wood slats are permitted as part of a metal frame gate within a masonry block fence.

Garden walls are permitted to a maximum height of 48" and must match the architectural finish, texture, and style of the house.

WINDMILL RANCH DESIGN GUIDELINES

FINE GRADING AND MOUNDING

Fine grading is a critical aspect of landscaping. Each lot shall be graded such that all storm water will drain away from the house. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining the individual lot drainage pattern and creating natural appearing mounding, it is recommended that a Registered Landscape Architect or design professional be consulted. Mounding and other proposed grade changes will be closely scrutinized.

FLAGPOLES

Flagpoles are not allowed in residential areas except at the model complex. Homeowners are advised to use brackets mounted on the house or garage to display flags. The only flags which may be displayed without prior approval are the American flag, state flags and military flags.

GARAGES

All home construction must have an enclosed garage integrated with the house. Garage doors shall be sectional and windows are encouraged. Garage doors should remain closed when the garage facility is not in use. Open carports or garage conversions are not permitted except in the case of model homes whereby conversions are permitted until the end of the selling period when they must be restored to a full garage.

GATES

Gates must have a metal frame and may have wood slats. Gates opening onto common areas are prohibited. Double gates may be installed to allow wider accessways to back yards. Double gates must also have metal frames and may have wood slats. All gates must be natural wood colored or painted to match the color of the adjacent block wall.

Gates shall not be permitted in any perimeter theme wall without prior approval of the Committee.

HEADER MATERIAL

Headers shall be used to contain and separate rock ground cover from grass and common areas. Brick, steel, concrete and 1/4" pressure treated redwood is permitted. Headers may not exceed 12" in width and shall be flush where they abut other paved areas. Railroad ties, plastic, aluminum, or redwood header smaller than 1/8" x 4" are prohibited.

WINDMILL RANCH DESIGN GUIDELINES

IRRIGATION SYSTEMS

All landscaped areas must be equipped with an underground irrigation system. A low pressure drip irrigation system is encouraged for all shrubs and ground cover areas. Daytime watering of shrubs and turf areas should be avoided.

LANDSCAPE REQUIREMENTS

In order to develop landscaping consistency throughout the neighborhood, a minimum of one (1) 24" box trees and six (6) 5 gallon plants are required in the front yard of each unit. When only one tree is selected for the frontyard landscape, it must be selected from the "Primary Mandatory Tree" list under the Approved Plant List. In the event more than one tree will be utilized within the frontyard landscape, the tree landscaped closest to the street must be selected from the "Primary Mandatory Tree" list under the Approved Plant List. All other plant material will be selected from the plant list as described in Exhibit A. Plants listed as "for rear yards only" should not be used in front yards. Covered open porches, courtyards, low walls, fountains or other features, may be used to supplement and create imaginative landscape designs subject to approval of the Committee and any other stipulations contained within these Design Guidelines.

To the extent landscaping conforms to the requirements set forth herein, no approvals shall be necessary. Non-conforming landscaping is subject to removal or conformance if not otherwise approved by the Committee.

Each individual home site will be required to complete front yard landscaping within 60 days from the date of certificate of occupancy. It is recommended that backyard landscaping be installed at this time too, since construction access to the backyard is often through the front yard.

WINDMILL RANCH DESIGN GUIDELINES

LIGHTING

The use of outside lighting is allowed with the following restrictions:

- Exterior lighting must be soft and indirect with no light sources directly visible to neighboring properties or creating any nuisance.
- No colored light bulbs, lenses, or reflections are permitted.
- No outdoor flood lights where light spills over onto a neighbor's property except in the case of model home(s).
- Low pressure sodium bulbs are discouraged.
- All outside lights shall be screened wherever possible with walls, flat materials or internal shielding.
- Malibu type lights are permitted.
- Low voltage lighting is acceptable.

ORNAMENTS

No figurines, shrines or fountains are permitted in front yards unless screened from view of the street.

PATIO COVERS

Patio covers must be painted to match the existing trim of the home and all must have a permit issued by the City/Town.

POOLS AND SPAS

Plans for pools and spas need not be submitted for Committee approval.

Pool slides need to be approved and will be considered based upon appearance, height, and proximity to other properties.

Perimeter walls on lots bordering common landscaped areas may not be torn down. Access must be gained by tearing down a front wall of the lot, leaving the perimeter wall intact, thereby assuring the texture and color consistency throughout the community.

WINDMILL RANCH DESIGN GUIDELINES

ROCK GROUND COVER

Rock ground cover may be decomposed granite or other natural rock material approved by the Committee. All bare earth must be covered.

Decomposed Granite

Decomposed granite in the front yard or areas visible from the street must be earth toned in color. Acceptable colors include:

- Amber
- Coral
- Gold
- Red

Artificially colored rocks (blue, green, white or other non-earth tones) are not permitted. Only ¾" or ½" minus or screened sizes are acceptable. All decomposed granite shall be spread a minimum of 2" deep, and shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

Boulders

Only granite boulders of a color similar to the indigenous rock of Arizona are allowed. They must be buried with 1/3 the diameter below grade.

River Run Rock

River run rock shall be 3" to 8" in diameter. Not more than 10% of the front yard landscape area may be river run rock.

ROOF MOUNTED MECHANICAL EQUIPMENT

In general, roof mounted mechanical equipment is prohibited. Solar panels may be permitted, however, if located on the roof pitch opposite the street side elevation and screened so that it is not visible to the adjacent property. Screening must be compatible with the building design and all roof mounted mechanical equipment must be approved by the Committee.

ROOFING

Roof covering materials shall be concrete tile. No composite shingle roofing or shake will be allowed.

Overhead screens, shade covers, patio roofs and other similar structures shall be integrated into the design of the home and constructed of materials and color to match or complement the structure or shall be screened with a parapet wall. All such roofs must be submitted to the Committee for approval prior to installation.

SECURITY DOORS AND SCREEN DOORS

Security doors, security gates and screen doors must be submitted to the Committee for approval prior to installation.

WINDMILL RANCH DESIGN GUIDELINES

SETBACKS AND STREETSCAPES

No two (2) front elevations that are identical alike are permitted to be built adjacent to one another. This will ensure visual relief and varying aesthetic streetscapes throughout the project.

SWING SETS, PLAY STRUCTURES

The location of swing sets, play structure and the like are subject to approval of the Committee if they can be seen by a neighbor standing in his yard looking over the adjacent fence separating lots. The Committee will consider a request for locating swing sets, play structures and the like if the properly filled out form (Exhibit B) is attached to the request together with a detailed drawing or photograph. A swing set, play structure request needs to include a dimensional backyard layout and approval of the structure by the two closest neighbors to the play structure and/or swing set at the time of installation.

TURF (GRASS AREAS)

Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls, or topographical features such as mounding or boulders.

VARIANCES

In the event a variance is requested, the following items must be submitted to the Committee.

- A typed letter referencing the address of the home involved, the name of the subdivision, a request that a variance be granted, a description of the variance(s) requested, and the reason for needing the variance(s).
- Any plans, photographs or other visual aids which will help to explain the variance(s) request should be included.
- If a landscape variance is requested, a landscape plan should be prepared and submitted which shows the footprint of the house and indicates plant varieties and locations.

The Committee will endeavor to respond in writing to a request for variance(s) within thirty (30) calendar days of receipt.

WINDMILL RANCH DESIGN GUIDELINES

WATER FEATURES

Water features are permitted within rear yard areas. Water features will be permitted in the front yard only if the feature is located near the entry to the house and if it is screened from view of the street by a 36" to 48" high decorative wall.

WINDOW COVERINGS

Permanent draperies or suitable window treatments shall be installed on all front facing windows within sixty (60) days of occupancy. All first floor windows visible from the street must have customary window treatments. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be installed or placed upon the outside or inside of any windows. Bright colors are not permitted.

No aluminum material or other reflective material(s) may be installed in windows. Bronze or charcoal sun screen material may be installed. The frame or window/sun screens must match the screen material or the existing window frames.

WINDMILL RANCH DESIGN GUIDELINES

EXHIBIT A

APPROVED PLANT LIST

The following is the approved plant for the selection of plants for home and landscape tract landscaping. Plants not on the list may still be used with the approval of the Committee. Homeowners are encouraged to develop a landscaping plan for their properties and then select plants that will look good on the property and in the context of neighboring properties. Property owners should be mindful of the water and irrigation requirements for specific plants and groups of plants, the maintenance requirements, and the size and shape the selected plants will attain in the coming years.

Homeowners can develop a landscaping plan with a desert theme, or a more lush landscape theme, or a combination of both. Landscaping suited to the southwest desert environment is highly recommended. Homeowners may use decomposed granite, or grass turf, or a combination of both, in front yard areas.

SOUTHWEST DESERT LANDSCAPE PLANT LIST

	<u>Common Name</u>	<u>Botanical Name</u>
Primary Mandatory Trees	Evergreen Elm	Ulmus parvifolia
	Sisso Tree	Dalbergia sisso
	Chinese Pistache	Pistacia chinensis
Additional Trees	Abyssinian Acacia	Acacia abyssinica
	Argentine Mesquite	Prosopis alba
	Blue Palo Verde	Cercidium floridum
	Chilean Mesquite	Prosopis chilensis
	Croosote Bush	Larrea divaricata
	Desert Fern	Lysiloma microphyllum
	Desert Ironwood	Olneya tesota
	Desert Spoon	Dasyliirion wheeleri
	Desert Sweet Acacia	Acacia smalli
	Desert Willow	Chilopsis linearis
	Foothill Palo Verde	Cercidium microphyllum
	Golden Ball Lead Tree	Lucaena retusa
	Honey Mesquite	Prosopis glandulosa
	Mescal Bean	Sophora secundiflora
	Mexican Ebony	Pithecellobium mexicana
	Palo Blanco	Lysiloma candida
Palo Brea (Sonoran Palo Verde)	Cercidium praecox	
Palo Blanco Acacia	Acacia willardiana	

WINDMILL RANCH DESIGN GUIDELINES

	Screwbean Mesquite	<i>Prosopis pubescens</i>
	Shoestring Acacia	<i>Acacia stenophylla</i>
	Sweet Acacia	<i>Acacia farnisiana</i>
	Texas Ebony	<i>Pithecellobium flexicaule</i>
	Velvet Mesquite	<i>Prosopis velutina</i>
	Western Honey Mesquite	<i>Prosopis glandulosa</i>
	White Bark Acacia	<i>Lysoma candida</i>
Agave	Cowshorn	<i>Agave bovicornuta</i>
	Desmettiana	<i>Agave desmettiana</i>
	Marginata	<i>Agave americana</i>
	Mescal Ceniza	<i>Agave colorata</i>
	Murphy's	<i>Agave murpheyi</i>
	Octopus	<i>Agave wilmoriniana</i>
	Parry's	<i>Agave parryi</i>
	Royal	<i>Agave victoriae-reginae</i>
	Smooth-edged	<i>Agave weberi</i>
Aloe	African Aloe	<i>Aloe saponaria</i>
	Coral Aloe	<i>Aloe striata</i>
	Medicinal Aloe	<i>Aloe barbadensis</i>
	Tree Aloe	<i>Aloe ferox</i>
	Tree Aloe	<i>Aloe marlothii</i>
Cacti	Beavertail Prickly Pear	<i>Opuntia basilaris</i>
	Blind Prickly Pear	<i>Opuntia rufida</i>
	Buckhorn Cholla	<i>Opuntia acanthocarpa</i>
	Compass Barrel Cactus	<i>Fercactus acanthodes</i>
	Englemann's Prickly Pear	<i>Opuntia phaeacantha</i>
	Fishhook Barrel	<i>Ferocactus wislizenii</i>
	Golden Barrel Cactus	<i>Echinocactus grusonii</i>
	Hedgehog Cactus	<i>Echinocereus engelmannii</i>
	Hildmann's Cereus	<i>Cereus hildmannianus</i>
	Mexican Organ Pipe	<i>Pachycereus marginatus</i>
	Purple Prickly Pear	<i>Opuntia macrocentra</i>
	Robust Prickly Pear	<i>Opuntia robusta</i>
	Saguaro	<i>Carnegia gigantea</i>
	Santa Rita Prickly Pear	<i>Opuntia sanat-rita</i>
	Teddy Bear Cholla	<i>Opuntia bigelovii</i>
	Trichocereus	<i>Trichocereus candicans</i>
Ocotillo	Ocotillo	<i>Fouquieria splendens</i>
	Ocotillo Macho, Chunari	<i>Fouquieria macdougallii</i>

WINDMILL RANCH DESIGN GUIDELINES

Yucca

Banana
Beaked, Beard
Blue
Joshua Tree
Soaptree
Spanish Dagger/Palm Lily
Curveleaf/Pendulous Yucca
Spanish Bayonet/Dagger Plant
Yellow/Red

Yucca baccata
Yucca rostrata
Yucca rigida
Yucca brevifolia
Yucca elata
Yucca gloriosa
Yucca recurvifolia
Yucca aloifolia
Hesperaloe parviflora

Shrubs and Ground Covers

Senna
Arizona Rosewood
Arizona Sophor
Bambo Grass
Beard Tongue/Parry's, Canyon,
Firecracker, Rock, Scarlet
Bird of Paradise
Black Dalea (Sierra Nigra)
Blue Ranger (Cimarron Sage)
Blue Sage
Brittle Bush
Boothill
Bull Grass
Candle Bush
Catclaw Acacia
Chihuahuan Sage
Coahuilan
Copper Bird of Paradise
Coral Yucca
Cresote Bush
Crucifixion Thorn
Deer Grass
Desert Bird of Paradise
Desert Carpet (Trailing Acacia)
Desert Cassia
Desert Holly
Desert Lavender
Desert Milkweed
Desert Ruellia
Desert Salt Bush
Desert Spoon
Fairy Duster (Baja Red)

Cassia purpussii
Vauquelinia californica
Sophora arizonica
Muhlenbergia dumosa
Penstemon species

Caesalpinia platyloba
Dalea frutescens
Leucophyllum zygophyllum
Salvia chamyroides
Encelia farinosa
Eupatorium greggi
Muhlenbergia emersleyi
Cassia circinnata
Acacia greggii
Leucophyllum laevigatum
Hesperaloe funifera
Caesalpinia pumila
Hesperaloe narviflora
Larrea tridentata
Canotia holacantha
Deer Grass
Caesalpinia gilliesii
Acacia Redolens
Cassia nemophila
Atriplex hymenoclytra
Hyptis emoryi
Asclepias subulata
Ruellia perminularis
Atriplex polycarpa
Dasyliron wheeleri
Calliandra californica

WINDMILL RANCH DESIGN GUIDELINES

Fairy Duster	<i>Calliandra penninsularis</i>
Feather Dalea	<i>Dalea pulchra</i>
Feathery Cassia	<i>Cassia artemesiodes</i>
Fern Acacia	<i>Acacia angustissima</i>
Firecracker Bush	<i>Justica candicans</i>
Four Wing Salt Bush	<i>Atriplex canescens</i>
Golden Wonder Cassia	<i>Cassia goldmannii</i>
Goodings Verbena	<i>Verbena Gooddingii</i>
Green Cloud/White Cloud	<i>Leucophyllum frutescens</i>
Hop Bush	<i>Dodonea viscosa</i>
Hummingbird Flower	<i>Zauschneria latifolia</i>
Indigo Bush	<i>Dalea bicolor</i>
Indigo Bush	<i>Dalea wislizeni</i>
Jojoba	<i>Simmondsia chinensis</i>
Justica	<i>Justica Fulvicoma</i>
Leather Leaf Acacia	<i>Acacia craspedocarpa</i>
Little Leaf Cordia	<i>Cardia parviflora</i>
Mealy Cup Sage	<i>Salvia farinacea</i>
Mescal Bean, TX Mtn. Laurel	<i>Sophora secundifolio</i>
Mexican Bird of Paradise	<i>Caesalpinia mexicana</i>
Mexican Honeysuckle	<i>Justicia spicigera</i>
New Zealand Cassia	<i>Cassia candoleana</i>
Old Man Salt Bush	<i>Atriplex nummularia</i>
Quail Bush	<i>Atriplex lentiformis</i>
Pink Fairy Duster	<i>Calliandra Eriophylla</i>
Purple Prickly Pear	<i>Opuntia Santa Rita</i>
Red Bird of Paradise	<i>Caesalpinia pulcherrima</i>
Rio Bravo	<i>Leucophyllum langmaniae</i>
Ruellia	<i>Ruellia californica</i>
Salt Bush	<i>Atriplex mulleri</i>
Scrub Oak	<i>Quercus turbinella</i>
Shrubby Cassia	<i>Cassia wislezenti</i>
Silver Cassia	<i>Cassia philodinea</i>
Silver Cloud	<i>Leucophyllum candidum</i>
Sturts Cassia	<i>Cassia sturtii</i>
Sturts Desert Peas	<i>Clanthus formosus</i>
Texas Cassia	<i>Cassia biflora</i>
Velvet Pod Mimosa	<i>Mimosa dysocarpa</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Bursage	<i>Ambrosia deltoidea</i>
California Fuchsia	<i>Zauschneria californica</i>
Desert Mallow	<i>Sphaeralcea amibila</i>
Gold Mount, Purple, Confetti	<i>Lantana species</i>

WINDMILL RANCH DESIGN GUIDELINES

Mexican Blue Sage	Salvia chamaebryoides
Mexican Primrose	Oenothera berlandieri
Myoporum	Myoporum pavifolium
Rock Verbena	Verbena pulchella "gracilior"
Scarlet Sage (Autumn)	Salvia greggii
Trailing Indigo Bush	Dalca greggi
Prairie Zinnia	Zinnia grandiflora
Desert Marigold	Baileya multiradiata
Golden Fleece Dahlberg Daisy	Dyssodia pentachacta
Gold Crucifer	Rallistroemia grandiflora
Goldfield	Bacria chrysostoma
Mexican Gold Poppy	Eschscholzia mexicana
Prickly Poppy	Argemone plicantha
Pink Verbena	Verbena Peruviana
Yellow Bell	Tacoma Stars

**WINDMILL RANCH
DESIGN GUIDELINES**

LUSH LANDSCAPE PLANT LIST

	<u>Common Name</u>	<u>Botanical Name</u>	
Palm Trees	Date Palm (rear yard only)	Phoenix dactylifera	
	Mexican Blue Palm	Brahea armata	
	Mexican Fan Palm	Washingtonia robusta	
	Queen Palm	Arecastrum romanzoffianum	
	Sago Palm	Cycas revoluta	
	Windmill Palm	Chamaerops fortunei	
	Other trees	Evergreen Elm, Chinese Elm	Ulmus parvifolia
Benjamina Ficus		Ficus benjamina	
Cork Oak		Quercus suber	
Indian Laurel Fig		Ficus microcarpa nitida	
Mondel Pine (rear yard only)		Pinus brutia eldarica	
Ash Trees		Fraxinus species	
Brazilian Pepper Tree		Schinus terebinthifolius	
California Pepper Tree		Schinus molle	
Chaste Tree		Vitex agnus-sactus	
Citrus (rear yard only)		Citrus	
Evergreen Pear		Pyrus kawakamii	
Jacaranda		Jacaranda mimosifolia	
Holly Oak		Quercus ilex	
Southern Live Oak		Quercus virginiana	
Shrubs and Ground Covers		Arcadia Juniper	Juniperus "arcadia"
		Australian Salt-Bush	Xylosma species
	Cape Honeysuckle	Tecomaria capensis	
	Creeping Juniper	Juniperus horizontalis	
	Dwarf Oleander	Nerium oleander	
	Hibiscus	Hibiscus species	
	Hummingbird Trumpet	Zauschmeria latifolia	
	Indian Hawthorn	Rhaphiolepis indica	
	Lavender Cotton	Santolina chamaecyparissus	
	Mint Julep Juniper	Juniperus chinensis	
	Mock Orange	Pittosporum tobira	
	Oleanders (other than dwarfs)	Nerium Oleander	
	Pendulus Yucca	Yucca recurvifolia	
	Sprenger Asparagus	Asparagus Sprengeri	
Spanish Bayonet	Yucca aloifolia		
Spanish Dagger	Yucca gloriosa		

WINDMILL RANCH DESIGN GUIDELINES

Star Jasmine
Prostrate myoporum
Xylosma

Trachelopermum jasminoides
Myoporaceae parvifolium
Xylosma species

**WINDMILL RANCH
DESIGN GUIDELINES**

PROHIBITED FOR FRONT & REAR YARDS

Common Name

Botanical Name

Cypress
False cypress
Olive (fruiting)
Mexican Palo Verde
Thevetia - Yellow Oleander

Cupressus
Chamaecyparissus
Olea europaea
Parkinsonia aculeata
Thevetia peruviana

Fountain Grass

Pennisetum setaceum

**WINDMILL RANCH
DESIGN GUIDELINES**

EXHIBIT B

WINDMILL RANCH COMMUNITY ASSOCIATION

Architectural Design Request for Approval Form

The Covenants, Conditions and Restrictions (CC&R's) require that an owner obtain the prior written approval of the Committee or its nominee(s) (the "Committee") for any exterior alteration or addition to property within Windmill Ranch.

To comply with the CC&R's, please complete the form below. Attach a detailed drawing or blueprint of the proposed alteration and/or addition. The drawing should specify dimensions, materials to be used and colors. This application and the drawing will be retained for the Committee records.

HOMEOWNER INFORMATION

NAME: _____
LOT #: _____ **SUBDIVISION:** _____
ADDRESS: _____
CITY: _____ **STATE:** _____ **ZIP** _____
PHONE/BUSINESS: _____ **PHONE/HOME:** _____

Prior to committee review, the homeowner must sign to verify that:

1. His/Her Association fees are paid and current;
2. No fees and/or fines are owed to the Association and;
3. I understand and agree that NO work on this request shall commence until approval of the Committee has been received by me.

HOMEOWNER SIGNATURE: _____

DATE: _____

**WINDMILL RANCH
DESIGN GUIDELINES**

REQUEST

Description of Request - Provide full details of purpose and/or reason, type, color, size/dimensions of improvement and materials, and location utilizing this form. Use additional 8½" x 11" paper if necessary. **NOTE: AN ACCURATE DRAWING MUST BE ATTACHED. AN ACCURATE SITE PLAN MUST ALSO BE INCLUDED. FOR SWING SETS/PLAY STRUCTURES PLEASE INCLUDE SPECIFIC DIMENSIONS MAKE/MODEL AND PICTURES OF STRUCTURE IF AVAILABLE AND COMPLETELY FILL OUT NEIGHBOR ACKNOWLEDGEMENT FORM.**

**DESCRIPTION
OF ALTERATIONS:**

CONTRACTOR:

Address:

City/State/Zip:

Phone:

MATERIAL(S)*:

COLOR(S)*:

*(include sample paint chips or materials if appropriate)

DIMENSIONS:

RETURN TO:

Windmill Ranch Community Association
c/o

For Additional Information Call:

The Committee's review and approval is limited to and only pertains to the ITEMS DESCRIBED ABOVE. The fact that the information not specifically requested is shown on the plan does not mean that it is approved as part of the submittal.

**WINDMILL RANCH
DESIGN GUIDELINES**

NEIGHBOR ACKNOWLEDGEMENT FORM

The neighbor acknowledgement below hereby approves the Architectural Design Request request submitted by _____ (homeowner),

Lot # _____ dated _____.

Adjacent homeowner(s) acknowledgement and approval:

NAME: _____

LOT #: _____ **ADDRESS:** _____

PHONE: _____

SIGNATURE: _____

DATE: _____

NAME: _____

LOT #: _____ **ADDRESS:** _____

PHONE: _____

SIGNATURE: _____

DATE: _____