

Air Conditioning/Evaporative Cooler Unit Enclosure Criteria

A. Roof Mounted Units:

- All mechanical and exposed venting shall be enclosed so as not to be visible from street level, common areas, or neighboring view.
- The enclosure shall be blended into the architecture of the building and rest on the roof surface.
- The enclosure shall be constructed and positioned on the roof in such a manner so it is level and plumb with horizontal and vertical building components.
- The enclosure shall be painted or stuccoed to match the color of the building or roof, whichever presents a more integrated architectural appearance.
- Enclosure Construction: The enclosure should be constructed of exterior plywood or other comparable solid material at least 1/2 inch thick. Horizontal louvers or vertical non-see-through slats may be approved in lieu of a solid plywood structure. Plastic 1/4 inch trellis (privacy) lattice may be used in lieu of the above material. Trellis may be white or painted to match the color of the building or roof, whichever present a more integrated architectural appearance. The enclosure must be built to withstand local weather conditions.
- Minimum Requirements for Design, Material and Assembly: Maximum height to be four inches (4") over the height of the HVAC unit. Kiln dried 2" X 4" frame. 2" X 4" collar frame around the HVAC unit, or suitable alternate method, to hold the screen in position. Cross braces to prevent lean. All joints to be assembled with lag screws or 1/4 inch bolts -- no nails permitted other than for pre-assembly.
- Property owners must submit all mechanical enclosure designs to the McCormick Ranch Architectural Control Committee for review and approval before installation.

B. Ground Mounted Units:

- Ground mounted units shall be screened by a solid enclosure on all sides visible from public and/or neighboring view.
- Construction and maintenance of the structure shall follow the above criteria.

C. Side Mounted Units:

- The placement of all side mounted cooling units must be specifically approved by the Architectural Control Committee.

Animals

No animals, reptiles, fish or birds of any kind shall be raised, bred or kept on any Lot except pursuant to prior written approval of and in accordance with rules and regulations promulgated by the Association, provided, however, that dogs, cats, birds or fish may be kept thereon as household pets so long as, in the discretion of the Association, such pet is not, or does not become, a nuisance, threat or otherwise objectionable to other Owners. Complaints to the Association against barking dogs must be accompanied by a two-week log, kept by at least two neighbors, documenting dates and times of disturbance. Complainants must be willing to testify in court if necessary. City of Scottsdale Ordinances prohibit dogs running at large and require that litter be picked up immediately by owner. Complaints regarding these two issues should be directed to the City of Scottsdale.

Art and Ornamentation

All art, ornamentation, and decoration that is or would be visible from streets, common area, or neighboring property must be submitted to and approved in advance by the Architectural Control Committee.

Basketball Backboard Criteria

- White, off-white or clear preformed basketball backboards may be placed over the garage of a home.
- Non-preformed basketball backboards must be painted the color of the trim or house.
- Permanent free-standing basketball backboards are not allowed in front yards.
- Portable or movable free-standing basketball backboards are not allowed in front yards.

- Free-standing basketball backboards are allowed in back yards.

For purposes of this resolution, "back yard" shall mean "behind the rear building line".

Building Color Criteria

All exterior colors for both the residential and commercial units must be approved by the Architectural Control Committee. A twelve inch by twelve inch (12" X 12") color sample must be submitted to the Committee along with the application request. Following are general guidelines utilized by the Association to determine color approval:

- Principal colors should be subdued earth or desert tones.
- Principal and trim colors should be appropriate to architecture style.
- Colors should be compatible with the immediate neighborhood or cluster and not draw attention to itself.
- Trim colors should be used judiciously and with restraint.

Burning and Incinerators

No open fires or burning shall be permitted on any Lot at any time and no incinerators or like equipment shall be placed, allowed or maintained upon any Lot. The foregoing shall not be deemed to preclude the use, in customary fashion, of outdoor residential barbecues or grills or enclosed fireplaces. Any such device must be behind the wall separating the front yard from the rear yard with a setback of five feet (5') from any perimeter wall.

Carports

The interiors of all carports shall be maintained by the owners in a neat, clean and slightly condition. No carport shall be used for storage; and no power equipment, hobby shops or carpenter shops shall be maintained in any carport, nor automobile overhaul, repair or maintenance work conducted therein.

Christmas Decorations and Lights

Christmas decorations and all decorative lights on structures shall not be installed or utilized before November 1st, and must be removed not later than January 15th.

Clotheslines

No clotheslines shall be placed, allowed or maintained upon any lot within public or neighboring view.

Commercial Vehicle Criteria

Vehicles which bear the name of a commercial establishment, reveal or exhibit obvious non-standard equipment or attachments, are in excess of 3/4 ton in weight, are used to transport passengers for compensation or used for transportation of property in furtherance of a commercial enterprise are considered to be commercial vehicles. All commercial vehicles must be parked in a garage.

Notwithstanding the foregoing, public safety, public utility, and telecommunications vehicles permitted by law to park in streets and driveways shall not be subject to these restrictions.

Container Criteria

The City of Scottsdale states that containers should be placed curb-side, with the handle facing away from the street, on the day of collection and be removed from the street that day. Containers must be placed away from mailboxes, fences, light poles, vehicles or any obstacles which would prevent the collection vehicle from easily servicing or reaching it. In addition, the Association requires that all containers be stored in an inconspicuous location.

Debris and Brush Collection

The City of Scottsdale's Sanitation Division picks up brush debris and large throwaway bulk items on McCormick Ranch. Collection schedules are available by contacting the City of Scottsdale Sanitation Department at (480) 312-5680 or by clicking [here](#).

- Items must be placed just inside your property line.
- Items should be in place no later than 5:00 a.m. on Monday of the scheduled collection week.
- Tree limbs must be less than six feet (6') long.
- Cuttings must be piled in the same direction.
- Loose or small items must be bagged or boxed.

- Construction waste including rocks, brick and scrap materials and remodeling materials will not be collected.

The POA restricts indiscriminate stockpiling of such debris. Items to be picked up should be placed in the above described locations no more than two (2) days prior to the scheduled collection week.

Diseases and Insects

No owner shall permit any thing or condition to exist upon any Lot which shall induce, breed or harbor plant disease or noxious insects.

Driveways

The Architectural Control Committee addresses all requests to extend or add to existing driveways on an individual basis. The Committee feels that additional unbroken masses of concrete do not necessarily enhance the aesthetic quality of the front of any residence. Therefore, requests to extend or add to existing driveways are closely scrutinized by the Committee. All such proposals should incorporate practical architectural design concepts and the use of mature plant material where appropriate. Any proposed driveway extension shall be as small and as attractive as possible.

Flagpole Criteria

Flagpoles are not to exceed the height of the home on a residential lot and the height of the principle building on a commercial lot. Placement and color must be approved by the Architectural Control Committee.

Garage Doors

Garage doors must be painted to match either the trim, body color of the house or white.

Lake Use Regulations

- Property owners with easements for boat docks shall be entitled to place a standard boat dock on designated McCormick Ranch lakes. All such requests for docks must be submitted to and approved by the Architectural Control Committee.
- Property owners with easements for boat docks are entitled to tie one (1) permitted boat to the dock. Such boats must meet established authorized watercraft criteria and property owners must apply for a McCormick Ranch POA boating permit on an annual basis.
- Property owners without easements for boat docks will not be allowed to place a boat dock on any McCormick Ranch Lake or common property.
- Under no circumstances are watercraft of any type to be moored on any lakes overnight except those tied to authorized boat docks.
- Property owners who are entitled to have boat docks are responsible for their maintenance.
- Docks not in compliance, either for disrepair or nonconformance, will be referred to the POA Board of Directors for removal.
- Boating is permitted only on Camelback Lake and Lake Margherite for people with boating permits who do not possess easement rights to a shoreline. These lakes do have concrete ramps. Fishing is permitted for people with fishing permits on Camelback Lake, Lake Margherite, Santa Fe Lake, Lake Nino and Lake Angela. Lake Angela is deemed a "catch and release" only lake.
- The McCormick Ranch POA has the right to close access to all lakes, when, in its best judgment, the lakes are deemed unfit for boating activities.
- The McCormick Ranch POA has the right to confiscate and remove any and all boats left sitting on its common areas.
- Boating and fishing permits are available at the McCormick Ranch POA Administrative office. Tenants must furnish a copy of their lease agreement to the Association office, and the permit issued expires upon termination of the lease. Boating permits will not be issued until the applicant has furnished evidence of liability insurance for boat ownership.
- All boaters must follow the "Arizona Boating Laws and Regulations". A synopsis of these regulations is available at the POA office.
- Swimming in McCormick Ranch lakes is strictly prohibited at all times.

- All authorized watercraft must have a current Association boating permit properly displayed on the upper left side of the front of the boat. Boating permits are not transferable from boat to boat or person to person.
- Boating permits will not be issued for: Sailboats and/or sailboards over 14 feet (14') long. Fishing boats over 14 feet (14') long. Canoes over 17 feet (17') long. Pontoon boats over 19 feet (19') long. Inflatable boats. Boats powered with anything but an electric motor, oars, paddle or sails.
- Coast Guard approved life preservers must be used while boating, and children 12 and under must wear a personal flotation device. Coast Guard approved life vests or belts must be worn while windsurfing.
- Vehicles and trailers must be parked in designated areas. McCormick Ranch Property Owners' Association, Inc. assumes no liability for damage to boats, cars, trailers, or for personal injury to permit holders while exercising their rights as permit holders.
- Guests must be accompanied by authorized permit holders.

Landscape Criteria (Front Yard)

Minimum Guidelines:

- Front yard square footage (corner lots to include side yard square footage) to 1,500 square feet: 2 - 15 gallon trees 5 - 5 gallon shrubs 3 - 1 gallon shrubs
- Front yard square footage (corner lots to include side yard square footage) 1,500 - 2,500 square feet: 2 - 15 gallon trees 1 - 24 inch box tree 8 - 5 gallon shrubs 8 - 1 gallon shrubs
- Front yards in excess of 2,500 square feet: All plant materials determined on an individual basis and generally proportioned to the above as approved by the Architectural Control Committee.

All new landscaping or relandscaping must be submitted to and approved by the Architectural Control Committee and, once approved, be completed within 120 days.

Misuse and Mismaintenance

No Lot shall be maintained or utilized in such manner as to present an unsightly appearance, or as to unreasonably offend the morale of or as to constitute a nuisance or unreasonable annoyance to, or as to endanger the health of, other Owners or residents of the Property; and no noxious or otherwise offensive condition or activity shall be allowed to exist or conducted thereon.

Outside Lighting

No outside lighting, other than indirect lighting and motion detector lights, shall be placed, allowed or maintained on any dwelling unit or lot without prior written approval and authorization of the Association. Outdoor spotlights must be shielded and focused downward.

Outside Speakers and Amplifiers

No radio, stereo, broadcast or loudspeaker units and no amplifiers of any kind shall be placed upon or outside, or be directed to the outside of any building without prior written approval and authorization of the Association.

Palm Trees

Palm trees must be trimmed of dead palm branches and seed pods on an annual basis.

Parking

On-street parking is restricted to deliveries, or short-time guests and invitees and shall be subject to such rules and regulations as shall be adopted by the Association. Overnight on-street parking is prohibited for residents. Parking any portion of a vehicle on an unpaved area is not permitted. Grass or decomposed granite areas adjacent to driveways are considered unpaved areas.

Notwithstanding the foregoing, public safety, public utility, and telecommunications vehicles permitted by law to park in streets and driveways shall not be subject to these restrictions.

Playground Equipment Criteria

Maximum height not to exceed ten feet (10'). Playground equipment, including playhouses, exceeding the height of a given solid property perimeter wall may not be placed within ten feet (10') of such wall. Colors to be submitted and approved by the Architectural Control Committee.

Ramada/Gazebo Criteria

Maximum height is ten feet (10'). Construction plans must be approved by the Architectural Control Committee. Setback requirements for gazebos must be approved by the Architectural Control Committee. A minimum five feet (5') setback is required from all perimeter walls. Gazebos must be placed in rear yards only.

Renting of Property

Renting of property for less than 30 days is prohibited.

Repairs

No repairs of any detached machinery, equipment or fixtures, including without limitation motor vehicles, shall be made upon any portion of any Lot within view of neighboring property, dwelling units, pathways and streets, without prior written approval and authorization of the Association.

Roofs

Mineral and composition roofs, and roofs made of corrugated plastic or sheet metal are prohibited, unless authorized and approved in writing by the Association.

Satellite Television Antenna Dish

- A. Satellite dishes exceeding one meter in diameter are allowed subject to the following stipulations:
 - Prior to installation, a site plan must be presented to and approved by the McCormick Ranch Property Owners' Association's Architectural Control Committee reflecting the proposed placement of the dish, and the manner in which all portions of the dish are to be screened from adjacent properties, common areas or streets.
 - Ground mounted only with all the wiring to be underground.
 - Placed in the rear yard only.
 - One dish per residence.
 - All wiring extending from the dish must be visually integrated with and painted the color of the building.
- B. Direct Broadcast Satellite ("DBS") antennas, Multi-point Distribution Service ("MDS") antennas, Television Broadcast Signal ("TVBS") antennas, antennas designed to receive and/or transmit data services, including Internet access, and masts less than 12 feet above the roof line, or devices that meet the 1996 FCC Rules and revisions thereof, which preempt deed restrictions, are hereby allowed. The McCormick Ranch Property Owners' Association appreciates the discretion of homeowners in making these devices as unobtrusive as possible. Antennas, mast and any visible wiring must be painted to match the color of the structure to which they are installed, provided the painting does not interfere with acceptable quality signal and does not void the manufacturer's warranty. Antennas may not be placed on POA maintained property.

Sidewalk Encroachments

No tree shall be allowed to overhang or otherwise encroach upon any sidewalk or any other pedestrian way from ground level to a height of seven feet (7'). Shrubs and trees must not encroach on or over any sidewalk or pedestrian walkway.

Sign Criteria

Signs that are placed in inappropriate areas without specific Association approval (Association common areas, on street signs, trees, etc.) will be removed by the Association.

Specific sign restrictions not covered by the Association's approved Sign Criteria will be left to the discretion of the Architectural Control Committee.

- A. Miscellaneous/Garage Sale Signs:
 - Number:** Maximum of three (3) per individual sale, one (1) of which must be in the yard.
 - Size:** No larger than four (4) square feet.
 - Signs are to be used only when sale is taking place and for no longer than a maximum of two (2)

consecutive days.

All such signs must be free-standing, i.e., no stakes and not attached to trees, posts, fences, light poles, etc. All such signs must be of either sandwich or A-frame construction. No signs shall be placed so as to create a traffic hazard.

Residential and commercial signs are not allowed on McCormick Ranch unless expressly approved by the McCormick Ranch Property Owners' Association. This includes sign enhancements such as balloons, flashing lights, etc.

All unauthorized signage will be removed by Association employees.

First time offenders - Signs may be recovered at our office located at 9248 N. 94th Street within 3 days. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday.

Repeat offenders - Signs will be discarded immediately.

B. Campaign Signs:

Political signs are limited to aggregate total of sixteen (16) square feet in size and may not be more than ten (10) feet in height. Political signs cannot be installed sooner than seventy-one (71) days prior to an election and must be removed no later than fifteen (15) days after an election.

Campaign signs cannot be placed on Association common property.

C. Realty Signs:

Commercially produced "For Sale", "For Lease/Rent" and "Open House" signs and sign riders in conformance with the industry standard size will be permitted on an Owners' property and open houses will be permitted between the hours of 8:00am and 6:00pm.

D. Security Signs:

Number: Two (2) signs per home.

Placement: Not to exceed five feet (5') from the house.

Colors used are subject to Architectural Control Committee approval.

Solar Criteria

Any solar energy device governed by A.R.S. 44-1761 shall comply with the applicable placement rules of the Association and shall be mounted, to the extent reasonably possible, so as to not be visible from neighboring property or the street.

Storage

No exterior storage of any items of any kind shall be permitted, except with prior written approval and authorization of the Association. Any such storage as is approved and authorized shall be in areas attractively screened or concealed (subject to all required approvals as to architectural control) from view from neighboring property, dwelling units, pathways and streets. This provision shall apply without limitation, to woodpiles, camping trailers, boat trailers, travel trailers, boats, mobile homes and unmounted pickup camper units. Also, without limitation, no automobile, truck or other vehicle, regardless of ownership, age, condition, or appearance, shall remain on any Lot in any manner which could be construed as being stored, neglected, abandoned or otherwise not in frequent use, except pursuant to written approval and authorization of the Association.

Storage Sheds

Storage shed placement, size and color must be approved by the Architectural Control Committee.

Walls/Fences

All walls or fences shall be of brick, adobe, slump block or concrete block, with mortar wash or stucco. Additions to existing walls/fences must be consistent with adjoining neighbors and be approved by the Architectural Control Committee.

Wind Turbines

Wind turbines placed on a flat roof must be painted to match the house. Wind turbines placed on a pitched roof must be painted to match the roof color.