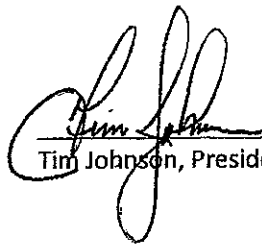


Skyline Vista Ranch Property Owners Association

Architectural Design Guidelines

September 11, 2009



Tim Johnson, President, Board of Directors

9-11-09

Date

Skyline Vista Ranch Architectural Control Committee

Structure of Architectural Control Committee:

Article 5 of the Skyline Vista Ranch Covenants, Conditions and Restrictions (herein as CC&Rs) establishes an Architectural Control Committee. This Committee establishes and enforces any and all guidelines that are set forth as well as enforcing the recorded CC&Rs. The Committee shall have the authority and responsibility to review any and all plans and specifications of any and all single-family residences, garages, barns, stables, sheds, fences, walls and any other structures that may be constructed within the community.

The Committee shall have the authority to deny any plans or specifications that are seen as being in violation of the CC&Rs and/or the guidelines set forth by the Architectural Control Committee.

What is the purpose of the Architectural Control Committee?

The purpose of the Architectural Control Committee is to maintain property values by protecting the environmental and architectural integrity of the subdivision in accordance with the CC&Rs. Most covenants state that no building, structure or improvement of any character shall be erected, placed, added to or altered on any lot until the building plans, specifications and a site plan showing the location of the proposed structure or structures have been submitted to and approved by the Architectural Control Committee.

Any and all improvements or alterations to a homeowner's lot shall be in compliance with the CC&Rs and the Architectural Control Committee guidelines as to use, quality of workmanship and materials, nature of materials, harmony of external design and colors with existing and proposed structures, and location of improvements with respect to topography, finished grade elevation, lot boundary lines and building lines.

What action is required of homeowners?

Prior to making any improvements or alterations to a homeowner's lot, the homeowner shall submit an improvement request form to the Architectural Control Committee outlining all details of the intended change, improvement or need for variance and attaching samples or plans to more clearly define the projected change or addition. If any change, improvement or action in variance from the Declaration is taken prior to written approval of the Architectural Control Committee; the Association has the right to require the homeowner to immediately remove any and all improvements and/or changes from the property.

What types of items require written approval?

If a homeowner is contemplating making changes or improvements to any of the existing structures on his/her lot, adding a structure to his/her lot and/or making any major changes or alterations to his/her lot, written approval from the Architectural Control Committee is required.

Skyline Vista Ranch Architectural Guidelines and General Policies

GUIDELINES & GENERAL POLICIES: Approval from the Architectural Control Committee shall be obtained by any homeowner prior to the commencement of any and all construction or alteration to the homeowner's lot.

OTHER STRUCTURES:

LANDSCAPING AND MAINTAINING LOT: Maintenance of lot: all homeowners shall maintain the physical condition and appearance of their lots in such a way that does not detract from the overall appearance of the community:

1. All homeowners shall keep his/her lot free from rubbish, litter, noxious weeds that pose a hazard to another homeowner's property,
2. All homeowners shall keep his/her property in good condition:
 - a. Maintaining the exterior of homeowner's house and any other structures in good condition, free from graffiti or other like marks.
 - b. Maintain all viewable landscaping; keeping weeds, tress, grass and any other plantings well groomed, tasteful and attractive. Any weeds exceeding 4 inches in height or spread variation shall be subject to fine.
 - c. Natural growth is prohibited, i.e. ragweed, tumbleweeds, etc.

TRASH & DEBRIS: Refers to collections of trash and junk on the property, NOT trash or bulky waste set out for collection. Old junk, garbage, tires, rubbish, furniture, appliances, car parts, unmaintained vehicles or anything else stored outside can be dangerous and hazardous and shall not be permitted to be viewed from the street for over 15 days.

Fire Service for this community is provided on an individual basis; homeowners contract and make payment to Rural Metro directly. There are no fire hydrants within the community.

PARKING: In accordance with Pinal County Article 34, Section #3405:

1. Vehicles of any kind shall be owned/leased by the current resident/occupant of the lot.
2. Vehicles of any kind shall not be up on jacks, blocks or other similar equipment.
3. Vehicles of any kind shall not have deflated tires.
4. Vehicles of any kind shall not have the chassis, engine, body parts, wheels or tires removed from the vehicle for 72 hours or longer or shall be deemed abandoned.

5. Vehicles of any kind shall not be parked in such a manner as to block access to driveways or entrances to other homeowner's property.
6. Vehicles of any kind shall not be permitted to be parked on any of the subdivision's streets overnight.
7. Vehicles of the private passenger class, trucks of the pick-up class and horse trailers shall be parked on non dust proof surfaces such as decomposed granite, concrete, or any compactable material only so long as such parking complies with the same set back requirements (100 feet from center of road) as the residential dwelling.
8. Any and all other vehicles, including boats and equipment, not mentioned in section 8 shall not be kept on any lot or street except in a private garage, carport or enclosed structure.
9. Vehicles of any kind shall have a current and valid registration affixed to the license plates. Failure to have a current license plate and/or license tag or an expired license tag affixed to a vehicle shall constitute proof that the vehicle does not have a valid and current registration and insurance. Vehicles not meeting these guidelines shall be subject to towing under Pinal County code.
10. No vehicle of any kind which is under repair or not operating condition shall be placed or permitted to remain on any subdivision street or any portion of any homeowner's lot within Skyline Vista Ranch unless it is within an enclosed garage, carport or structure.
11. Vehicles of any kind must currently be operable.

Not complying with this Article is hereby deemed a public nuisance and shall be abated resulting in the removal of such vehicle/s at the homeowner's expense.

MATERIAL STORAGE: Any item or substance that in its present condition is not intended for its original use or has been discarded, shall not conform to Pinal County Article 34 and must be removed. Items shall include, but are not limited to: vehicles, materials, parts, scrap, motor vehicle component, or any other personal property that does not conform to the County Code, Skyline Vista Ranch CC&Rs and/or the Architectural Control Committee Guidelines and General Policies.

RECREATIONAL VEHICLE STORAGE: Recreational Vehicles may be stored on a homeowner's property provided that they conform to the requirements listed above in (Parking Section) and not in use for sleeping or living purposes exceeding 21 calendar days.

CONSTRUCTION MATERIALS: Construction materials may be stored on any property provided prior approval has been granted from the Skyline Vista Ranch Architectural Control Committee and a valid building permit has been obtained from the appropriate Department. The following provisions must also be met:

- a. No building or construction materials or scrap thereof shall be stored or placed within the front yard setback required by the zoning district in which the property is located.
- b. No building or construction materials or scrap thereof shall be stored or placed within ten (10) feet of side or rear property line nor shall it be stacked higher than six (6) feet.
- c. All building or construction materials or scrap thereof shall be removed within thirty (30) days after completion of the construction.

BURNING: There shall be no open fires or fire pits or burning of any kind on any property within Skyline Vista Ranch unless they are screened or contained. This excludes outdoor residential barbeques, grills and enclosed fireplaces/pits.

FIREWOOD: Any homeowner may store firewood outside on any property provided the following requirements are met:

- a. Firewood stored is for personal use on the parcel which it is stored upon. Homeowners are permitted to store 1 cord per year.
- b. Firewood stored or placed on the property meets all required yard setbacks for an accessory building in the zoning district in which it is located.
- c. Firewood is not stacked higher than three (3) feet.
- d. All firewood is stacked in an orderly fashion and in such a manner to avoid its movement onto adjacent property, streets, and rights-of-way, parking areas, easements or driveways.

FUEL TANKS: Our fireplaces are outfitted for propane fuel tanks as are some of our swimming pools, BBQ areas, and fire pits. Propane tanks are only permitted for personal use of fireplaces, swimming pools, BBQs, and fire pits. Maximum 100 gallon tank allowed without approval of the County and HOA.

Fire Service for this community is provided on an individual basis; homeowners contract and make payment to Rural Metro directly. There are no fire hydrants within the community.

COMPLIANCE: Outside storage not complying with any of the above sections is deemed a public nuisance and shall be subject to fine.

ATVs: May be permitted on the roads of Skyline Vista Ranch so long as:

1. All drivers shall be licensed and insured.
2. NO children under the age of 16 shall be allowed to drive an ATV on the streets of the subdivision as this is deemed illegal by both Pinal County and the State of Arizona.
3. All drivers must obey county and state traffic laws.
4. Excessive use of ATVs shall not be permitted so as to be considered an obnoxious offense.
5. ATVs shall yield to all equestrian and pedestrian traffic.

DRIVEWAYS/GARAGES: All homeowners shall have driveways comprised of approved surfaces such as gravel or concrete. All homeowners shall have an attached garage or carport of a 10' x 20' minimum size. A driveway is defined as an access to an attached garage or detached building on the homeowner's property, not from a public highway or byway.

OBNOXIOUS/HAZARDOUS/OFFENSIVE ACTIVITIES: No obnoxious, hazardous or offensive activities shall be carried on in or upon any lot within Skyline Vista Ranch nor shall anything be done that is deemed or may be deemed an annoyance or a nuisance to other homeowners within the community.

Trash and debris are considered both obnoxious and hazardous. It refers to the collection of trash and junk on the property, NOT trash or bulky waste set out for collection. Old junk, garbage, tires, rubbish, furniture, appliances, car parts or anything else stored outside can be dangerous and hazardous and shall not be permitted and must be removed immediately.

Dust from motorized vehicles including ATVs is considered hazardous.

No operating vehicles will exceed the residential speed limit of 25 MPH. Operators will not operate any licensed vehicle under the influence of drugs or alcohol.

Waste from any animal should be cleaned up by the owner on a regular and on-going basis.

Signs displaying obscene gestures or language are not permitted on any property.

NOISE: In accordance with Pinal County ordinance #050306-ENO, it shall be unlawful and in violation for any person to knowingly and intentionally make continue or cause to be made or continued or to allow or permit any excessive noise as defined within this County ordinance.

RESIDENTIAL USE: Due to the current economic conditions, homeowners will be permitted to operate a business from their home on 2 conditions: 1) such business does not interfere with the normal flow of traffic within the subdivision 2) such business does not bring additional traffic into the subdivision; i.e. delivery of materials to support the business and employees' personal vehicles. This policy will be re-evaluated on an annual basis.

NON-COMPLIANCE: Non-compliance with anything herein or the CC& Rs will be subject to the fines attached.

RURAL METRO:

Station 855

22407 S. Ellsworth Rd.
Established 1986
Engine 855, Water Tanker 855

Station 841

991 E. Hunt Hwy
Established 2003
Engine 841, Brush 841
Southwest Ambulance

Station 843

Copper Basin
Temporary Opened October 2006
New station construction underway
28353 N. Main St.

PINAL COUNTY

Pinal County Planning & Development
31 N Pinal Street

Building F
Florence, AZ 85232
520.866.6442 – phone
520.866.6530 – fax

Pinal County Code Compliance
31 N Pinal Street
Building F
Florence, AZ 85232
520.866.6980 – phone
520.866.6530 – fax

Pinal County Sheriff's and County Attorney's Office
Graffiti Removal Impact Program
Graffiti Report Form

This form may be
Faxed to:
520-866-5090
Or
Mailed to:
Amalita Arellano
P.O. Box 867
Florence, AZ 85232

Date and Time Received:

Location of Graffiti:

Color of Surface Graffiti is on:

Contact Information:

Any additional information:

PROGRAM MANAGER USE ONLY

Date and Time Forwarded to Detention Staff:

Description of Graffiti:

Digital Photograph Number:

Date and Time forwarded:

Detention Command

Regional Command

Criminal Investigations Command

Pinal County Sheriff's Office and County Attorney's Office
Graffiti Removal Impact Program (GRIP)
Permission and Release of Liability Form

Prior to any graffiti being removed or the affected area being painted, the property owner, or an authorized person must sign this form, to give permission to the Pinal County Sheriff's Office to remove graffiti and/or paint the areas affected by the graffiti.

As the property owner, or as a person authorized by the property owner, I have read and understand the following conditions and I concur with the conditions:

1. Only the immediate area of the graffiti will be painted.
2. An attempt will be made to match the paint as closely as possible. However, the paint color used may not exactly match the existing color of the area to be covered.
3. The decision to remove graffiti or to cover with paint will be made by the Sheriff's Office work crew supervisor.
4. No vehicles may be located within 25 feet of the work area.
5. The Sheriff's Office cannot guarantee the absence of overspray onto adjacent areas.

I, _____, declare that I am the owner or that I am authorized to give permission to remove/cover graffiti on private property located at: in _____, Arizona and hereby give the Pinal County Sheriff's Office permission to remove or paint over the graffiti On the property.

I hereby release Pinal County and the Pinal County Sheriff's Office from any and all liability and claims that may arise from the removal or painting over of any graffiti on the property.

Property Owner/Authorized Person:

Signature

Date: _____

Print Name