

**COPPERFIELD ESTATES HOMEOWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE RULES**

Adopted: 1990

Amended: 1993 and December 18, 2003

2004 Revisions in BOLD print

Published: March 12, 2004

Effective: April 1, 2004

ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and Restrictions for Copperfield Estates (the "Declaration"), the Architectural Committee adopts the following Rules for Architectural Improvements (the "Rules"), which shall apply to all Lots within Copperfield Estates.

Each Lot owner should read, review and make himself acquainted with the CC&R's recorded on his Lot with Maricopa County and with these Rules as may be amended from time to time by the Architectural Committee. These documents are intended to enhance property values and the high standards of development that exist within Copperfield Estates. The Rules are established to assist residents in preparing an application to the Architectural Committee for structural and landscape improvements. **FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE.** Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval. Because each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Standards and Procedures and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable City codes.

APPLICATION PROCEDURE

Submittal --

Application and plans (which will be kept on file with the Association) should be:

Mailed to Vision Community Management:
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048

Phone: 480-759-4945
Email: copperfield@WeAreVision.com
Fax: 480-759-8683

1. **Application Form** — A completed application form (copies of which can be obtained from the management office).
2. **Plot Plan** – A site plan showing the dimensions of the Lot, the dimensions of the existing dwelling in relation to the Lot, and the dimensions of the proposed addition in relation to the existing dwelling and property lines (setbacks). Measurements must be written on the plans. An accompanying photograph of the proposed location would be helpful as well.

3. **Elevation Plan(s)** – Plans showing the finished appearance of the proposed addition in relation to the existing dwelling. **An accompanying photograph of the proposed addition (if available) would be helpful.**
4. **Specifications** – Detailed description of materials to be used and color samples must be submitted.

REVIEW -- APPROVAL AND/OR DISAPPROVAL

The Architectural Committee shall have thirty (30) days after submittal of plans to approve or disapprove plans.

Review and approval or disapproval will include, but not be limited to, consideration of material, quality of workmanship, colors, consistency with the external design and color of existing structures on the Lot and on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Architectural Committee, nor the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration - Construction must be started within 30-days of the approval date or the plans must be resubmitted.

Construction Period – Construction must be completed within 90-days from the date of the approval letter.

Appeal --

Any appeal of the Committee's decision must be submitted in writing to Copperfield Estates Board of Directors, c/o Lepin and Renahan Management, Inc., P.O. Box 11330, Tempe, Arizona 85284-0023, within 30 days from the mailing of the Committee's decision.

STANDARDS AND PROCEDURES

ANTENNAS AND SATELLITE DISHES

RECEIVERS UNREGULATED BY THE FCC (in excess of 1 meter in diameter).

Unregulated Receivers, whether attached to the building or a structure, or on any Lot, must be approved in writing by the Architectural Committee, with such screening, and fencing as such Committee may require prior to installation.

ANTENNA CONCEALMENT STANDARDS AND PROCEDURES ARE AS FOLLOWS:

- ❖ **The highest point of the satellite dish must be no higher than 12 inches below the lowest fence elevation.**
- ❖ **The Architectural Committee reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the Declaration.**

RECEIVERS REGULATED BY THE FCC (of 1 meter or less in diameter).

The Association's preference for location of Regulated Receivers, in descending order, is as follows:

- ❖ **A location in the back yard of the Lot, where the Receiver will be screened from view by landscaping and other improvements.**
- ❖ **An unscreened location, in the back yard of the Lot.**
- ❖ **On the roof, but below the roof line.**
- ❖ **A location on the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements.**
- ❖ **On the roof above the roofline.**
- ❖ **An unscreened location, in the side yard.**
- ❖ **A location in the front yard of the Lot, where the Receiver will be screened from view by landscaping and other improvements.**

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible From Neighboring Property, the Association would prefer such location be used for the Receiver rather than a higher-listed location at which the Receiver would be Visible From Neighboring Property, provided such location will not unreasonably delay or prevent installation, maintenance, or use of the Regulated Receiver, unreasonably increase the cost of installation, maintenance, or use of the Regulated Receiver, or preclude the reception of an acceptable quality signal.

AWNINGS

Awnings must be approved by the Architectural Committee. Awnings over windows shall be (a.) canvas, (b.) a solid color matching the exterior body or roof color on the home, (c.) the same color on the inside and exterior face, and (d.) installed only on the side and rear of the home. A

minimum five-year guarantee is expected from the manufacturer to insure a high quality awning. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

Submit: The manufacturer, sample color swatch, type, and number of years' guarantee for approval prior to installation. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material used, along with the color and design of the proposed awning is required.

BASKETBALL GOALS OR SIMILAR STRUCTURES

No permanently placed Basketball Standards may be erected, installed or otherwise constructed on any Lot without the prior written approval of the Architectural Committee.

Applications for approval must include detailed specifications including height, design and color and, whenever possible, a photo or brochure with the design specifications. Applications must also include a plot plan showing the location on the Lot. Only commercially available basketball standards will be considered. Homemade Basketball Standards, Goals or similar equipment are specifically prohibited and will not be approved.

Poles permanently installed for any basketball backboard shall be painted and kept well maintained at all times. The color of the pole shall not be changed from the originally approved specifications without the prior written approval of the Architectural Committee. All other parts (standard, backboard, goal and net) shall be kept in good repair and well maintained at all times.

Portable Basketball Standards and Goals are permitted and are subject to the same maintenance requirements as permanently placed equipment.

CONCRETE ADDITIONS TO FRONT YARD LANDSCAPING

A single, thirty-six (36) inch wide sidewalk from the driveway to the rear yard gate may be installed without approval provided that it matches the existing sidewalks in color and texture. All other concrete additions must be submitted for approval prior to installation.

DECORATIVE ITEMS (INCLUDING FOUNTAINS, LIGHT POLES, AND ORNAMENTAL STATUARY)

These items must be located in the rear yard and screened from view of neighboring properties, streets, and common areas. All other locations must be approved by the Architectural Committee.

EVAPORATIVE COOLERS

Must be mounted below the roofline and kept in good repair and appearance.

FENCES AND WALLS (INCLUDING DECORATIVE WALLS)

Plans for new fences or walls or additions to existing structures must be submitted to the Architectural Committee for approval prior to construction. (This includes decorative walls).

Stucco and paint must match the existing dwelling in texture and color, or the color and texture of the existing Fence, if the wall is an extension of an existing perimeter fence wall.

FLAGPOLES

Display of the United States Flag

Definition: As used herein, the term "flagpole" shall mean a pole or staff of wood or metal for display of the American Flag, whether such pole or staff is horizontal or vertical, or freestanding or attached to a structure.

Definition: The "union" portion of the flag is the portion with the stars on the blue background.

Placement of American Flag Display; Poles; Number of Flags:

- A staff need not be submitted for architectural review.
- Prior to installing a flagpole on any Lot, the Owner of said Lot must, in writing, submit a request including specific plans detailing the height, type, location, and method of installation and color of the flagpole to the Architectural Committee for approval.
- Only one (1) flagpole of any type is allowed on a Lot.
- The height of a flagpole can be no greater than the distance between the point of placement of the pole in the yard and the closet point of either of the following:
 - the sidewalk or the street if no sidewalk;
 - any common area; or
 - any neighbor's property line.
- There shall be no more than one (1) American flag displayed at any one time, and no flag shall be disproportionately large. An Arizona Flag or a flag representing one of the five United States military branches may also be displayed provided their display is in accordance with the Federal Flag Policy. No more than two (2) flags may be displayed at one time.
- If a homeowner stops displaying a flag on their flagpole for 30 days or more, the flagpole must be removed.
- The American Flag may not be placed on Common Area (Common Elements) or Association-maintained property, e.g. rights-of-way, etc. without the express written permission of the Board of Directors.
- No other flag or pennant should be placed above or, if on the same level, to the right of the flag of the United States of America.

- **If the flag of the United States is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from the windowsill, balcony, or front of a Unit, the union of the flag should be placed at the peak of the flagpole/staff unless the flag is at half-staff.**
- **When displayed either horizontally or vertically against a wall, the union should be uppermost and to the flag's own right, that is, to the observer's left. When displayed in a window, the flag should be displayed in the same way, with the union or blue field to the left of the observer in the street.**
- **The flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.**
- **The flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.**
- **The flag, when it is in such condition that it is no longer a fitting emblem for display, should be removed and replaced with a new flag.**

GAZEBOS AND SIMILAR STRUCTURES

Approval will be considered on an individual basis with attention to design, continuity and visibility from neighboring properties, streets and common areas. Gazebo finish must utilize a natural wood stain, or match dwelling trim or exterior paint color. Height shall not exceed eight (8) feet. Drawings and/or photographs with dimensions, to be submitted to the Architectural Committee for approval prior to construction. When it is determined that the gazebo needs refinishing, it must utilize a natural wood stain, or match dwelling trim or exterior paint color as stated above. Covered spas are also subject to these restrictions.

GUTTERS AND DOWNSPOUTS

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

LANDSCAPE

Any modifications or alterations to the front yard landscape must be submitted for approval to the Architectural Committee. The plan(s) must include approximate placement of trees and/or shrubs (i.e. tree, bushes and gravel) and proposed changes in grade to be accomplished as part of the landscape development. Only natural color aggregate stone may be used in landscaping.

LIGHTING

All lighting and illumination must conform, with the City of Chandler and all other governmental agencies.

Floodlights, spotlights, and other lights which in the opinion of the Architectural Committee reflect upon or cause glare to neighboring properties will not be allowed. All outdoor lighting devices should be hooded or shielded so that the light source is not visible to neighboring properties.

PAINTING

Exterior painting of the home, whether from the pre-approved list or the current color, must be submitted to the Architectural Committee for consideration of approval.

PATIO COVERS

Plans for patio covers will be considered for approval. The following minimum standards are suggested:

Partial Shade Covers:

Horizontal shading members: minimum 2 x 2 rough sawn, running parallel to the dwelling unit, with a maximum overhang of 6 inches past a support.

Horizontal support members: minimum 4 x 6 rough sawn.

Vertical support members: minimum 4 x 6 rough sawn.

Color is to match existing trim.

Solid Patio Covers:

Flat roof pitch less than 1":12" must have a brai or built-up roof application with colored granules that match existing **shingle/tile** or built-up roof surface must be identical in color and quality to that installed by Declarant.

Sloped patio cover with 4":12" and greater shall have **shingle/tile** to match existing dwelling.

PLAY STRUCTURES

Plans for play structures must be submitted for approval because in most instances they protrude over the fence. This requirement is not intended to preclude play structures, but to assure that nothing unsightly is erected.

- ❖ **The maximum height, which will be considered for approval for pool ladders, swing sets, jungle gym equipment and trampolines with safety nets, shall be eight feet, excluding awning.**
- ❖ **When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure.**
- ❖ **When considering plan approval, the Architectural Committee will take into consideration the appearance, height and proximity to neighboring property.**
- ❖ **Wood may remain natural or must be painted to match the dwelling in color.**
- ❖ **The structure must be kept in a quality condition that will not detract from the high quality of the community.**

POOL AND SPAS

Pools and spas need not be submitted for architectural approval provided the perimeter "theme" walls on Lots bordering Association landscaped areas are not torn down. Access must be gained by tearing down a front wall on the side of the home, leaving the perimeter theme wall intact, assuring it matches in texture and color throughout the community. Pool accessories that will exceed the height of the fence must be submitted for approval consideration, e.g.; slides, etc.

SECURITY/SCREEN DOORS

Security/Screen doors do not have to be submitted for consideration of approval as long as they match the body of the home in color.

SIGNS

Please refer to page 9, Article VIII, Section (k).

SOLAR PANELS

The preferred location for all panels and equipment is within the confines of the rear yard, concealed by a solid fence. If this is not possible an architectural request must be submitted for approval and plans must include the following:

- ❖ **Dimensions of panels.**
- ❖ **Dimensions of surface on which panels are to be installed.**

- ❖ **Location of the portion of the surface on which the panels are to be placed.**
- ❖ **Positioning of the panels on the surface.**
- ❖ **Photo or brochure showing the appearance of the panels and the materials and color of which they are constructed.**
- ❖ **Location of plumbing and what steps will be taken to conceal it.**
- ❖ **Explanation of why the panels cannot be installed in a less visible location.**

STORAGE SHEDS OR SIMILAR STRUCTURES

Storage sheds will be considered on an individual basis with attention to design, continuity and visibility from surrounding properties including neighboring lots, streets, and common areas. Such units must comply with City Zoning and set back requirements applicable to the property.

SUN SCREENS AND WINDOW TINTING

Clear aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed.

Bronze, charcoal or gray sunscreen material may be installed. The frame for window screens must match the existing window frames. As long as this standard is met and the sunscreens match in quality and are professionally installed, a sunscreen request form need not be submitted for approval.

TRELLIS

A trellis does not have to be submitted to the Architectural Committee for approval, provided it is natural redwood or painted to match the color of the dwelling or the color of the wall it is against.

TRASH/ RECYCLE CONTAINERS

No garbage or trash shall be placed or kept on any property except in covered containers. In no event shall such containers be maintained so as to be visible from neighboring properties except to make available for collection. Trash and recycle containers may not go out any earlier than 4:30 p.m. the day before the pick-up date and must be brought back in no later than 8:00 a.m. the day after the pick-up date.

These Rules may be amended by the Architectural Committee from time to time by a majority vote of the Committee.