
CC&R and Design Guidelines

The Cooper Commons Community Association

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About this Quick Guide

This booklet is a summary of Cooper Commons Declaration of Covenants, Conditions, and Restrictions (CC&Rs). It is a supplement to, not a replacement of, the CC&Rs manual that every home in Cooper Commons has received. Because people move in and out of the neighborhood — sometimes taking the CC&Rs manual with them — every few years, the Cooper Commons Board of Directors (the Board) supplies each home with this Quick Guide as a convenient reference.

Cooper Commons CC&Rs were established in 1997. The CC&Rs are governed by Arizona State law and cannot be modified or disobeyed by any one resident, Board member or action.

This Quick Guide does not list details of every single CC&R. See your CC&R manual for details. Receiving this Quick Guide neither constitutes nor implies any change in CC&Rs. Whether you own or rent, all Cooper Commons residents should know and must abide by the CC&Rs.

About HOAs

In Arizona, particularly in Maricopa County, the majority of communities are HOAs (Homeowner Associations). Because you live in a neighborhood with an HOA, you must abide by its CC&Rs.

About the Board of Directors

The Cooper Commons Board consists of five individuals who have been elected by homeowners. Each Board member serves a 3-year term. Board members do not receive payment and are not employees of the community management company. Board members own homes and live in Cooper Commons. They are your neighbors who abide by the CC&Rs and pay the same dues as all residents. The community elects Board members to manage community business, oversee maintenance of common areas, and enforce CC&Rs.

CC&R AND DESIGN GUIDELINES

FOR HOMEOWNERS AND OCCUPANTS AT COOPER COMMONS

Community Organization

Every resident of Cooper Commons is a member of The Cooper Commons Community 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, Servitudes, 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 designed 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 Cooper Commons 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 addition, removal or modification to a site or a building exterior of a residential property requires review and the prior written approval of the committee. Residents with proposed changes should contact Vision Community Management (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 the prior approval of the Committee. The responsibility of the Committee is to ensure the harmonious, high quality image of Cooper Commons is implemented and maintained. Any homeowner requesting approval of the Committee shall follow the application procedures listed below. Submittals will be returned either approved, denied, or for more information within forty-five (45) days of receipt of the request. Upon receipt of approval from the Committee of any construction, installation, addition, alteration, repair, change or other work, the homeowner requesting such approval shall proceed to perform, construct or make the addition, alteration, repair, change or other work approved by the Committee as soon as practicable and shall diligently pursue such work so that it is completed within sixty (60) days of issuance of such approval or such time additional period of time as may be approved by the Committee at the time of issuance.

Application Procedure

The following items should be completed and included with each request:

- Application Form completed and signed (homeowners can pick up paper applications at Vision Community Management's office, request paper applications by calling 480-759-4945 or by downloading the application from our HOA website (see below) or www.visioncommunitymanagement.com.)
- 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:

The Cooper Commons Community Association
C/O Vision Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048

Office – (480) 759-4945 | Fax – (480) 759-8683
E-Mail – CooperCommons@WeAreVision.com
Website – www.WeAreVision.com/CCM

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. If the homeowner is asked to submit additional information about the proposed construction, the homeowner must submit the information to the Committee as requested and within the requested time frame. Failure to provide the additional information as requested will result in application denial.

CC&R Guidelines

The following 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 Cooper Commons an enjoyable and safe experience.

General Property Restrictions (Section 4.3, Article A & B)

Homeowners 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. Homeowners must receive written permission from the Board to apply for any rezoning, variances or use permits.

Temporary Occupancy and Buildings (Section 4.2, Article C)

No trailer, basement of any incomplete building, tent, shack, garage or barn, and no temporary buildings or structures of any kind, shall be used at any time for a residence, either temporary or permanent.

Maintenance of Lawns and Plantings (Section 4.2, Article D)

Each owner of a Lot or Parcel shall keep all shrubs, trees, hedges, grass, and plantings of every kind located on and around the Lot or Parcel neatly trimmed and shall keep all such areas properly cultivated and maintained and free of trash weeds and other unsightly materials.

Nuisances (Section 4.2 Article E)

No rubbish, debris, petroleum products, tools, machinery, lumber, or similar items shall be placed or permitted to be placed or accumulate upon or adjacent to any Lot or Parcel. No odors shall be permitted to arise or emit therefrom so as to render any such property or any portion thereof.

Exterior Paint, Architectural Control (Section 4.2 Article A)

Written approval from the Committee is required for all exterior home painting and repainting projects, including cinder block walls. **All homeowners must submit an application prior to painting or repainting the home's exterior and must wait to receive written approval from the Committee before painting begins.**

Repair of Building (Section 4.2, Article G)

No building or structure on any Lot or Parcel shall be permitted to fall into disrepair, and each such building and structure shall at all times be kept in good condition. The Review Board retains the right to deem what is kept in good condition and what has fallen into disrepair.

Trash/Recycling Containers and Collection (Section 4.2, Article J)

No recycle or trash cans shall be kept on any lot except in covered containers as provided by the City of Chandler. **These containers must be stored out of sight except for days of collection. Cans may only be put out for collection the evening just prior to the regularly scheduled pickup day and must be taken in the same day of collection.**

Bulk Trash (Section 4.2 Article J)

It is unacceptable and a violation of city code to put bulk items on the curbs, sidewalks, or streets or next to trash or recycle cans at any time. City of Chandler residents in need of bulk trash removal can schedule free pick-up of bulk items by calling 480-782-3510. Residents can also take their bulk trash, tree clippings and hazardous materials (such as old paint or motor oil) to the recycle and trash facility located at the southwest corner of McQueen and Queen Creek. For more details, **call 480-782-3510**. Note: This is a free service for Chandler residents when properly scheduled by phone; the city does not offer email scheduling.

Machinery and Equipment (Section 4.2, Article L)

No machinery or equipment of any kind shall be placed, operated or maintained upon, or adjacent to, any Lot or Parcel.

Signs (Section 4.2, Article M)

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

1. Signs used by the Declarant to advertise the lots and residence thereon for sale. Signs may not be attached to the association common block walls, or block walls on the homeowner's property so as not to be visible from the street.

2. One temporary “For Sale” or “For Rent” sign with a maximum face area of Three (3) square feet and shall be in conformance with the industry standard and not exceed 18 x 24 inches. A sign rider can be displayed on the homeowner’s property and shall not exceed 6 x 24 inches and a maximum dimension of one (1) square foot.
3. Such signs as may be required by law.
4. One residential identification sign (House number) with a maximum face area of eighty (80) square-inches.
5. The indoor or outdoor display of political signs on the homeowner’s property is allowed. These signs may only be displayed no more than forty-five (45) days before an election day and no later than seven days after Election Day.
6. Signs approved by the Committee.

Party Walls (Section 4.2, Article P)

Lots or Parcels with a Party Wall shall both equally have the right to use such wall. Properties with block walls adjacent to the street are not Party Walls and the homeowner is responsible for the maintenance of the block wall that is adjacent to the street.

Motor Vehicles (Section 4.2, Article T)

No automobile, motorcycle, motorbike or other motor vehicle shall be constructed, reconstructed or repaired upon any Lot, Parcel or street in Cooper Commons, and no inoperable vehicle, including but not limited to vehicles with flat tires, may be stored or parked on any such Lot.

Street Parking Prohibitions (Section 4.2, Article U)

Vehicles of all homeowners, renters, lessees, and residents, and of their employees, guests and invitees, are to be kept in garages, carports, and residential driveways of the homeowner. **Notwithstanding the foregoing, vehicles may not be parked on the streets overnight, nor on the home’s front lawn or in front of gates, including RV gates, where there is no concrete pavement in front of the gate.**

Towing of Vehicles (Section 4.2, Article AA)

The Board shall have the right to have any truck, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer or similar equipment or vehicle or any automobile, motorcycle, motorbike, or other motor vehicle which is parked, kept, maintained, constructed, reconstructed or repaired in violation of the declaration **towed away at the sole cost and expense of the owner of the vehicle or equipment or the homeowner associated with the towed vehicle.**

Pets

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. City ordinances prohibit certain animals, such as farm animals and exotic pets, in Chandler communities. **Dogs must remain 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 period of time.

Backyard Lighting, Architectural Control (Section 4.2 Article A)

Any lights in backyards must be approved by the architectural committee before installation. All homeowners must submit an application and obtain written approval from the Committee.

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, which is visible from other lots or parcels, the street, or Association common areas. This would include backyards, which are visually open to other lots or Association common areas. The Design Guidelines promote those qualities in Cooper Commons 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, materials, 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 new construction by virtue of design or 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.

Awnings

All awnings must be approved by the Committee. Awnings may be made of canvas or similar quality materials, or an aluminum product. The awning needs to be solid in color and must match the color of the body of the exterior of the home. Awnings can only be installed on the side and/or rear of the home. A sample of the material, a picture or brochure showing the finished product must be included with the architectural request, along with the proposed color. The homeowner is responsible for maintenance and repair of the awnings. The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

Basketball Goals

All basketball backboards/goals must be approved by the Committee prior to placement on a property and are subject to the following guidelines.

1. Only professionally manufactured portable style basketball backboards/goals shall be allowed. A maximum of one basketball backboard/goal shall be allowed per lot.
2. Portable style basketball backboards/goals may be located in front or rear yards only and must maintain a minimum five-foot setback from any property line.
3. Portable basketball goals are not permitted within any Common Area, except as may be approved by the Board for special events.
4. No basketball backboard/goal shall be permanently installed on any residential lot. Any basketball backboard/goal permanently installed prior to the date of this revision without Committee approval shall be removed.
5. Unreasonable noise and other complaints shall constitute sufficient cause for the relocation of the basketball backboard/goal, limitation on hours of usage, fines, and/or removal.

6. Backboards/goals shall not be attached to the house, garage, accessory buildings, or any roof.
7. Basketball backboard/goal poles must be black, white, or painted to match the color of the body of the exterior of the home.
8. Basketball 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 without painting.
9. All equipment must be properly maintained. Broken backboards, disfigured or bent rims, missing, ripped or torn nets, chipped and/or peeling paint constitute grounds for fines and/or removal.
10. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
11. Courts may not be painted or permanently outlined on the driveway.
12. Lighting for night use of equipment is prohibited.
13. None of the above requirements shall limit the installation and/or usage of basketball courts provided by the Association and located within Common Areas.
14. Portable style basketball backboard/goals must be placed in the driveway and not in the street. Hoop/backboard must not face the street. Players must be in the driveway and not in the street or cul-de-sac.

Detached Structures

(Including but not limited to sheds, garages, play rooms, guest houses, mother-in-law suites, etc.)

Detached structures shall only be located within the fenced rear yard with a minimum of five feet separation between the detached structure and the principal residence and any other detached structure or block wall. The required separation measured from the inside rear and side yard walls will depend on the height and square footage of the

structure. It will be measured from inside the cement block walls and not from the property line. Detached structures, which are visibly open to other lots or Association common areas and can be seen from outside the homeowner's property, shall require prior written approval of the Committee and are subject to the general principals set forth in the Design Guidelines:

1. Structures 6 feet or less in height and up to 120 square feet in area:
 - a. A minimum of 3 feet separation shall be maintained from inside rear and side yard cement block walls if the structure exceeds the height of the adjacent wall.
 - b. Quality materials and construction shall be required.
2. Structures 8 feet or less in height and up to 120 square feet in area:
 - a. A minimum of 5 feet separation shall be maintained from inside rear and side yard cement block walls.
 - b. Quality materials and construction shall be required.
 - c. Structure must be in harmony with the exterior of the principle residence.
 - d. The structure shall be located in a manner that reduces visibility from adjacent street frontages.
3. Structures 10 feet or less in height and up to 200 square feet in area:
 - a. A minimum of 7 feet separation shall be maintained from inside rear and side yard cement block walls.
 - b. Quality materials and construction shall be required.
 - c. The structure must be in harmony with the exterior of the residence and must have matching concrete tile roofing to match the principle residence.
 - d. No detached structure shall be over 200 square feet in area.

Driveway Extensions

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum driveway width (existing and addition) shall not exceed a total of thirty (30) feet of contiguous area for a home with a standard two (2) car garage, thirty-six (36) feet of contiguous area for a home with a standard three (3) car garage or fifty (50) percent of the lot width as measured at the front yard setback, whichever is less. Homes with a standard four (4) car garage will be evaluated on a case by case basis, but must adhere to the aforementioned fifty percent (50%) rule. All driveway extensions must be submitted on the applicable form to the Committee for final approval. Any variances from the above restrictions must be submitted with a detailed plan and will be subject to review and approval by the Committee.

All driveways must be kept clean and clear of debris, oil, rust and other stains.

Flagpoles

Residential lot flagpoles are allowed with the following provisions.

1. Limit one (1) flagpole per lot.
2. Flagpoles may not exceed fifteen (15) feet in height.
3. Poles must be either anodized aluminum or powder coated a neutral color. (Similar to paint scheme of neighborhood.)
4. Only the American flag, POW/MIA flag, Arizona state flag or an Arizona Indian nation flag may fly from the approved flagpole.
5. Pole location must adhere to the following:
 - a. Poles must be at least ten (10) feet from any adjoining property wall.
 - b. Any flagpole in the front aspect of a yard must be within ten (10) feet of the front setback line and within the left to right orientation of the house itself.

6. All flags (Whether on poles or house mounted) must adhere to standard flag etiquette. (A copy will be provided with your approved submittal.)
7. Any violation of flag etiquette will be considered a violation of Committee guidelines and be subject to normal HOA violation enforcement.
8. Illumination of flagpole/flag areas is subject to prior Committee approval.

Fences and Walls

Plans for new fences or walls must be submitted to the Committee prior to construction. Copies of City Approvals must be submitted with requests. Walls must be stucco and painted to match the existing dwelling or wall in texture and color.

The wall may be extended; however, it may not exceed a 10-foot setback from the front of the home. The homeowner must also include a letter from the owner(s) of the adjoining property stating that they will accept future responsibility for the maintenance of their side of the wall. The homeowner requesting the renovation must also accept responsibility for the painting/stucco on their side of the wall once it is constructed.

Gates

Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design, and color as the originally installed gates. The new plywood slats are acceptable as replacements. Shrubs, trees, and plant material should be installed and maintained between the house and the double gates. Gates located in an NVAE are limited to foot traffic only.

Lighting

The Committee must approve any outdoor lighting subsequent to initial lighting installed by the builder, other than low voltage landscape lights to include solar powered walkway lighting. Permanent lighting sources to include security lighting shall not be directed toward streets, common areas or neighboring property.

1. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights which create 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. (This information can be obtained from the light manufacturer, factoring in the height of the light and the distance to the lot line).
3. Outside, ground lights should be screened whenever possible with walls, plant materials or internal shielding.

Outdoor Fireplaces

Installation of outdoor fireplaces requires advance written approval by the Committee. Outdoor fireplaces may not exceed fence height.

Patio Covers

Roofing materials 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.

Patio Screening

Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. The frame for patio screens must match the screen material for existing window frames.

Ramadas and Gazebos

Ramadas and gazebos may be erected in rear yards and are subject to prior review and written approval by the Committee. The following guidelines include, but are not limited to:

1. Maximum square footage (under roof area) is 120 square feet.
2. Maximum roof height is 10 feet at the highest point.
3. The structure must be set back a minimum of 7 feet from any perimeter wall.
4. The structure must be painted a natural cedar or match the house color and maintained in good condition.
5. Any roof tile must also match the tile of the house.
6. Lighting of the structure must be approved by the Committee prior to installation.
7. Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. The frame for the screens must match the screen material for the existing framing.

Recreational and Play Structures

Play structures, including trampolines, may be erected in rear yards and are subject to prior review and written approval by the Committee, in accordance with the following guidelines:

1. All play structures, including but not limited to trampolines and swing sets, must be erected in rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall or structure.
2. Maximum height allowed to top support bar or highest point of structure, is 10 feet.
3. Maximum height of any deck/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 the appearance, height, and proximity to neighboring property into consideration.

6. Shade canopies shall be constructed of wood, to match the play structure, or canvas. Colors for canvas covers will be limited to tan, yellow, blue, green, and other neutral earth tone colors as approved by the Committee.
7. Submit a brochure or picture if possible.

Pools and Spas

Pools and spas do not require approval of the Committee. However, the Committee reserves the right to request and receive proof of proper permits and other approvals from the homeowner. 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 completed 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 which may be visible 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 of 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, the Association does regulate the size and location of the "dish" on the following basis:

1. All dishes are to be located in rear yards if it does not impose delay or interfere with an acceptable quantity signal.

2. Homes with “view” fencing must locate the dish in the most unobtrusive location possible while still receiving a quality signal.
3. All other antennae such as those used to receive signals from multichannel multipoint distribution services and television broadcast stations will be reviewed on a case by case basis.
4. All dishes and antennae are to be submitted to the Committee with a diagram showing the location and size of the device.
5. Coaxial cable, which is attached to the home, must be painted to match the base color of the home. It is only that portion of the cable that runs from the satellite dish to the cable box, which is attached to the home, and not any other portion of the cable.

Screen Doors

All screen and/or security doors must be submitted for approval and should be painted to match the color of the trim or body of the home. Homeowners with wooden front doors that prefer a wooden screen/security door or wooden-framed screen/security door must match the front wooden door in color. Silver-colored aluminum screen doors are prohibited.

Shade Canopies and Umbrellas

Shade canopies, including umbrellas (cloth, canvas) for spas, picnic areas, or any other back yard use must be compatible in color with the body or trim of the house or roof. The maximum structure height is ten feet and the structure must be set back seven feet from any perimeter wall. The support structure must be anchored to the ground. The homeowner is responsible for maintenance and repair of the canopy and support structure. The association retains the right to determine when an awning, umbrella or canopy must be repaired or replaced due to weathering, fading, tearing, ripping, etc., or when the structure must be removed or repaired.

Solar Panels

Except as may be initially installed by the Declarant, no solar energy collecting unit or panels shall be placed, installed, constructed, or maintained upon any lot without the prior written approval of the Committee. **Any conduit installed as part of the construction must be painted with a color matching the exterior body, trim or roof of the house.** The Committee shall consider color, architectural structure, and availability of alternative designs for the home and surrounding neighborhood.

Window Coverings Criteria

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty (30) 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 or treatments used to shelf or decorate openings 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

Within six (6) months of the date of closing, the owner of a lot shall complete installation and irrigation improvements in compliance with 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.

Prior to installation of the landscaping, owner shall maintain the lot in a weed-free and neat condition.

Minimum Plant Requirements (Section 4.2 Article D)

Plans for landscape modifications need not be submitted to the Committee for approval, providing the homeowner’s adherence with the following guidelines:

Minimum Landscape Requirements FRONT YARD	
Plant Type	Minimum Requirement
Tree	1 15-gallon tree Not allowed: Sissoo, pine, evergreen, cypress
Shrub, Cactus, Groundcover	Can be any combination as long as there are <i>at least 3 total</i> , for example, 1 cactus plus 2 shrubs.

1. Select plants for alternating seasons of display and color.
2. Homeowner to select low shrub/groundcover along driveway and street frontages that maintains site visibility. Shrubs, plants and groundcover shall not encroach or overhang onto the sidewalk.
3. Plants, shrubs and trees exceeding 2’0” in mature height shall be located at least 8’0” back from public sidewalks or curb. Tree limbs or palm fronds cannot encroach or overhang sidewalks or curbs at a distance no lower than 8’0” from the ground.
4. 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 rock is strictly prohibited.

5. The use of river rock is prohibited unless specified for drainage considerations.
6. Homeowner 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 onto adjacent properties, common areas or streets.
7. Ornamentation such as driftwood, skulls, wagon wheels, sculptures, etc. are not permitted in front yards.
8. Special design features such as low walls, trellis, water features or other structures must be approved in advance by the Committee.

Hardscape

Any Hardscape items proposed for front yard installation must be approved by the Committee. Hardscape items that will be visible from neighboring property in the rear yard will also require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls, decorative curbing and fountains. All must be of natural or earth tone colors.

Rock 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 six (6) inches in diameter. Not more than ten percent (10%) of the front yard landscape may be river rock.

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 fencing. Such items must be approved by the Committee for installation in the front yard. It is recommended 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 rear yards with view fencing. Statuary must be of earth tones, no painted finishes, and must be approved by the Committee. All functional and/or decorative items must be approved before being placed in the front yard or rear yard with view fencing. (i.e.: swings, benches, stools, etc.)