

COUNTRY SHADOWS

ARCHITECTURAL RULES AND LANDSCAPE GUIDELINES

ADOPTED: AUGUST 13, 2004

3rd REVISION: AUGUST 8, 2011

COUNTRY SHADOWS HOMEOWNERS ASSOCIATION

Every resident of Country Shadows is a member of the Country Shadows Homeowners Association (the "Association"), which is the entity responsible for the management of all common areas and related homeowners' facilities as well as administration of the affairs of the community. The Association was created in accordance with the Declaration of Covenants, Conditions and Restrictions for Country Shadows (the "CC&Rs"). The CC&Rs set forth procedures, rules and regulations that govern the community. These Architectural Rules and Landscape Guidelines (the "Rules") and the CC&Rs 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 Architectural Committee (the "Committee") is established by the Board to review all improvements within Country Shadows, including new construction and modifications to existing properties. The Committee has adopted architectural rules and standards to evaluate proposed landscaping and construction activities.

Each Lot Owner should read, review and be acquainted with the CC&Rs and these Rules. The CC&Rs and the Rules may both be amended from time to time by the Board. These documents are intended to enhance property values and maintain the high standards of development that exist. 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 COMMITTEE.** Even if your addition or alteration is identical to another that has previously been approved, all individual requests must be submitted for approval.

If an inconsistency exists between these Rules and the CC&Rs, the CC&Rs 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 Pkwy
Phoenix, AZ 85048
Phone: (480) 759-4945
Fax: (480) 759-8683

The following information must be included:

1. Application Form – A completed application form (copies of which can be obtained from Lepin and Renehan Management). A sample is attached.

2. Plot Plan – A site plan showing dimensions (length, width, height), including the relationship to the existing dwelling and property lines (including setbacks). Measurements must be shown on the Plot Plan.
3. Elevation Plans – Plans showing the finished appearance (including the exact length, width and height) of the proposed addition or alteration compared to the existing dwelling. An accompanying photograph of the proposed location is helpful.
4. Specifications – A detailed description of materials to be used and color samples must be submitted.
5. ***Fee – If review of the architectural submittal requires consultation with an architect or other professional who will charge a fee for services, the fee must be paid by the homeowner prior to that consultation. If the fee is not paid, the consultation will not be held and the submittal will not be approved.***

All buildings and structures erected within Country Shadows and the use and appearance of all land within Country Shadows shall comply with all applicable City zoning and code requirements as well as the CC&Rs and these Rules.

NOTE: Only Lot Owners can request approval. Requests for approval can be submitted only after the closing on a home.

Review – Approval and/or Disapproval

The Committee shall have forty-five (45) 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, and 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 will also be considered.

The Committee, the Board and the Declarant under the CC&Rs shall not have any liability in connection with or related to approved plans, specifications or improvements. Approval of the plans does not mean that judgment has been made or approval given with regard to the structural soundness of the addition or its effect upon existing or future drainage. The review of the plans and subsequent approval is for aesthetic purposes only.

Approval Expiration

Construction must be started within ninety (90) days of the approval date or the plans must be resubmitted.

Construction Period

The Association expects continuing progress toward completed construction within six (6) months.

Appeal

Any appeal of the Committee's decision must be submitted in writing to the Board in the same manner and at the same address as the initial Application within thirty (30) days following the date of mailing of the Committee's decision.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL PLANS MUST BE SUBMITTED TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (EXCEPT AS NOTED).

ARCHITECTURAL DESIGN GUIDELINES

Antennas and Satellite Dishes

Receivers not regulated by the Federal Communications Commission (the "FCC"), whether attached to a building or structure, or on any Lot, must be approved in writing by the Committee, with such screening and fencing as the Committee may require, prior to installation. **Notwithstanding the foregoing, prior approval of the Committee is not required for (i) an antenna or dish that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter, (ii) an antenna or dish that is designed to receive video programming services via multi-point distribution services, including multi-channel multi-point distribution services, and that is one meter or less in diameter or diagonal measurement. or (iii) an antenna or dish that is designed to receive television broadcast signals, provided, however, that the following requirements shall be adhered to:**

Antennas and dishes shall be placed, to the extent feasible, in locations that are not visible from ground level view from the street(s) running immediately in front of or along the side of a dwelling or adjacent properties provided such restriction does not impair the reception of an acceptable signal. Should such a location impair the signal reception, the antenna or dish shall be placed at the minimum height which does provide an acceptable signal and which minimizes visibility from ground level view from such streets and adjacent properties.

Antennas and dishes shall be painted in a fashion that blends into the background against which they are mounted provided such painting will not interfere with reception. Mounting material, accessories, and cabling shall be painted in a fashion that blends into the background against which it is mounted.

Outdoor wiring to antennas and dishes shall be routed in such a manner as to minimize or eliminate its visibility from ground level view from such streets and adjacent properties provided such a routing does not unreasonably add to the cost of the installation.

Guidance should be sought from the Committee prior to installation when a Lot Owner is uncertain whether they are in compliance with these provisions.

Receivers regulated by the FCC shall be subject to the requirements that are available from the Association office.

Awnings

Awnings over windows shall be 1) canvas, 2) a solid color matching the exterior body or roof color on the dwelling, 3) the same color on the interior and exterior face, and 4) installed only on the side and rear of the dwelling. A minimum five-year guarantee is expected from the manufacturer to insure a high quality awning. When submitting, provide the manufacturer's name, sample color swatch, type and number of years guarantee. Written approval must be obtained prior to installation. The Lot Owner is responsible for maintenance and repair of awnings. The Association retains the right to determine when an awning must be repaired or replaced.

Basketball Goals or Similar Structure

Basketball goals will be considered for approval provided they are located in the rear yard within the confines of the rear yard perimeter fence and meet the following Rules:

1. Goals must not be visible from the street running in front of the Lot.
2. Goals must be at least **seven** feet (**7**) from the rear property line.
3. Goals must be at least ten feet (10') from any part of the dwelling, including patio covers and bay windows.
4. Goals must be at least **seven** feet (**7**') from all side lot lines and within a line extending from the side walls of the dwelling to the rear yard property line.
5. All non-clear surfaces, including backboard metal supports and pole, must be painted to match the house **stucco** color.
6. All goals must be maintained in a quality condition that will not detract from the high quality of the community.
7. **No portion of the basketball goal and/or backboard may be attached to the house or any other structure.**
8. **Rim of the goal may not exceed a height of ten feet (10') from the ground.**

Children's Play Structures

Plans for children's 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.

1. The maximum height that will be considered for approval for swing sets and jungle gym equipment shall be eight feet (8'), excluding awning.
2. Canvas awnings should be of an approved color blending with the color of the dwelling stucco and the same color on the interior and exterior face.
3. Wood may remain natural or must be painted to match the dwelling in color.
4. The play structure must be placed at least five feet (5') from neighboring lot lines.
5. The structure must be kept in a quality condition that will not detract from the high quality of the community.

Chimneys

Chimneys shall be constructed of the same material and texture as the dwelling. Exposed flues are prohibited.

Decorative Items

Decorative items and patio furniture are allowed in rear yards or courtyards but must be screened from the view of neighbors and common areas. Front yard and/or porch item(s) that are visible from the street or neighboring property must be submitted for approval by the Committee. However, terra cotta or other natural colored flower pots and garden hose holders as well as commercially produced outdoor furniture, including benches, do not require prior approval. The Board reserves the right to require removal of decorative items and patio furniture in front yards and/or porches based on size, quantity, color, location and any other criteria that the Board may determine.

Seasonal and Decorative Flags

Seasonal and decorative flags that are mounted below the roof line of a dwelling do not require approval. Seasonal flags must be removed within thirty (30) days after the date of the holiday. Flags must be maintained in good condition at all times. Torn, ripped and faded flags constitute grounds for fines and removal. Flags may not be offensive to neighbors or the Association. The Board shall make a determination as to whether a flag is offensive.

Display of the American Flag

Prior approval of the Committee is not required for flagpoles that are installed in the front or rear yard of the Lot at least fifteen feet (15') from the property line. The height of the flagpole shall be no greater than the height of the highest point of the roofline.

The American Flag may also be displayed on a staff that is mounted below the roofline of a dwelling without the prior approval of the Committee.

No more than one American flag shall be displayed at any one time and no flag shall be disproportionately large.

The American flag may only be displayed from sunrise to sunset unless appropriate lighting is installed that properly illuminates the flag without disturbing the quiet use and enjoyment of the neighboring property. If a Lot Owner wishes to illuminate the flag, the Lot Owner must submit, in writing, a request to install lighting to illuminate the flag along with lighting plans and specifications to the Committee prior to illuminating the flag.

Seasonal Decorations

Seasonal decorations are allowed in the front yard but may not be offensive or create a nuisance. Seasonal decorations must comply with any local ordinances. The Board reserves the right to determine if seasonal decorations are offensive or create a nuisance. Seasonal decorations may not be installed more than forty-five (45) days prior to the holiday and must be removed within thirty (30) days after the date of the holiday.

Driveways/Sidewalks

So long as current City code allows, driveways may be widened to a maximum of thirty feet (30'), which will accommodate three (3) vehicles. However, driveways cannot exceed fifty percent (50%) of the Lot width (measured at the front yard setback) and must be at least three feet (3') from the property line measured from the edge of the proposed extension. The lot area between the extension and the property line must be landscaped. Prior approval of the Committee is required. Submittal requests must include a Plot Plan of the existing Lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surface must be stated on the Plot Plan.

Any additions, removal and/or replacement of the driveway and sidewalk (e.g., to utilize colored concrete, exposed aggregate, stamped concrete, etc.) must be submitted on the landscaping plans with color specifications, etc. for approval.

Fences and Walls (Including Decorative Walls)

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

Stucco and paint must match the existing dwelling in texture and color.

Gates

Installation of double gates by a Lot Owner is allowed to provide wider access to back yards. (Please review Section 10.11 of the CC&Rs regarding vehicles.) Double gates should be of the same type, design and color as the originally installed single gates. Shrubs, trees or other plants should be located between the dwelling and the double gates, where possible.

The installation of a gate from a Lot to a common area is prohibited.

Wrought iron gates with wood inserts must be maintained, ***in a quality condition that will not detract from the high quality of the community. The original wrought iron color (black in this community) must be maintained.*** The wood inserts ***may be maintained*** in ***their*** natural color, ***stained cedar or redwood, or, sealed with a clear wood preservative.***

Gutters and Downspouts

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

HVAC

Except as initially installed by the builder, no heating, air conditioning, or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Committee.

Lighting

With the exception of low voltage landscape lights, prior approval by the Committee is required. The following are 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 excessive glare visible from neighboring property are prohibited. Bulbs must be a neutral color.
2. Light fixtures shall not exceed an illumination intensity of more than one foot (1') 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.

Machinery & Equipment

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

Paint Colors

Prior to painting the exterior of a dwelling, the Committee must approve proposed colors ***only if the colors deviate from those originally used on the dwelling.***

Patio Covers

Roofing materials should match those initially installed by the builder within the subdivision that these Rules govern. In the alternative, a pergola (slatted shade) roof may be installed. Asphalt shingles (including rolled shingles) and lattice are expressly prohibited unless used by the original builder within the same subdivision. Color of supports and material should match the color of the body or trim of the dwelling. Roofs shall be flat or match the pitch of the roof of the dwelling.

Pools and Spas

Pools and spas do not require the prior approval of the Committee except on Lots with view fencing. Lots with view fencing must submit plans for approval by the Committee. Perimeter walls on Lots bordering common areas and shared Association walls may not be torn down to provide access to rear yards. Access must be gained by removing a portion of the front wall on the side of the dwelling. 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. Pool ladders and slides that exceed the height of the fence or wall must have prior approval of the Committee and in no event may they exceed eight feet (8') in height.

Pool Fencing

The specifications for rear yard wrought iron pool fencing on a Lot with view fencing shall be of a color to match or blend with the exterior color of the dwelling or the color of the view fence and shall meet all City, State and Federal requirements.

Ramadas, Gazebos, Casitas and Similar Structures

All ramadas, gazebos, casitas and similar structures must be submitted for approval. They may not exceed ten feet (10') at their highest point. Roof and wall (if applicable) color and material must either (i) match those used by the builder in the original construction of the dwelling or (ii) be redwood with a clear coat. Location of the structure must comply with the CC&Rs and local government ordinances.

Roof and Roof Structures

Asphalt shingles are expressly prohibited unless used by the builder on the original roof of the dwelling. Roofing materials must be the same as those used by the builder on the original roof of the dwelling. Roof colors shall not produce glare, such as white, light colored aluminum or a reflective surface. All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted and/or screened to match the roof.

Sanitation

No garbage or trash may be placed on any Lot except in covered containers meeting City specifications. The covered containers must be stored out of sight except during reasonable periods to allow for collection by the appropriate municipal or private sanitation service. Rubbish, debris and garbage shall not be allowed to accumulate. Each Lot Owner shall be responsible for removal of rubbish, debris and garbage not only from his Lot, but also from all public right-of-ways either fronting or along the side of his Lot, excluding 1) public roadway improvements, and 2) those areas specified on the subdivision plat to be maintained by the City or the Association.

Screen Doors/Security Doors

Screen doors and security doors must be submitted for approval. They must be painted to match the exterior color of the body of the dwelling or the color of the front door. Silver-colored aluminum screen doors are prohibited. Ornamental screen and/or security doors require approval from the Committee.

Signs

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

1. Signs used by the Declarant under the CC&Rs or a builder to advertise the Lots and dwellings thereon for sale.
2. One (1) residential identification (address) sign attached to the exterior of a dwelling, **and one on a wall or architectural feature or freestanding up the property** with a maximum area of eighty (80") square inches.
3. **One (1) residential identification (address) sign painted on the curb adjacent to the driveway, black numbers on a white background not to exceed 10: high by 20: wide.**

4. One temporary "For Sale" sign not exceeding 18" by 24".
5. A single security sign not exceeding 8" by 10" located a maximum distance of two feet (2') from the front of a dwelling. The security sign must be maintained in good condition at all times.
6. ***One (1) "No Solicitors" or "No Solicitation" sign, not exceeding 8" by 10" located on the dwelling or a maximum distance of two (2') feet from the front of the dwelling. The "No Solicitors" or "No Solicitation" sign must be maintained in good condition at all times.***
7. A maximum of three (3) political signs that are erected no more than thirty (30) days prior to an election (which political signs must be removed no later than five (5) days following the election).
8. Such signs as may be required by law.
9. Signs approved by the Committee.

No "For Rent" or "For Lease" sign may be displayed by the owner or occupant of a Lot for so long as Declarant or a Designated Builder are marketing new homes in Country Shadows.

All signs shall conform and comply with City ordinances. Signs advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of completion of work.

Solar Panels

Solar panels must be submitted for approval. Solar panels and equipment must be screened from the view of neighboring properties.

Storage Sheds

Storage sheds will be permitted and need not be submitted for approval, provided the maximum height of the shed, including the roof, does not exceed the height of the immediate surrounding wall(s) or fence(s). The shed shall have a minimum setback of five (5) feet from any rear walls.

Sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must be approved prior to construction and be constructed of materials that match in color the materials used by the builder in the original construction of the Residential Unit.

Storage sheds on lots with a view fence are subject to the following provisions: 1) The shed may not be placed adjacent to the view fence; 2) The shed must be screened from view with approved plant materials; 3) The shed must be constructed of materials that match in color the materials used by the builder in the original construction of the Residential Unit; 4) Placement of the shed must be approved prior to installation.

Trampolines

Plans for trampolines must be submitted for approval because, in most instances, they will have security netting that will extend above the fence. This requirement is not intended to preclude trampolines, but to assure that nothing unsightly is erected.

Volleyball Nets or Similar Structures

Volleyball Nets will be considered for approval provided they are located in the rear yard within the confines of the rear yard perimeter fence and meet the following Rules:

1. Nets must not be visible from the street running in front of the Lot.
2. Nets must be at least seven feet (7') from the rear property line.
3. Nets must be at least seven feet (7') from all side lot lines and within a line extending from the side walls of the dwelling to the rear yard property line.
4. Netting and its supporting poles must be a solid color: natural, black, tan, forest green or house body color (dwelling stucco).
5. All Nets must be maintained in a quality condition that will not detract from the high quality of the community.

Windows/Sun Screens/Security Screens and Security Shutters

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within ninety (90) 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.

Sunscreens made of 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. All sunscreens must be submitted for approval. **The submittal shall include the color, style and material that will be used and shall include a small sample or photograph of the material to be used.**

Any security screens, security shutters or roll-away screens installed shall be of a color matching the window frame or pop-out in which it is placed. Roll-away screens installed anywhere other than over a window shall be of a color matching the body of the house. Submittals for approval shall include the color, style and photograph of proposed screen or shutter.

LANDSCAPE GUIDELINES

WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THE DATE OF CLOSING, THE OWNER OF A LOT SHALL COMPLETE INSTALLATION AND IRRIGATION IMPROVEMENTS IN COMPLIANCE WITH THE FOLLOWING GUIDELINES (AS MAY BE 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 DWELLING OR ANY WALL SEPARATING THE SIDE OR BACK YARD OF THE LOT FROM THE FRONT YARD OF THE LOT. BACK YARDS WITH VIEW FENCING SHALL ALSO ADHERE TO THIS INSTALLATION TIME FRAME.

PRIOR TO INSTALLATION OF THE LANDSCAPING, THE LOT OWNER SHALL MAINTAIN THE LOT IN A WEED-FREE CONDITION.

****Plans for landscape need not be submitted for approval, providing the following guidelines are met.** Hardscapes in the front yard must have prior approval.**

Front Yard Landscaping

Front yard landscaping must have a minimum of two (2) fifteen-gallon trees, twelve (12) one-gallon shrubs, organic or inorganic ground cover and underground irrigation to the plant material. No bare earth will be permitted.

Rear Yard Landscaping for Lots with View Fencing

Landscaping must be installed within one hundred eighty (180) days.

Hardscape

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

Turf

The Association encourages water conservation. Turf is allowed, however, it is suggested that desert landscaping be considered. Turf must be overseeded and remain green year-round, including rear yards with view fencing (unless specifically waived by the Association). Turf coverage should comply with any applicable City ordinances.

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 shall be treated with a pre-emergent weed control at regular intervals to retard weed growth. Planting underliner is discouraged.

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.

Prohibited Plant Material

The following vegetation types and varieties are expressly prohibited:

1. Olive trees (*Olea europaea*) other than a hybrid, non-fruit bearing variety.
2. Oleanders (*Nerium oleander*) other than the dwarf variety (i.e., petite) and *Thevetia* (*Thevetia* species).
3. Pampas grass (*Cortaderia selloana*).
4. Mexican Palo Verde (*Parkinsonia aculeata*).
5. All varieties of Mulberry trees.

All varieties of citrus are permissible **only within the confines of the rear yard**.

Fine Grading and Mounding

Fine grading is a critical aspect of landscaping. Each Lot has been graded such that all water will drain away from the dwelling. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City/County 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 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.

Artifacts

Wagons, wagon wheels, barrels, bridges, wishing wells, etc. will not be permitted.