

ARCHITECTURAL GUIDELINES
FOR
WHITEWING AT WIEHL ESTATES

The following are general guidelines for the overall community. See Declaration of Covenants, Conditions and Restrictions for specific requirements.

I. Theme

Acceptable architectural themes would include, but are not limited to, Mediterranean, Spanish Colonial and Southwest styles. The Architecture Committee will review with particular regard to the harmony of the design relative to surrounding structures.

II. Color

Southwest colors should prevail. Accent colors which compliment the selected colors may be submitted for approval.

III. Materials

Exterior walls shall be predominantly stucco, brick or stone. Other exterior materials may be considered by the Committee on a case by case basis.

IV. Facades

All exposed facades will be examined for overall aesthetic impact. Recessed or pop-out windows for shadow relief, placement on lot, and compatibility with existing neighborhood themes are items which shall be considered.

V. Roofs

Concrete tile, clay tile, slate or other approved masonry materials are acceptable. If flat roofs are used, they must be concealed on all sides by parapets.

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ARCHITECTURAL GUIDELINES FOR
WHITEWING AT WIEHL ESTATES
(continued)

VI. Walls/Fencing

All walls shall be masonry, stuccoed and painted to match the house. Gates shall be painted to blend with the walls and other structures. Horse fencing shall be approved by the Architectural Committee.

VII. Square Footage

The total minimum square footage of livable area on ground level shall be 2800 square feet for single story homes, or 2400 square feet for two story homes.

VIII. Garages/Storage Buildings

Garages shall be enclosed. Side or rear entry, or free standing rear yard garages are required. Driveway must be concrete. Storage buildings wall and roof materials shall be the same as the primary residence and shall be no higher than fifteen feet (15) at its highest point.

Barns or stables on lots with horse privileges shall be approved by the Architectural Committee.

IX. Landscaping

All lots must be landscaped within 30 days after initial occupancy of the dwelling unit. See landscape guidelines.

X. Mail Boxes

All mail boxes must be submitted for approval. Design must be compatible with the proposed wall and building materials. Mail box base shall be lighted.

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WHITEWING AT WIEHL ESTATES
HOMEOWNERS' ASSOCIATION

Single Family Residence
PRELIMINARY Submission Application

Date: _____ Lot No. _____

Owner: _____ Architect: _____

Address: _____ Address: _____

Phone No: _____ Phone No. _____

Signature: _____

Landscape Architect: _____

Address: _____

Phone No: _____

The following checklist is intended to serve as a guide for Preliminary Submission to the Whitewing at Wiehl Estates Architectural Committee. All the following items must be included to constitute a complete submission.

- A check in the amount of \$100.00 (Whitewing Design Review Fee) made payable to Whitewing at Wiehl Estates Homeowners' Association
- Floor plan and all elevations at a minimum 1/8 inch = 1 ft. scale
- Note all proposed materials and colors
- Site plan at not less than 1 inch = 20 ft. showing location of all structures, driveway and parking areas
- Preliminary landscape plan
- Square footage calculations

Once these items have been received, the Architectural Committee will acknowledge receipt of a complete submission and send the submitting party correspondence evidencing same.

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Comments of the Architectural Committee

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WHITEWING AT WIEHL ESTATES
HOMEOWNERS' ASSOCIATION

Single Family Residence
FINAL Submission Application

Date: _____ Lot No. _____

Owner: _____ Architect: _____

Address: _____ Address: _____

Phone No: _____ Phone No: _____

Signature: _____

Landscape Architect: _____

Address: _____

Phone No: _____

The following checklist is intended to serve as a guide for Final Submission to the Whitewing at Wiehl Estates Architectural Committee. All of the following items must be included to constitute a complete submission.

- A check in the amount of \$400.00 (Whitewing Design Review Fee) made payable to Whitewing at Wiehl Estates Homeowners' Association
- Site Plan at not less than 1 inch = 20 ft. showing location of all structures, driveway and parking areas and elevations, including garage
- Final architectural drawings as submitted to the Town of Gilbert
- Samples of all exterior materials and colors
- Windows and glass specifications
- Completed landscape plan
- Construction schedule
- Square footage calculations

Once these items have been received, the Architectural Committee will acknowledge receipt of a complete submission

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and send the submitting party correspondence evidencing same.

Comments of the Architectural Committee

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WHITEWING AT WIEHL ESTATES
HOMEOWNERS' ASSOCIATION

Application for ADDITION or REMODEL

Date: _____ Lot No. _____

Owner: _____ Architect: _____

Address: _____ Address: _____

Phone No: _____ Phone No: _____

Signature: _____

Landscape Architect: _____

Address: _____

Phone No: _____

The following checklist is intended to serve as a guide for Addition or Remodel submission to the Whitewing at Wiehl Estates Architectural Committee. All the following items must be included to constitute a complete submission.

- A check in the amount of \$250.00 (Whitewing Design Review Fee) made payable to Whitewing at Wiehl Estates Homeowners' Association
- Site Plan at not less than 1 inch = 20 ft. showing location of all structures, driveway and parking areas, and elevations
- Final architectural drawings as submitted to the Town of Gilbert
- Samples of all exterior materials and colors
- Square footage calculations

Once these items have been received, the Architectural Committee will acknowledge receipt of a complete submission and send the submitting party correspondence evidencing same.

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Comments of the Architectural Committee

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WHITEWING AT WIEHL ESTATES
HOMEOWNERS' ASSOCIATION

Application for
GENERAL IMPROVEMENT

Date: _____ Lot No. _____

Owner: _____ Architect: _____

Address: _____ Address: _____

Phone No: _____ Phone No: _____

Signature: _____

Landscape Architect: _____

Address: _____

Phone No: _____

The following checklist is intended to serve as a guide for general improvement submission to the Whitewing at Wiehl Estates Architectural Committee. All the following items must be included to constitute a complete submission.

- A check in the amount of \$150.00 (Whitewing Design Review Fee) made payable to Whitewing at Wiehl Estates Homeowners' Association
- Site Plan at not less than 1 inch = 20 ft. showing location of all proposed improvements
- Final architectural drawings as submitted to the Town of Gilbert
- Square footage calculations

Once these items have been received, the Architectural Committee will acknowledge receipt of a complete submission and send the submitting party correspondence evidencing same.

Comments of the Architectural Committee

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WHITEWING AT WIEHL ESTATES
HOMEOWNERS' ASSOCIATION

Application for
MINOR MODIFICATIONS

Date: _____ Lot No. _____

Owner: _____ Architect: _____
Address: _____ Address: _____

Phone No: _____ Phone No: _____

Signature: _____

Landscape Architect: _____
Address: _____

Phone No: _____

The following checklist is intended to serve as a guide for minor modification submission to the Whitewing at Wiehl Estates Architectural Committee. All the following items must be included to constitute a complete submission.

- A check in the amount of \$75.00 (Whitewing Design Review Fee) made payable to Whitewing at Wiehl Estates Homeowners' Association
- Site Plan at not less than 1 inch = 20 ft. if site related changes are proposed
- Final architectural drawings as submitted to the Town of Gilbert if a permit is required for proposed work
- Square footage calculations if applicable

Once these items have been received, the Architectural Committee will acknowledge receipt of a complete submission and send the submitting party correspondence evidencing same.

Comments of the Architectural Committee

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LANDSCAPE GUIDELINES
FOR
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General Landscape Requirements

- The twelve(12) foot drainage easement designated in front or side yards to be planted and maintained in turf as required by the Town of Gilbert. Culverts must be installed under driveways to allow proper drainage flow.
- 100% of non-turf areas to receive cover of two(2) inches of crushed granite. No coral, pink red, white, blue, green or other bright tones. The Architectural Committee must approve color.
- A four(4) inch concrete header will be required between turf areas and surrounding landscaping.
- Plans to be submitted must conform to the acceptable plant list.
- Boulders and berms are greatly encouraged.

I. Fine Grading and Mounding

Fine grading is a critical aspect of landscaping. It is required that each lot is graded so that all storm water will drain away from the house. In addition, all storm water that is generated on the lot must be retained on the lot. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the Town of Gilbert grading and drainage plan. **Every effort should be made to make the mounding appear natural.**

II. Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be an "earth tone" color. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

River rock shall be from three(3) inches to six(6) inches in diameter.

III. Plant Material

Approved and prohibited lists of materials for plants, ground covers, accents, vines, shrubs and trees are attached and are part of the landscape requirements and guidelines.

IV. Water Features (Fountains, Etc.)

Water features are permitted. It is recommended water be chlorinated. The Architectural Committee must approve water features when in the front yard.

V. Hardscapes

Any additional pavement areas in any form, e.g., concrete, brick, tile, or any wood decks, etc., in the front yard must be approved by the Architectural Committee. Any decorative items (including fences, fountains, statuary, etc.) in the front yard must be approved by the Architectural Committee.

VI. Mail Delivery

U.S. Mail will be delivered to each individual lot. Each Lot Owner shall construct a mailbox at generally the junction of the lot driveway and

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the adjacent street, which shall be of the same materials and/or architectural theme as the main residence. Each mailbox base must be lighted. The Architectural Committee must approve such mailbox and base.

VII. Lighting

- Lighting shall be shielded so that the light shines primarily on the lot; lights that create glare visible from other lots are prohibited.
- Light fixtures shall not exceed an illumination intensity of more than one(1) foot candle power as measured from the lot line.
- Outside lights should be screened whenever possible with walls, plant materials or internal shielding.
- Mailbox base shall be lighted from its interior to serve as a street/driveway marker light.

SUMMARY:

In all cases, plans must be submitted for approval to the Architectural Committee. The installation must comply with the Town of Gilbert drainage and grading requirements. **All front yard landscaping must be completed within thirty(30) days of occupying the lot.** It is recommended that back yard landscaping be installed at this time as well since construction access to the back yard is often through the front yard.

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WHITEWING AT WIEHL ESTATES

Subjective Design Review Issues

I. Grading and Drainage

- Are the existing and proposed limits of disturbance confined to the building pad? Will the limits adequately allow for the proposed improvements?
- Have the grading and improvements been creatively designed? Do they address roof drainage, on-lot and open space areas?
- Will the proposed grading improvements provide for adjacent lot owners to blend their improvements with those proposed in order to create a sense of continuity within the parcel?
- Do the proposed grading improvements indicate creative solutions to side yard grade transition areas between adjacent lots?

II. Planting

- Has a creative blend of plant species been woven into the plant palette throughout the front yard?
- Will the proposed landscape theme provide unity, intrigue and definition that will enhance the streetscape character of the lot?
- Do planting zones transition well between each other? Will the transitions be appropriate between neighboring lots?
- Does the plant palette indicated reflect the appropriate character for this area within Whitewing?
- Are the plant densities indicated for the site and are the ratios between species appropriate?
- Does the planting design reflect natural massing with intrigue and diversity?

III. Utilities

- Have the appropriate plant species been utilized to provide the necessary screening of utilities, blank walls, private areas, etc.?

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IV. Lighting

- Does the landscape lighting serve a "true" purpose. Avoid lighting yards just to light them.
- Does the lighting design reflect a creative approach to enhancing the nighttime character of the yard? Has imagination and creativity been utilized to avoid "typical" lighting practices (i.e. driveway and pathway "runway" lighting)?
- Is the lighting appropriate for the space or will ambient light from other residences provide shared light?

WHITEWING AT WIEHL ESTATES

Prohibited Plant List

- Any species of trees or shrubs whose mature height may reasonably be expected to exceed twenty-five (25) feet, with the exception of those species specifically listed as approved by the Architectural Committee.
- All palms (Palmae) whose mature height may reasonably be expected to exceed six (6) will be prohibited for aesthetic reasons as well as their high maintenance requirements.
- Dwarf varieties of Pines (Pinus), Cypress (Cupressus), False Cypress (Chamaecyparis), Juniper or Cedar (Juniperus) may be used immediately adjacent to dwellings or connecting structures or within the confines of the rear yard.
- Olive trees (Olea europaea) except for "Swan Hill" and "Wilsonli" varieties will be prohibited for reasons of profuse production of allergy producing pollen.
- Oleanders (Nerium oleander) and Thevetia (Thevetia species) will be prohibited for aesthetic reasons, as well as for their profuse production of allergy producing pollen. These poisonous plants will also be prohibited for their high maintenance requirements and excessive height. Dwarf varieties may be permitted within the rear yard.
- All varieties of Citrus will be confined to the rear yard. Because of their production of allergy producing pollen, only one tree of each desired variety should be considered. Dwarf varieties are encouraged.
- Mexican Palo Verde (Parkinson aculeata) will be prohibited as a harbinger of pests and its ability to spread throughout the development.

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Whitewing at Wiehl Estates Homeowners' Association

Acceptable Shade/Low Water Use Tree List

The following list of trees are acceptable at Whitewing at Wiehl Estates:

1. Anacacho Orchid (Bauhinia Congesta)
2. Chase Tree (Vitex Angus-Castus)
3. Evergreen Elm (Ulmus Parvifolia)
4. Crape Myrtle (Lagerstroemia Indica)
5. Purple Leaf Plum (Prunus Ceraseferd Atropurea)
6. Heritage Live Oak (Quercus Varieties)
7. Sycamore (Varieties)
8. Eucalyptus (Eucalyptus Spathulata)
9. Pine Tree Varieties (Canariensis, Alepo, Eldarica)
10. Tipuana Tipo
11. Magnolia (Varieties)
12. Ash Varieties (Fantex, Modesto)
13. Jacaranda (Jacaranda Mimosifolia)
14. Sissoo (Dalbergia Sissoo)
15. Swan Hill Olive (Olenya Testota)
16. Evergreen Pear (Pyrus Kawakamii)
17. Brazilian Pepper (Schinus Terebinthifdous)
18. Chinese Pistacia (Pistacia Chinensis)
19. Feather Bush (Lysiloma Thornberi)
20. Fig Tree (Ficus Nitida)

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Approved Plant List

The Design Review Committee has found the plants included in the following lists to be inherently compatible with the natural desert existing within and encourages their use. Any species not contained herein may not be planted or installed within, without written approval from the Design Review Committee, after which the species may be included as an approved species. All species of cacti are acceptable for use within as are any species not listed below which have been found to be indigenous to the area.

Trees

Acacia abyssinica	Abyssinian Acacia
Acacia aneuria	Mulga
Acacia constricta	White Thorn Acacia
Acacia schaffneri	Twisted Acacia
Acacia smallii	Sweet Acacia
Acacia stenophylla	Shoestring Acacia
Acacia willardiana	White Bark Acacia
Caesalpinia cacalaco	
Caesalpinia mexicana	Mexican Poinciana
Caesalpinia platyloba	Bird of Paradise
Caesalpinia pumila	Copper Bird of Paradise
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothill Palo Verde
Cercidium praecox	Palo Brea
	Sonoran Palo Verde
Chilopsis linearis	Desert Willow
	Desert Catalpa
Lysiloma candida	Palo Blanco
Lysiloma thornberi	Fern of the Desert
Olneya tesota	Ironwood
Pithecollobium flexicaule	Texas Ebony
Pithecollobium mexicana	Mexican Ebony
Prosopis chilensis	Chilean Mesquite
Prosopis juliflora	Honey Mesquite
Prosopis pubescens	Fremont Screwbean

Ground Covers

Acacia redolens	Acacia
Ambrosia deltoides	Bursage
Baccharis x. "centennial"	Desert Broom
Baileya multiradiata	Desert Marigold

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Bouganvillea species	Bouganvillea
Convolvulus species	Morning Glory
Cynodon dactylon (hybrids- only)	Bermuda Hybrid
Dalea capitata "sierra gold"	Dalea
Dalea greggii	Dalea
Ficus pumila	Creeping Fig
Gazania rigens	Gazania
Lantana montevidensis	Trailing Lantana
Melampodium leucanthum	Blackfoot Daisy
Myoporum parvifolium	Prostrate Myoporum
Penstemon species	Penstemon
Psilostrophe species	Paper Flower
Verbena species	Verbena
Wedelia trilobata	Yellow Dot
Wildflower seed mix	(Native)

Accents

Agave species	Agave
Aloe species	Aloe
Asclepias subulata	Milkweed
Carnegia gigantea	Saguaro
Dasyilirion species	Desert Spoon
Echinocactus species	Barrel Cactus
Echinocereus species	Hedgehog Cactus
Ferocactus species	Barrel Cactus
Fouquieria splendens	Ocotillo
Hesperaloe species	Red, Yellow Yucca
Opuntia species	Prickly Pear
Pachycerecis species	Organ Pipe Cactus

Vines

Campsis species	Trumpet Vine
Ficus pumila	Creeping Fig
Podranea ricasoliana	Pink Trumpet Vine

Shrubs

Acacia angustissima	Fern Acacia
Acacia craspedocarpa	Leather Leaf Acacia
Aloysia Iycioides	White Brush
Agave Species	Century Plants
Asclepias subulata	Desert Milkweed
Buddleia marrubifolia	Wooly Butterfly Bush

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Shrubs

Caesalpinia gillesii	Summer Lilac
Caesalpinia pulcherrima	Yellow Butterfly Bush
Calliandra californica	Mexican Bird of Paradise
Calliandra eriophylla	Baja Fairy Duster
	Fairy Duster
	False Mesquite
Calliandra penninsularis	Fairy Duster
Canotia holacantha	Crucifixion Thorn
Cassia species	Cassia
Cordia parviflora	Cordia
Dalea species	Dalea
Dasyliron species	Desert Spoon
Dodonea viscosa	Hop Bush
Encelia farnosa	Brittle Bush
Ephedra trifurca	Mormon Tea
Eriogonum fasciculatum	Buckwheat
Eysenhardia polystachia	Kidney Wood
Fallugia paradoxa	Apache Plume
Forestiera neomexicana	Desert Olive
Fouquieria spendens	Ocotillo
Haplopappus laricifolia	Turpentine Bush
Hesperaloe funifera	Hesperaloe
Hesperaloe parviflora	Coral Yucca
Holacantha emoryi	Desert Lavender
Hyptis Emori	Crucifixion Thorn
Jatropha cardiophylla	Limber Bush
Jojoba simmondsia	Jojoba
Justicia species	Chuparosa
Larrea tridentata	Creosote Bush
Leucaena reutsa	Golden Lead Ball Tree
Leucophyllum species	Sage
Lycium species	Lycium
Nolina bigelovii	Bigelow Nolina
Nolina microcarpa	Bear Grass
Penstemon species	Beard Tongue
Ruellia species	Ruellia
Salvia species	Salvia
Sophora secundifolia	Mescal Bean
	Texas Mountain laurel
Vauquelian califonica	Arizona Rosewood
Viguiera tomentosa	Golden eye
Yucca species	Spanish Dagger
Zauschneria latifolia	Hummingbird Flower
	California Fuchsia
Zizyphus obtusifolia	Greythorn White Crucillo

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