

Shadow Ridge Homeowners Association

Design Guidelines And Association Rules

**Revised
July 2006**

Shadow Ridge Homeowners Association

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Overview

Community Organization

Every resident of Shadow Ridge is a member of The Shadow Ridge 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, Restrictions, Assessments, Charges, Servitude's, Liens, Reservations and Easements (the CC&R's). The CC&R's set forth Procedures, rules and regulations, which govern the community. The Association Rules and Design Guidelines are an Extension of the CC&R's and are 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 Design Review Committee (the "Committee") is established by the Board to review all improvements within Shadow Ridge including new construction and modifications to existing properties. The Committee has adopted Design 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. 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.

Simply stated, no improvements, alterations, repairs, additions, or other work, including changes in exterior color, is to occur on any lot or exterior of any home from its improved state existing on the date such property was first conveyed by Builder to a purchaser without prior approval of the Committee. The responsibility of the Committee is to ensure the harmonious, high quality image of Shadow Ridge is implemented and maintained. Any owner requesting approval of any construction, installation, addition, alteration, repair, change or other work to their lot or home shall follow the application procedures listed below. Approved submittals will be returned to the applicant within sixty (60) days of receipt. Applicant shall diligently pursue approved work so that it is completed within sixty (60) days of issuance of the approval or such additional period of time as may be approved by the Committee at the time of issuance.

Application Procedure

The following information should be included:

- Application Form completed and signed (copy enclosed), additional copies can be obtained from Associations Management Office.
- Plot Plan-A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc.) and the improvement to be installed.
- Elevation Plans---Plans showing finished appearance of the improvements in relation to the existing dwelling and property lines.
- Specifications---Description detailing materials to be used with color samples attached; drawing or brochure of structure indicating dimensions and color.

Submit the application and plans to:

Shadow Ridge Homeowners Association
c/o Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
Phone: 480-759-4945
Fax: 480-759-8683
Email: ShadowRidge@WeAreVision.com

It is the Homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals. An approval by the Committee does not indicate or imply the request complies with local zoning or building code requirements.

Design Guidelines

General Principles

The purpose of the Committee is to ensure consistent application of the Design Guidelines. The Committee monitors any portion of any lot or parcel that is visible from other lots or parcels (**not including rear yard unless visible from common area**), the street, or the Association common areas. The Design Guidelines promote those qualities in Shadow Ridge 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.

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, material, 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 the new construction by virtue of design and 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.

Building Repairs

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 also be kept in good repair at all times.

Awnings

No awnings are allowed without prior written permission from the Architectural Committee.

Basketball Goals

1. Only pole mounted goals are acceptable. Poles must be set in the ground permanently. Backboards shall not be attached to the house, garage, or roof
2. Basketball poles must be black, white, or painted to match the color of the body of the home.
3. Backboards must be of a predominantly neutral color (gray, black, or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable.
4. All equipment must be constantly maintained. Broken backboards, disfigured or

bent rims, ripped or torn nets, chipped and/ or peeling paint, etc. constitute grounds for fine and/or removal.

5. Only nylon or similar cord nets are acceptable. Metal or chains are expressly prohibited.
6. Courts may not be painted or permanently outlined on the driveway.
7. Lighting for night use of equipment is prohibited.
8. No permanent poles will be allowed in the backyards.
9. Portable goals are not allowed.

Clotheslines

Clotheslines or other outside facilities for drying cloths are not permitted unless they are placed exclusively within the fenced yard and not visible above the top of the block wall or from adjacent properties.

Driveway Extensions

Driveway extensions will be reviewed on a case-to-case basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum driveway width (existing and addition) shall not exceed (30) thirty feet of contiguous area. Approved driveway extensions will be for the purpose of access to side/back yard gates only. All driveways must be kept clean and clear of debris, oil, rust, and other stains.

Flagpoles

Flagpoles must be installed in a respectful manner and meet the following guidelines.

1. Poles must not exceed 12 feet in height.
2. Poles must be white or painted to match the house.
3. Flag size must not exceed 3x5(2x3 is recommended)
4. Flag must be illuminated when flown at night.
5. Flag must be removed during inclement weather.
6. Flag may never be allowed to touch the ground.
7. Flag must be in good repair, no tatters, fading etc.
8. You must have prior approval from the Committee to install a Flagpole.

Fences and Walls

Plans to raise the height of a party wall are not recommended and must be submitted for approval with written permission from the adjacent neighbor(s). Homeowner requesting the height adjustment must be responsible for engineering new wall footings. Plans for new fences or walls must be submitted to the Committee prior to construction. Copies of City Approvals must be submitted with the requests. Walls must be stuccoed and painted to match the existing dwelling or wall in texture and color.

Gates

Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be the same material, design and color as the originally installed single gate. Shrubs, trees and plant material should be installed and maintained between street and gates whenever possible.

Gutters and Downspouts

Gutters and downspouts will be considered for approval if the finish matches the color of the house. The Association strongly recommends use of high quality materials that offer long

life, as the gutter must be maintained in good condition.

HVAC

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior approval of the Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of non-residential neighboring property.

Outdoor Fireplaces

Installation of outdoor fireplaces is permitted. Outdoor fireplaces may not exceed fence height.

Outdoor Lighting

Any outdoor lighting installed on a lot or dwelling, subsequent to initial lighting installed by the builder, must receive advance approval by the Committee. Permanent lighting sources shall not be directed towards streets, common areas or neighboring property.

Patio Covers

Roofing material color should match that which was installed by the builder on the original roof of the home. Color of supports and material should match the color of the body or trim of the home.

Ramada's and Gazebos

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

1. Maximum square footage (under roof area) is 150 square foot.
2. Maximum roof height is 10 feet at the highest point.
3. The structure must be set back a minimum of 5 feet from any perimeter wall.
4. The structure must be painted a natural wood or match the house color and be maintained in good condition.
5. Any roof tile must also match the tile on the house.

Play Structures

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

1. May be erected in the rear yards only and structures must be set back a minimum of 5 feet from any perimeter wall.
2. Maximum height allowed to top support bar or highest point of structure, is 10 feet.
3. Maximum height of any deck or platform is to be 4 feet above ground.
4. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
5. The Committee will take appearance, height, and proximity to neighboring properties into consideration.
6. Any shade canopy must be solid tan or earthtone color.
7. Submit a brochure or picture.

Pools and Spas

Pools and spas do not require approval of the Committee except as provided below. Perimeter walls on lots bordering common areas and shared Homeowner Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be made in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plan for approval by the Committee. Any pool equipment visible (**10 feet or higher**) above the fence line (such as slides, etc.) must be approved in advance by the Committee.

Pool Fencing

The specifications for rear yard wrought iron pool fencing installation on a lot with view fencing shall be neutral earth tone color to match or blend with the existing home color or match the existing wrought iron fencing color.

Satellite Dishes

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

1. When ever possible the dish should be mounted low or out of view in the rear yard.
2. Dish must be located in the most unobtrusive location possible while still receiving a quality signal.
3. All plans to install dishes and antennas are to be submitted to the Committee with a diagram showing the location and size of device prior to installation.

Screen Doors

Screen and/or security doors are permitted and should be painted to match the exterior body color or trim of the home, or the color of the exterior door. Silver-colored aluminum screen doors are prohibited.

Signs

No signs shall be displayed on any lot except the following:

1. Signs used by Declarant to advertise the lots and residence thereon for sale.
2. Two residential identification signs each with a face area of seventy two (72) square inches or less.
3. One temporary "For Sale" or "For Rent" sign with maximum face area of 5 square feet or less.
4. Such signs as may be required by legal proceeding.
5. Security signs are acceptable but they may not exceed 80 square inches.

Solar Panels

Per Arizona State law, solar energy collecting unit or panels may be placed, installed, constructed or maintained upon any lot with prior written approval of the Committee. Any solar panel approved by the Committee for placement on a roof must be flush mounted if Visible From Neighboring Property. A diagram should be submitted indicating device size and intended placement. Homeowners are advised to select and install panels in an agreeable position so as not to obstruct neighboring views.

Storage Sheds

Storage sheds are permitted and are subject to the following guidelines:

1. Storage sheds are subject to rear setbacks of 7 feet.
2. Sheds may not be visible above the top of the block wall.
3. Quality materials and construction shall be required.
4. Shed must be in harmony with the exterior of the residence including siding, color and roofing materials.

Window Coverings Criteria

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within (60) sixty-days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings, shelf openings, or treatments used to decorate must be compatible, with respect to materials and color, with the style and color of the home. Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames.

Landscape Guidelines

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.

Hardscape

The Committee must approve any Hardscape items proposed for front yard installation.. Materials included in Hardscape are Concrete, brick, tile, wood, and etc. Examples of Hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

Rock and Ground Cover

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors. Artificially colored rock(s) or granite is prohibited. All rock areas should be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River rock shall be Three (3) to eight (8) inches in diameter. Not more than 10% of the front yard landscape may be river rock.

Fine Grading and Mounding

Fine grading is a critical aspect of landscaping. Each lot has been graded in such that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the city grading and drainage plan. Every effort should be made to make mounding appear natural.

Water Features, Statuary, Etc.

Items such as fountains, statuary, etc. are permissible within the rear yard and do not require submittal to the Committee, except on lots with view fences. Such items must be approved by the Committee for installation in the front yard. It is recommend that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as the rear yards with view fences. Statuary must be of earth tones, no painted finishes, and must be approved in advance by the Committee. All functional and/or decorative items must be approved before being placed in the front or rear yards with view fencing.

Lighting

Lighting, other than that put in by the builder, must be approved by the committee. The following outlines the minimum standards for lighting:

1. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights that create a glare visible from other lots are prohibited.
2. Light fixtures shall not exceed an illumination intensity of more than one (1) foot candle power as measured from the closest lot line.

Plant Requirements

Within ninety-days of the date of closing, the owner of the lot shall complete Installation and irrigation improvements in compliance with The Shadow Ridge Homeowners Association CC&R's and the following guidelines as adopted and amended from time to time, in that portion of the lot which is between the street(s) adjacent to the lot and the exterior wall of the residential unit or any wall separating the side or back yard of the lot from the front yard of the lot. Back yards, which are visible from common areas, shall also adhere to this installation time frame. Those with no view fence must complete installation of the rear yard within 180 days close of escrow.

Minimum Plant Requirements

<i>Plant Type</i>	<i>Size</i>	<i>Quantity</i>
Trees	15gal	2
Shrubs or cactus	5gal	5
Shrubs	1 gal	0
Ground cover	1 gal	0

1. Select plants for alternating seasons of display and color.
2. Homeowners to select low shrubs/groundcover along driveway and street frontages to maintain visibility. Plants exceeding 2'0" in mature height shall be located at least 8' 0" feet back from public sidewalks or curbs.
3. Surface select boulders may be grouped in clusters, with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height and shall have a natural oval character that is compatible with specific decomposed granite. Colored and lava rocks are prohibited.
4. Homeowners may use low voltage lighting to highlight entry walks, or accentuate trees. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare on adjacent properties, common areas or streets.
5. Ornamentation such as driftwood, skulls, wagon wheels, sculptures, etc. is not permitted in front yards.
6. The Committee must approve special design features such as low walls, trellis, water features or other structures in advance.

Irrigation

With an average rainfall of less than nine inches, most plant material requires a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each homeowner should provide a complete irrigation system compatible with the front yard design. Time clocks should be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head to head coverage, designed to minimize overspray onto any paved or granite areas. All supplemental plants should be watered by any underground drip system to provide deep watering.

PLANT LIST:

	<u>Common Name</u>	<u>Botanical Name</u>
	Western Honey Mesquite	Propis Glanulosa
	White Bark Acacia	Lysoma Candida
Agave	Cowshorn	Agave Bovicornuta
	Desmettiana	Agave Desmettiana
	Marginata	Agave Americana
	Mescal Ceniza	Agave Colorata
	Murphy's	Agave Murphey
	Octopus	Agave Vilmorinina
	Parry's	Agave Parryi
	Royal	Agave Victoraee-reginae
	Smooth-Edge	Agave Weberi
Aloe	African Aloe	Aloe Saponaria
	Coral Aloe	Aloe Striate
	Medicainal Aloe	Aloe Barbadosis
	Tree Aloe	Aloe Ferox
	Tree Aloe	Aloe Mariothii
Cacti	Beavertail Prickly Pear	Opuntia Basilaris
	Blind Prickly Pear	Opuntia Rufida
	Buckhorn Cholla	Opuntia Acanthocarpa
	Compass Barrel Cactus	Fercactus Acanthodes
	Englemann's Prickly Pear	Opuntia Phaecantha
	Fishhook Barrel	Fercactus Wislizenii
	Golden Barrel Cactus	Echinocereus Grusonii
	Hedgehog Cactus	Echinocactus Englemannii
	Mexican Organ Pipe	Pachycereus Margintus
	Purple Prickly Pear	Opuntia Macrocentra
	Robust Prickly Pear	Optuntia Robusta
	Saguaro	Carnegia Gigantea

	Santa Rita Prickly Pear	Opuntia Sanat-rita
	Teddy Bear Cholla	Opuntia Bigelovii
	Trichocereus	Trichocereus Candicans
Octotillo	Ocotillo	Fouquieria Splendens
	Ocotillo Macho, Chunari	Fouquieria Macgougali
Yucca	Banana	Yucca Baccata
	Beaked, Beard	Yucca Rostrata
	Blue	Yucca Rigida
	Joshua Tree	Yucca Brevifolia
	Soaptree	Yucca Eleta
	Spanish Dagger/Plam Lily	Yucca Gloriosa
	Curveleaf/Pendulous Yucca	Yucca Recurvifolia
	Spanish Bayonet/Dragger Plant	Yucca Aloifolia
	Yellow/Red	Herperaloe Parvifora
Shrubs & Ground Cover		
	Senna	Cassia Purpussii
	Arizona Rosewood	Vauquelina Califonica
	Arizona Sophor	Sophor Arizonica
	Bambo Grass	Muhlenbergia Dumosa
	Beard Tounge/Parry's, Canyon	Penstemom Species
	Firecracker, Rock, Scarlet	
	Bird of Paradise	Caesalpinia Platyloba
	Black Dalea (Aierra Nigra)	Dalea Frutescens
	Blue Ranger	Leucophyllum Laevigatum
	Blue Sage	Salvia Chamyoriodes
	Brittle Bush	Encelia Farinose
	Boothill	Eupatorium Greggii
	Bull Grass	Muckenbregia Emersleyi
	Candle Bush	Cassia Circinnata
	Catclaw Acacia	Acaia Greggii
	Chihuahun Sage	Leucophyllum Laevigatum

Coahulian	Hesperaee Funifera
Copper Bird of Paradise	Caesalpinia Pumila
Coral Yucca	Hesperaloe Narviflora
Cresote Bush	Larrea Tridentata
Crucifixion Thorn	Canotia Holacantha
Deer Grass	Deer Grass
Desert Carpet (trailing Acacia)	Acacia Redelens
Desert Cassia	Cassia Nemophilla
Desert Holly	Atirplex Hymenelytra
Desert Lavender	Hyptis Emoryi
Desert Milkweed	Asclepias Subulata
Desert Ruellia	Ruellia Penninsularis
Desert Salt Bush	Atriplex Polycarpa
Desert Spoon	Dasyliron Wheeleri
Fairy Duster (Baja Reed)	Calliandra California
Feather Dalea	Dalea Pulchra
Feathery Cassia	Cassia Artmensiodes
Fern Acacia	Acacia Angustissima
Firecracker Bush	Justica Candicans
Four Wings Salt Bush	Artirplex Canescens
Golden Wonder Cassia	Cassia Goldmannii
Goodings Verena	Verbena Goodingii
Green Cloud/White Cloud	Leucophyllum Frutescens
Hop Bush	Dodonea Viscosa
Hummingbird Flower	Zauschneria Latigolia
Joboba	Simmondsia Chinensis
Indigo Bush	Dalea Biocolor
Indigo Bush	Dalea Wishlzenia
Justica	Justica Fulvicoma
Leather Leaf Acacia	Acacia Craspedocarpa
Little Leaf Cordia	Cardia Parviflora
Mealy Cup Sage	Salvia Farinacea
Mescal Bean, TX Mtn. Laurel	Sophra Secundifolio

Mexican Bird of Paradise	Caselpina Mexicana
Mexican Honeysuckle	Justicia Spicigera
New Zealand Cassia	Cassia Candelenana
Old Man Salt Bush	Artplex Nummularia
Quail Bush	Artiplex Lentiforms
Pink Fairy Duster	Calliandra Eriophylla
Purple Prickly Pear	Optuntia Santa Ritha
Red Bird of Paradise	Ceasalpinia Pulcherrima
Rio Bravo	Leucophllum Langmaniae
Ruellia	Ruellia Californica
Salt Bush	Artiplex Mulleri
Scrub Oak	Quercus Turbinella
Shrubby Cassia	Cassia Wislezenii
Silver Cassia	Cassia Philodinea
Silver Cloud	Leucophyllum Candidum
Sturts Cassia	Cassia Sturtii
Sturts Desert Peas	Clianthus Formosus
Texas Cassia	Cassia Biflora
Velvet Pod Mimosa	Mimosa Dysocarpa
Blackfoot Daisy	Melamopium Leucanthum
Bursage	Amborsia Deltodia
California Fushcia	Zauschneria Californica
Desert Mallow	Sphaeralcea Amibila
Gold Mount, Purple, Confetti	Lanatana Species
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	Dalea Greggii
Prairie Zinnia	Zinnia Graniflora
Desert Marigold	Baileya Multtradiata

Golden Floecee Dhalberg Daisy
 Gold Crucifer
 Gold Field
 Mexican Gold Poppy
 Prickly Poppy
 Pink Verbena
 Yellow Bell

Dyssodia Pentachaeta
 Railstromia Grandiflora
 Baeria Chrysostoma
 Eschscholzia Mexicana
 Argemone Plicantha
 Verbena Peruviana
 Tacoma Stans

Lush Landscape Plant List

	<u>Common Name</u>	<u>Botanical Name</u>
Palm Trees	Date Palm (rear yard only)	Phoenix Dactylifera
	Mexican Blue Palm	Brehea Armata
	Mexican Fan Palm	Washington Robusta
	Queen Palm	Arecastrum Romanzoffianum
	Sago Palm	Cycas Revoluta
	Windmill	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 Tereinthifolius
	California Pepper Tree	Schinus Molle
	Chaste Tree	Vitex Agnus-sactus
	Citrus (rear yard only)	Citrus
	Evergreen Pear	Pyrus Kawakamii
	Jacaranda	Jacaranda Mimosifolia
	Holly Parc	Quercus Ilex
	Southern Live Oak	Quercus Virginiana

Shrubs & Ground Cover:

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	Zauschneria Latfolia
Indian Hawthorn	Rhapiolepis Indica
Lavender Cotton	Santolina Chamaecyparissus
Mint Julep Juniper	Juniperus Chinensis
Mock Orange	Pittosprum Tobira
Oleanders	Nerium Oleander
Pendulus Yucca	Yucca Recurvifolia
Sprenger Asparagus	Asparagus Sprengeri
Spanish Bayonet	Yucca Aloifolia
Spanish Dagger	Yucca Gloriosa
Star Jasmine	Trachelopermum Jasminodes
Prostrate Myoprum	Myopraceae Parvifolium
Xylosma	Xylosma

PROHIBITED FOR FRONT YARD AND REAR YARDS

<u>Common Names</u>	<u>Botanical Names</u>
Cypress	Cupressus
False Cypress	Chamaecyparissus
Olive (Fruiting)	Olea Europara
Mexican Palo Verde	Parkinsonia Aculeata
Thevetia-Yellow Oleander	Thevetia Peruviana
Fountain Grass	Pennisetum Setaceum

Association Rules

The following Association rules summarize some of the common provisions found in the CC&R's as well as rules Established by the board. Cooperation on the part of all residents in following these rules will make living at Shadow Ridge an enjoyable experience for everyone.

General Property Restrictions

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any rezoning, variances or use permit.

Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any lot except in covered containers as provided by the city of Gilbert. These containers must be stored out of sight except on days of collection.

Pets

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog must be kept on leashes at all times while on Association property. All owners must clean up after their pets.

Holiday Lighting

Temporary holiday decorations are permitted from Thanksgiving through January 15. Any other temporary holiday decorations are permitted so long as they are removed after a reasonable amount of time.

Seasonal and Decorative Flags

Seasonal and decorative flags, which are house mounted below the roofline, do not require approval. Seasonal flags must be removed within ten days after the date of the holiday. Flags must be maintained in good condition at all times. Torn, ripped, faded, etc. constitute grounds for fines and removal. Flags may not be offensive to neighbors or Association. The Board shall make this determination.

Machinery and Equipment

No machinery, fixtures, or equipment of any type, including, but not limited to heating, cooling, air-conditioning, refrigeration equipment and clotheslines, may be placed on any lot or parcel without screening or concealment from view of non-residential neighboring property or public property. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use so as not to be visible.

Vehicles

No motor vehicles, mobile homes, recreational vehicle, travel trailer, tent trailer, camper shell, detached camper, boat, boat trailer, hang glider, ultra light, or other similar equipment or vehicle may be parked or maintained on any lot or parcel or any street in Shadow Ridge so as to be visible from neighboring property. The common areas or the streets: provided, however, the provisions of this section shall not apply to motor vehicles not exceeding 7 feet in height measured from ground level and 18 feet in length which are parked and used on a regular and reoccurring basis for basic transportation which are not used for commercial purposes and which do not display any commercial name, telephone number or message of any kind, or trucks, trailers and campers parked in areas designated for parking in non-residential Land Use Classification in connection with permitted commercial activities.

No automobiles, motorcycle, motorbike or other vehicle shall be constructed, reconstructed or reasonable repairs upon any lot, parcel or street in Shadow Ridge, and no inoperable vehicle, including but not limited to vehicles with flat tires, may be stored or parked on any such lot, parcel or street so as to be visible from neighboring property or to be visible from common areas or streets: provided, however, that the provisions of this section shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during and used exclusively in connection with, the construction of any improvement approved in writing by the Committee.

Parking

Vehicles of all owners, lessees, and residents, and of their employees, guests and invitees, are to be kept in garages, carports, residential driveways of the owner, designated parking areas, designated spaces in commercial areas, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a lot. Owners are requested to restrict on street over night parking to 48 hours in any 7-day period or emergency situations only. Owners may not obstruct sidewalk, right of way or fire lanes.