

**CREEKWOOD RANCH HOMEOWNERS ASSOCIATION
DESIGN GUIDELINES**

Adopted: 3.2.2026

Published: 3.4.2026

Effective: April 3, 2026

In accordance with the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Creekwood Ranch, the Design Review Committee has adopted the following Design Guidelines for all changes to a lot within Creekwood Ranch.

Each lot owner should read and be familiar with the CC&Rs, which are recorded with the Maricopa County Recorder's Office and available on the Vision portal, and with these Design Guidelines as they may be amended from time to time by the Design Review Committee and approved by the Creekwood Ranch HOA Board. These documents are intended to enhance property values and the high standards of development that exist within Creekwood Ranch. These Guidelines are established to assist residents in preparing an application to the Design Review Committee for any structural or landscape improvement. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF AN APPLICATION FOR DESIGN REVIEW FOR APPROVAL BY THE DESIGN REVIEW COMMITTEE. Each application will be reviewed on a case-by-case basis. Previously approved changes to a lot may no longer be applicable so every change must be submitted for approval.

This document replaces all previous design guideline documents, except for the Painting Guidelines which is a separate document, as it incorporates former documents into one document for ease of use by the homeowner, the Design Review Committee and the Board.

The guidelines outlined in this document apply to all changes to a residence or the landscaping of a residence after the effective date. All changes require submission of an Application for Design Review and approval must be received prior to any change occurring.

Owners failing to properly obtain permission for changes are subject to monetary penalties as established by the HOA Board.

Owners failing to properly maintain their lot and residence are subject to monetary penalties as established by the HOA Board.

APPLICATION PROCEDURE

Submittal:

An Application for Design Review must be completed for all changes, prior to implementation.

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

Creekwood Ranch Homeowners Association
16625 S. Desert Foothills Pkwy

Phoenix, AZ 85048
(480) 759-4945

or hand delivered to:

Vision Community Management
16625 S. Desert Foothills Pkwy
Phoenix, AZ 85048
(480) 759-4945

or emailed to:

creekwoodranch@wearevision.com

The following information should be included:

1. Application Form – An application form can be obtained from the management office or through the Vision Community Management website at www.visioncommunitymanagement.com. Or www.wearevision.com
2. Plot Plan - A site plan showing dimensions of the lot, the dimensions of the existing dwelling in relation to the lot and the dimensions of the proposed change in relation to the existing dwelling and property lines (setbacks). Measurements must be written on the plans. An accompanying photograph of the proposed plan is recommended.
3. Elevation Plan(s)- Plans showing finished appearance of the proposed change in relation to the existing dwelling. An accompanying photograph of the proposed change is recommended.
4. Specifications – Detailed description of all materials to be used, including color samples, and all changes/additions being made to the landscape or residence. The form must be complete to be considered for review.

REVIEW---APPROVAL OR DISAPPROVAL

The Design Review Committee will make every effort to quickly respond to the application but has up to 45 days after submission of the application to approve or disapprove. 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 neighboring lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Design Review 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 judgement is passed on the structural soundness of the change nor its effect upon existing or future drainage. The homeowner shall be responsible for obtaining all permits

required by the City of Chandler, if applicable. The review of plans by the Design Review Committee or the Board of Directors is for aesthetic purposes only.

APPROVAL EXPIRATION/CONSTRUCTION PERIOD

Upon receipt of approval from the Design Review Committee for any change, the owner who requested such approval shall commence the change within ninety (90) days after the approval date. The homeowner shall diligently pursue the change so that it is completed as soon as reasonably practicable. The Design Review Committee may revoke the approval if the change is not commenced within the time period prescribed by this section.

LANDSCAPING

All landscaping for front yards must be approved by the Design Review Committee prior to installation. This includes the installation of all trees, shrubs, ground covers (including live and artificial turf) and hardscape materials. Design Review Committee approval of said plans must be obtained prior to installation.

TREES AND SHRUBS

Plants must be installed to adequately compliment the size of the yard on each lot. Front yard landscaping shall include plants composed of shrubbery and one 15-gallon tree. The Design Review Committee realizes not all front yards are conducive to including a 15-gallon tree so will work with a homeowner to approve the proper tree or bush for the space of a yard that is not conducive for including a 15-gallon tree.

No tree shall be placed closer than 10 feet from the adjacent property line or city sidewalk. Please consider water needs, mature height, required pruning and debris potential before choosing a tree for your yard.

Both sides of the driveway area/space are required to have plants with the appropriate density to enhance overall aesthetics.

NOTE: Trees and landscaping options that were approved prior to this date may no longer be approved but existing trees and landscaping that were approved prior to this date are still valid. All future changes must follow the guidelines outlined in this document.

Following numerous consultations with arborists, it is now known that trees should not be planted closer than ten (10) feet to the neighbor's lot line or to the sidewalk or to a residence due to root invasion. Thus, only trees meeting that requirement will be approved.

The Design Review Committee, per the CC&Rs, has the option to approve or deny applications based on their aesthetic considerations.

PROHIBITED TREE LIST

Any trees included on the following list planted and approved by the Design Review Committee before 10/13/2025 do not need to be removed and replanted. This list only applies to trees planted after 10/13/2025.

The following vegetation types and varieties are expressly prohibited:

- All varieties of Palm except Pygmy Date Palm (*Phoenix roebelenii*) or Mediterranean Fan Palm (*Chamaerops humilis*).
- Olive Trees (*Olea Europea*) other than the “Swan Hill” variety.
- Oleanders (*nerium oleander*) other than the dwarf variety and Thevetia (*Thevetia* Species)
- Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortaderia Selloana*) other than Purple Fountain Grass (*Pennisetum setaceum*)
- Citrus trees are permitted within the confines of the rear yard only. Dwarf varieties are encouraged.
- All varieties of Mulberry trees
- All varieties of Palo Verde trees
- Indian Laurel Ficus (*Ficus Nitida*)
- Jacaranda (*Jacaranda mimosifolia*)
- Bottle Brush Tree (*Callistemon viminalis*)
- All varieties of Eucalyptus
- Sissoo (*Dalbergia Sissoo*)
 - *Note: Previously planted trees are exempt from this list and do not need to be removed or moved.*

ARTIFICIAL TURF

Responsibility for keeping these requirements remains with the homeowner and shall transfer to any future and subsequent homeowner. The selection and installation of synthetic turf must comply with the guidelines described below and included in the Application for Design Review form.

1. The proposed and installed Synthetic Turf must be of a deep dark “lawn green” color and will be required to maintain the approved original color and appearance throughout its warranty period and installed lifetime.
2. Synthetic turf that has faded from its original color shall be promptly removed and/or replaced.
3. Patches will not be allowed unless they are seamless and the exact “lawn green” color as the originally installed product.
4. Once the turf landscaping plan is approved, no additional synthetic turf will be allowed on the property without additional approval from the Design Review Committee.

5. The turf area must be maintained like any other landscaped area and is to remain free of weeds and debris. Turf must also be maintained in a flat surface to keep it from gathering or rolling; it must simulate a live green lawn.
6. Replacement of the synthetic turf must be pre-approved by the Design Review Committee to ensure like color and quality of the replacement product.
7. Turf patches will not be allowed unless they are unnoticeable, seamless, and are of the exact same “lawn green” color as the originally installed product. Note, artificial turf exposed to UV and hot summer temperatures will fade and future year turf patches may not match the original color of the turf.
8. The synthetic turf shall be installed by a licensed contractor. The following criteria shall be incorporated into the work.
 - a. The synthetic turf must be firmly secured down.
 - b. The synthetic turf shall have no visible or exposed edges and must be uniformly tacked down to avoid lifting by high winds and human activity.
 - c. The entire outside perimeter of the synthetic turf shall be bordered by a concrete sill, concrete sidewalk, or masonry brick edging.
 - d. Weed-preventive fabric shall be installed under the synthetic turf.
 - e. Turf shall be installed on a flat surface.
9. An application for Design Review must minimally include the following information and product sample/s:
 - a. Turf manufacturer name and product information.
 - b. Specifications shall show a minimum 15-year warranty period for turf.
 - c. Turf shall have a minimum weight of 60 oz/sq.ft. and have a minimum turf height of 1.5 inches and maximum height of 2 inches.
 - d. The approved texture and height of the turf must remain consistent and unchanged for the entire period of its original installation.
 - e. A minimum turf sample size of 12” x 12”.
10. The homeowner will be allowed a reasonable timeframe, not to exceed sixty (60) days, to resolve warranty disputes with the manufacturer and restore synthetic turf back to the originally installed condition.

If it is determined that the turf no longer meets these guidelines or the appearance or approved color of the turf has faded, the homeowner will be notified of the deficiency and will have an opportunity to correct the issue and restore it to its original approved condition. Any modifications or changes to the turf landscaping, from the original approval, requires Design Review Committee review and approval.

CORNER LOTS

Owners of homes on corner lots must landscape and maintain the area outside of the perimeter fence adjacent to the street running alongside the lot. All plantings must be submitted to and approved by the Design Review Committee before planting. Landscape plans for this area must include a minimum of 6 plants to soften the appearance of the side yard fence, with plant spacing at maturity not to exceed seven (7) feet between plants. All plants must be supported by irrigation that does not

negatively impact the wall behind them, comply with all HOA landscaping guidelines, be maintained on a regular basis, and not encroach upon the sidewalk.

Recommended plant options include: Yellow Oleander, Orange Jubilee, Texas Sage and Natal Plum. Ground covers are not advised.

CUL-DE-SAC LOTS

Owners of homes located in a cul-de-sac must landscape and maintain the area running from their yard to the adjacent property line. All plantings must be submitted to and approved by the Design Review Committee before planting. Landscaping in these areas should be ample, with plant spacing at maturity not to exceed seven (7) feet between plants. All plants must be supported by irrigation that does not negatively impact the wall behind them, comply with all HOA landscaping guidelines, be maintained on a regular basis, and not encroach upon the sidewalk. Recommended plant options can be found in the *Corner Lots* section above.

FINE GRADING & MOUNDING

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. 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 of Chandler grading and drainage plan.

Mounding or berming within an area measured seven (7) feet behind the back of the curb along the entire frontage of the lot is discouraged.

Mounding and other proposed grade changes will be closely scrutinized by the Design Review Committee to ensure that mounding will appear natural.

HARDSCAPE

Any additional pavement areas in any form, e.g. concrete, brick, tile, or any wood decks, etc. must be approved by the Design Review Committee. Bollards and rope are prohibited in front yards. Headers may not exceed twelve (12)" in width and shall be flush where they abut other paved areas and must be of the following materials: brick, Saltillo tile, Mexican tile, slump block, concrete, steel, aluminum or two (2)" x four (4)" redwood.

IRRIGATION SYSTEM

All grass, trees, shrubs and ground cover (exclusive of cactus) must have in-ground irrigation systems.

PLANT SUPPORT GUIDELINES

If a plant support, other than tree stakes, is required, approval by the Design Review Committee must be obtained prior to installation. Chicken wire is prohibited.

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, red or other bright colors. Lava rock, cinder rock, and wood chips are prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Granite 1/2” to 3/4” in size is recommended.

River run rock shall be three (3) inches to six (6) inches in diameter. Not more than ten (10) percent of the front yard landscape may be river run rock.

WATER

Here are concerns, which you must keep in mind:

- The water source for plants and shrubbery should not be placed close to or directed toward the foundation of the home. This could create problems with the foundation and could invite termites. It is recommended that plants and shrubs and any water source be placed a minimum of 24 inches from the stem wall. Planters should not be installed where dirt is placed against the foundation of the home for the same reason.
- Planters should not be installed where dirt is placed against the builder-installed perimeter fence wall or boundary wall. These walls are not retaining walls and cannot support dirt placed against them or handle the additional moisture that would be absorbed by the fence without causing damage to the fence. A retaining wall would have to be constructed in front of the perimeter wall or boundary wall and sealed to ensure the boundary wall or perimeter wall is properly protected. Bear in mind that these fences are boundary walls with your neighbors, and you may incur liability if you do something on your property which causes damage to the shared fence wall. Consult pages 31 and 32, section 8.5 of the CC&Rs for further information.
- As owner, you are responsible to ensure that proposed improvements do not interfere with the established drainage patterns and do not direct drainage toward the foundation of the home. You are responsible to make sure your contractor allows for expansion and contraction between additions and existing structures or surfaces. It is also the owner’s responsibility to confine runoff from your irrigation system to your own lot.

LANDSCAPING MAINTENANCE POLICY

Article 8 of the Covenants, Conditions and Restrictions for Creekwood Ranch sets forth the homeowner's landscape maintenance responsibilities as follows:

Article 8, Section 8.2 Lots. Each Owner of a lot shall be responsible for the maintenance of his/her lot and all buildings, residences, landscaping or other improvements situated thereon, except for any portion of the lot, or any improvement situated thereon, which is an area of Association responsibility. All buildings, residences, landscaping and other improvements shall at all times be kept in good condition and repair. All grass, hedges, shrubs, vines and plants of any type on a lot shall be irrigated, mowed, trimmed and cut at regular intervals so as to be maintained in a neat and attractive manner. Trees, shrubs, vines, plants and grass which die shall be promptly removed and replaced with living foliage of like kind, unless different foliage is approved in writing by the Design Review Committee. No yard equipment, woodpiles or storage areas may be conserved that are visible from neighboring property or streets.

In addition to the requirements stated above, the following guidelines shall apply to every residence or lot in the Association.

Each owner shall keep all shrubs, trees, hedges, grass and other plantings on his/her lot neatly trimmed, properly cultivated and free from trash, weeds and other unsightly material. Yards and landscaping on all lots shall be neatly and attractively maintained and shall be cultivated and planted to the extent required to maintain an appearance in harmony with other improved lots in Creekwood Ranch. These requirements also extend to public right-of-way or easement areas which abut the owner's lot and which are located between the boundary line of the owner's lot and the paved area of any street or sidewalk. Specific examples of these requirements shall include, but are not limited to, the following:

A. TREES, applies to front and back yards

1. Trees should be neatly trimmed and maintained in a manner that is appropriate for the individual tree type.
2. Tree branches extending over public walkways must be at a height of at least seven (7) feet.
3. Trees should be properly staked. Trees that have blown over in a storm should be replanted and restaked or removed promptly.
4. Dead trees and limbs should be removed promptly.

B. GRASS

1. Grass should be mowed regularly and maintained at an even height that is appropriate for the particular grass type.
2. Grass should be maintained so that it does not extend into and/or over hardscape areas, such as driveways, sidewalks and areas covered with rock.

C. SHRUBS, HEDGES AND OTHER PLANT MATERIAL

1. All dead shrubs, hedges and other plant materials should be removed promptly.

2. Shrubs, hedges and other plant materials should be maintained so that they do not extend into and/or over hardscape areas such as driveways and sidewalks.

D. WEEDS AND REFUSE

Weeds and refuse of all kinds, including pet droppings, must be promptly removed from the lot by the owner. Weeds include any undesired or uncultivated grass or plant material growing in rock areas, on lawns, on driveways or walkways, or anywhere on the lot. Wildflowers or ground cover are considered weeds unless approved as part of an overall landscape plan for the lot.

During prolonged absences or preoccupation, the owner shall arrange for the continued care and upkeep of the lot.

Owners failing to properly maintain their lot and residence are subject to monetary penalties as established by the Board. Such monetary penalties shall be levied in the manner of other assessments against the Owner.

NON-LANDSCAPING ITEMS REQUIRING SUBMISSION OF A DESIGN REVIEW APPLICATION

ANTENNAS/SATELLITE DISHES

Unregulated receivers, whether attached to a building or structure or on any lot, must be approved in writing by the Design Review Committee, with such screening and fencing as such committee may require, prior to installation.

For antennas not regulated by the FCC, larger than one meter in diameter, Antenna Concealment Rules are as follows:

- The highest point of the satellite dish must be no higher than twelve (12) inches below the lowest fence elevation.
- The Design Review Committee reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the CC&Rs.

Receivers which are regulated by the FCC (television antennas and satellite dishes less than one meter (39.37 inches) in diameter) should be placed in the backyard where they are not visible. They may be on the roof, preferably below the roof line, facing the back yard. Any receiver placed in the front yard must be screened by landscaping or other improvements.

AWNINGS

Awnings must be approved by the Design Review Committee. Awnings over windows shall be a solid color matching the exterior paint scheme of the home on both the interior and exterior faces of the awning. Awnings may only be installed on the side and rear of the home. A minimum five-year guarantee is expected from the manufacturer to ensure a high-quality awning. The owner is responsible for the maintenance and repair of awnings.

Submittal must contain the manufacturer, a sample color swatch, a sample of the material being used, the type of awning, and number of years' guarantee prior to installation. All awning submittals must include a drawing with the location of the proposed awning installation.

BASKETBALL GOALS OR OTHER ATHLETIC EQUIPMENT

An application for Design Review Committee approval must be submitted and approved prior to installation/erection of a basketball goal or other athletic equipment.

Portable basketball goals: As per Section 4.19 of the CC&R's, no portable basketball goal or backboard shall be constructed, installed or maintained on any Lot.

Permanent basketball goals: Permanent basketball goals/backboards may be constructed as long as the following rules are applied and as approved by the Design Review Committee prior to installation:

- No portion of the basketball goal or backboard may be attached to a Residence.
- The backboard must be white or clear plexiglass. All non-clear surfaces, including metal supports and poles, shall be white, black or painted to match the stucco color of the Residence.
- It is preferred that the basketball goal is installed on the interior side of the driveway to back up to the Owner's front yard. If mounted on the exterior side of the driveway, the goal must be at least eight (8) feet from the property line. Basketball goals installed in the rear yard must be located a minimum of eight (8) feet from any perimeter wall.
- All basketball goals must be permanently mounted in concrete and located a minimum of ten (10) feet from the backside of a city sidewalk.
- All athletic equipment must be maintained in good condition at all times or else be removed.

Other athletic equipment: Any other types of athletic equipment must remain in the backyard and only for use on a temporary basis, where the equipment must be removed from the backyard when not in routine use, i.e. at least one time per week.

CONCRETE ADDITIONS/DRIVEWAY EXPANSIONS

A single, thirty-six (36) inch wide sidewalk from the driveway to the rear yard gate may be installed without prior approval provided it matches the existing sidewalks in color and texture. All other additions require submittal of an application and approval in writing prior to installation.

Driveway expansion will be considered for approval provided the combined width of the existing driveway plus the proposed expansion do not exceed fifty percent (50%) of the total width of the front yard, when measured from the widest section of the driveway with expansion. Landscaping must be part of the submitted plan showing where and what will be added to soften the look of the expansion. The expanded driveway may be no closer than eighteen (18) inches to the side lot line or twelve (12) feet to the side lot line if it is adjacent to a street.

Plans must include plot plan and specifications showing:

- All dimensions of front of the lot (total area not enclosed by the rear yard perimeter fence)
- Measurements of existing driveway
- Measurements of paved surface
- Measurements of space between paved surfaces
- Landscaping to be installed to soften the look of the expanded surface
- Whether or not the curb adjacent to the proposed paved surface is a rolled curb or an L-shaped curb
- All building materials and color to be used.

DECORATIVE ITEMS, INCLUDING BUT NOT LIMITED TO, BENCHES AND OTHER SEATING ITEMS, FOUNTAINS, WATER FEATURES, LIGHT POLES, ORNAMENTAL STATUARY, ETC.

Fountains and water features will be considered for approval with the following provisions:

- No fountain shall be placed or maintained nearer to the front property line than the walls or attached open porch of the dwelling erected on the lot.
- The maximum height is five (5) feet.
- It is recommended that the water be chlorinated.
- It is the obligation of the owner to keep the fountain well maintained and in good operating condition. A fountain must have running water if it is in the front yard.

DECORATIVE BENCHES/SEATING ITEMS/LIGHTPOLES/DECORATIVE ITEMS/STATUARY

Any outside lawn furniture specifically designed for outdoor patio use is allowed without obtaining prior approval from the Design Review Committee. No indoor furniture shall be allowed on front porches. The management company has the right to request submission to the Design Review Committee for front porch furniture that they deem questionable.

Any lawn ornaments, light poles, statuary in the front yard require an Application for Design Review with approval prior to placement. Seasonal holiday items are an exception and must be removed 14 days post-holiday.

DOORS

The front door(s) may be the original wood-stained door or a wood, metal or security door painted within the guidelines of the Painting Guidelines document. Any change to the current door requires a Design Review Application. Screen doors are not permitted on the front door, unless they are the metal security door type. Elaborate or ornate designs are discouraged.

FENCES AND WALLS, INCLUDING DECORATIVE WALLS

Plans for new fences or walls and additions or modification to existing fences or walls, including decorative walls, must be submitted to the Design Review Committee for approval prior to

construction. Masonry planter walls and decorative walls must be no taller than thirty (30) inches in height. Any wall not made from stone shall be stuccoed and painted to match the house colors.

FLAGS AND FLAGPOLES

Creekwood Ranch will follow the State of Arizona statutes in Section 33-1808 regarding flag display.

Definition: As used herein, the term flagpole shall mean a pole or staff of wood or metal for display of the United States of America Flag, whether such pole or staff is horizontal or vertical, free-standing or attached to a structure.

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

Display of the United States of America (USA) Flag:

A flag staff attached to the residence need not be submitted for Design Committee Review.

Prior to installing a flagpole on any lot, the owner must submit an Application for Design Review to include height, type, location, method of installation and color of the flagpole.

Only one (1) flagpole of any type is allowed on a lot.

There shall be no more than one (1) USA flag displayed at any one time and no flag shall be disproportionately large. An Arizona flag or a flag representing one of the six (6) 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 USA flag may not be placed in a Common Area or Association-maintained property without the 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 USA flag.

If the flag of the USA is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from the windowsill, balcony, or front of a home, 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 on 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 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.

When the flag is in such condition that it is no longer a fitting emblem for display, it should be removed and replaced with a new flag.

GATES

All gates must be maintained with finished natural-looking wood or wood-like synthetic inserts and black wrought iron. Double gates may be installed to allow wider accessways to back yards. Double gates should be of the same type, design, color and location as the originally installed single gates. Gates may not be installed on any wall other than the wall where the originally installed gate was located.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts must match the dwelling in color. High-quality materials that offer long life are recommended as the homeowner will be required to maintain them in good repair. The Application for Design Review must include:

- The proposed locations of the gutters and downspouts
- The quality of materials to be used
- The warranty of the manufacturer
- Name and telephone number of the installer

HEATING, VENTILATION AND AIR CONDITIONING UNITS, INCLUDING EVAPORATIVE UNITS

All units must be ground mounted in the backyard. **No roof mounting of units is allowed.** Specific provisions are recorded in the CC&Rs on page 16, section 4.18.

An Application for Design Review is not required as long as the provisions are followed.

LIGHTING

- a. Lighting shall be shielded such that the light shines primarily on the lot and not be intrusive on neighbors' lots.
- b. Holiday lighting must be removed 14 days post-holiday.
- c. Permanent strings or strips of lights require an Application for Design Review be submitted and approved prior to installation.

MACHINERY AND EQUIPMENT

No machinery, fixture or equipment of any kind including, but not limited to, heating, cooling, air conditioning, refrigeration equipment and clothesline shall be placed, operated or maintained upon

or adjacent to any lot, except such machinery, fixture or equipment as is usual and customary in connection with residential use of property, and provided such machinery, fixture or equipment is properly screened or concealed from view of neighboring or public property. Oil pans, carpet, boards or any other object used to collect oil spills must be concealed from view when not in use.

MOTOR HOMES/RVs

Motor homes or RVs that are parked in the backyard must be covered with a cover designed for that particular model of motor home or RV. An Application for Design Review must be submitted and approved prior to storing the vehicle. The application should include measurements, color and fabric. Motor homes and RVs may only be parked in front of the home or the driveway on a temporary basis for loading and unloading.

PAINTING

Please refer to the documents *Paint Request Guidelines* and *Paint Color Palette* in the Creekwood Ranch portal for all information regarding painting your home. The Application for Design Review must be approved before painting begins.

PATIO COVERS

The minimum standards for patio covers are:

Partial Shade Covers:

- Horizontal shading members: minimum 2'x2' rough sawn with a maximum overhang of 6" past a support
- Horizontal support members: minimum 4'x6' rough sawn or double 2'x6' members
- Vertical support members: minimum 4'x4' rough sawn
- Color: to match existing trim

Solid Patio Covers:

- Flat roof pitch less than 1": 12" and greater must have a brai or other built-up roof application identical in color and quality to the existing structure
- Sloped patio cover with 4": 12" and greater shall have tile to match existing dwelling
- All building materials and structural designs must meet City of Chandler code and have a City of Chandler permit
- Color: to match existing trim

PLAY STRUCTURES

In the case of commercially manufactured and available play structures, such as those sold by Costco, Home Depot, Lowes, etc., submission of either a brochure with a picture or drawing of the structure will suffice in lieu of plans with the Application for Design Review. Commercially manufactured and

available play structures that do not exceed the eight (8) foot maximum height restriction will be generally approved upon receipt of picture or drawing with the Application, so long as not in violation with any other design guideline.

Application for play structures which are not commercially manufactured must include all dimensions and materials to be used in a drawing of the proposed completed plan.

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.

All structures must be placed a minimum of six (6) feet from any party wall, measured from the portion of the structure that is closest to the party wall.

POOLS AND SPAS

Pool accessories that will exceed the height of the party wall must be submitted for approval, e.g. slides, water features, etc.

Pools and spas need not be submitted for Design Review Committee approval. **Note that perimeter walls on lots bordering Association landscaped areas may not be torn down. Access must be gained by tearing down a front wall on the side of the home, leaving the perimeter wall intact. Upon completion of the pool or spa, the front wall must be returned to its original texture and color.**

RAMADAS OR SIMILAR STRUCTURES

These shall be limited to single story structures. No upper decks will be allowed. Structure design shall be harmonious with the dwelling and exterior landscape. Structures shall be considered for approval provided they do not exceed twelve (12) feet six (6) inches in height above the approved finished floor, are placed no closer than five (5) feet from any party wall, and do not violate any provisions of the recorded CC&Rs.

ROOF REPAIR AND REPLACEMENT

An Application for Design Review is not required for roof repair or replacement unless there are changes to the color, style, materials or slant of the roof.

SIGNS

No signs which are visible from neighboring property shall be erected or maintained on any lot except signs required by legal proceedings, "For Sale" and "For Lease" signs not exceeding eighteen (18) inches by twenty-four (24) inches, children's designated school signs, security system signs and "Beware of Dog" signs .

Note: placement of “For Sale” or “For Lease” signs on perimeter walls within Creekwood Ranch is prohibited. Construction signs, i.e. landscaping, pool, painting, etc. must be removed when the work is complete.

See Section 33-1808 for State of Arizona statutes regarding political signs. Creekwood Ranch will follow those guidelines. The Design Review Committee has the authority to gain Board approval to request signage be removed.

SOLAR PANELS

An application for Design Review Committee approval must be submitted and approved prior to installation/erection of any solar panels or related solar energy equipment and must include specifics from an authorized or licensed installer that include the proposed equipment sizes, locations, and appearance. The Committee will review applications in accordance with ARS 33-1816.

STORAGE SHEDS

All sheds must be approved with an Application for Design Review submittal prior to installation. The maximum height of the shed may not exceed eight (8) feet as measured from the top surface of the surrounding soil and shall not protrude more than two (2) feet above the perimeter fence. The shed design shall be harmonious with the dwelling and exterior landscape. The submittal should include a picture, dimensions and color scheme.

TRASH CANS, GARBAGE AND RECYCLE

Any trash can requiring pick up by the City of Chandler shall be placed curbside in front of the lot and to the right of the driveway after 6pm the night before the scheduled pick up and returned to the backyard by 6pm the day of the scheduled pickup. Failure to follow these guidelines may result in a violation.

WINDOW COVERING MATERIALS

Suitable window coverings on all windows facing the street must be installed within sixty (60) days from the close of escrow. All window coverings facing the street must show a white, beige or natural wood color unless otherwise approved in writing by the Design Review Committee prior to installation.

Clear aluminum (silver colored) screen material is prohibited on windows and doors.

Bronze, charcoal or gray sunscreen material may be installed. Phifer Suntex color “stucco” or its equivalent may be installed provided it matches the paint color of the home. The frame for window screens must match the existing window frames. As long as the guideline is met and the sunscreens

are of high quality and professionally installed, a sunscreen Application for Design Review is not required.

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

WINDOW REPLACEMENT

An application for Design Review is required before windows are replaced. The application should include:

- Manufacturer
- Installer
- Materials and colors for frame and glass
- Any construction requirements beyond simple replacement within the existing opening