

**ARCHITECTURAL GUIDELINES AND RULES  
AUGUST SUN COUNTRY ESTATES HOMEOWNERS' ASSOCIATION**

Due to the nature of the community documents, it is important to converge all of the pertinent information regarding architectural submittals into one document: Architectural Guidelines and Rules and Regulations ("Guidelines"). These Guidelines for August Sun Country Estates as allowed in the Declaration of Covenants, Conditions and Restrictions ("CC&R's") for August Sun Country Estates and all resolutions to date, will provide you with all the latest information relevant to improvements which will require approval from the Architectural Committee ("Committee"), per Article 3, Section 1 of the CC&R's.

The Guidelines, as set forth in this document, shall interpret and implement procedures for the Committee's review and standards, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance property values and high standards of development that exist within August Sun Country Estates. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Committee is required. The Guidelines are established to assist residents in conforming to the standards established, and amended from time to time, by the Committee.

**FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE COMMITTEE SHOULD THE COMMITTEE REQUIRE SUBMISSION FOR APPROVAL.**

- Each application will be reviewed on a case-by-case basis.

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED).**

**APPLICATION PROCEDURE**

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

August Sun Country Estates Homeowners' Association  
c/o Vision Community Management  
16625 S Desert Foothills Pkwy, Phoenix, AZ 85048

The following information should be included with the submittal:

- Application Form: a completed application form (copies may be obtained from the management office).
- Plot Plan: A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.

- Elevation Plans: Plans showing finished appearance of improvement in relation to existing dwelling.
- Specifications: Detailed description of materials to be used, color samples and dimensions must be submitted.

All buildings, structures and other improvements erected within August Sun Country Estates and the use and appearance of all land within August Sun Country Estates, shall comply with all applicable City zoning and code requirements as well as the Declaration and these Rules.

## **August Sun Country Estates Architectural Guidelines - Rules and Regulations**

### **REVIEW - APPROVAL AND/OR DISAPPROVAL**

The Committee shall have forty-five (45) days after submittal of plans to approve or disapprove plans. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Mail or sent by email if email address is provided.

Review and approval or disapproval will include, but is not limited to, consideration of material, quality of workmanship, colors and consistency with the external design and color of existing structures on the lot and impact on neighboring lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Committee, nor the Board of Directors, 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 judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration: Construction must be started within ninety (90) days of the date of the Committee's approval of the application or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Guidelines. Construction Period: Once started; construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

### **APPEAL PROCESS**

Any appeal of the Committee's decision must be submitted in writing, within thirty (30) days of the mailing date of the Committee's decision, to:

August Sun Country Estates Homeowners' Association  
c/o Vision Community Management  
16625 S Desert Foothills Pkwy, Phoenix, AZ 85048

**THESE ARCHITECTURAL RULES AND GUIDELINES MAY BE AMENDED FROM TIME TO TIME BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS.**

## **ARCHITECTURAL GUIDELINES**

### **ANIMALS**

No animal, bird, fowl, poultry, reptile or livestock may be kept on any Lot, except that a reasonable number of dogs, cats, parakeets, or similar household birds may be kept on a Lot if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. The Board shall have the authority to determine what is a reasonable number of dogs, cats, parakeets or similar household birds for any particular Lot and the Board's determination shall be final. All dogs, cats or other pets permitted under this Section shall be confined to an Owner's Lot, except that a dog may be permitted to leave an Owner's Lot if such dog is at all times kept on a leash not to exceed six feet (6') in length and is not permitted to enter upon any other Lot. Any person bringing a dog onto the Common Area shall immediately remove any feces deposited on the Common Area by the dog. The Board may restrict the portions of the Common Area on which dogs are permitted. *Please refer to section 4.8 of the CC&Rs for additional information on Animals.*

### **ANTENNAS/SATELLITE DISHES**

This section applies to antennas, satellite television dishes, and other devices ("Receivers"), including any poles or masts ("Masts") for such Receivers, for the transmission or reception of television or radio signals or any other form of electromagnetic radiation.

To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Architectural Design Review Committee unless applicable law prohibits the Architectural Design Review Committee from requiring such approval. If the applicable law prohibits the Architectural Design Review Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows:

The preferred installation locations are as follows in descending order of preference:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the back yard of the Lot;
3. On the roof, but completely below the highest point on the roof line;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements. Wires must be securely attached to the dwelling and painted to match where attached.

### **AWNINGS**

All awnings must be approved by the Committee. Awnings over all windows shall be canvas or similar material, of solid color on both sides, which match the color of the body of the exterior of

the home or roof color and shall be installed only on the side and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation, a sample of the material to be used, along with the color and design of the proposed awning. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

### **BASKETBALL GOALS**

- Portable basketball goals are allowed but must be properly maintained. "Portable basketball goals" shall refer to basketball equipment that has a base that is not permanently installed in the ground. They must be removed from the street and/or driveway and stored out of sight when not in use.
- Pole mounted backboard and goals are prohibited without prior approval of Architectural Committee.
- Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable without painting but must be free of cracks or damage. Backboards shall be commercially produced and properly maintained at all times.
- All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc., constitute grounds for fines and/or removal.
- Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
- Courts MAY NOT be painted or permanently outlined on the driveway or other concrete surfaces.
- Lighting for night use of the equipment is prohibited.
- Permanent basketball goals located in the rear yard must comply with all above applicable guidelines.

### **DECORATIVE ITEMS**

Front yard item(s) must be submitted for approval by the Committee. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color and location and any other criteria that the Board may determine.

Seasonal and Decorative Flags: Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within thirty (30) days after the date of the holiday to which the flag pertains.

Flags must be maintained in good condition at all times. Flags which are torn, ripped, faded, etc., are cause for fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

- Holiday Decorations: Holiday decorations may be installed forty (40) days prior to the holiday and must be removed within forty (40) days after the holiday.
- Decorative and Seasonal Items: The Board of Directors reserves the right to require the removal of decorative items in front yards based on size, quantity, color, location and any

other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case-by-case basis.

- Decorative Art on Houses: Decorative Art on houses shall be neutral in color and limited to two items. Dimensions of decorative art shall be no greater than three feet in length, width and diameter.
- 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. Any items installed in the rear yard must not exceed the fence line height. Such items must be approved by the Committee for installation in the front yard. Water features may not exceed four and one half feet (4-1/2') in height. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as rear yards with view fencing. Statuary must not exceed twelve inches (12") in height, must be of earth tones and must be approved by the Committee.

### **DRIVEWAY EXTENSIONS AND SIDEWALKS**

Driveway extensions will be reviewed for approval provided the following conditions are met:

- Only driveway extensions located in the side yard of the property will be considered.
- Submittals must include a plat map with exact lot dimensions and the location and dimensions of the proposed extension.
- The total parking area may not exceed thirty (30) feet of contiguous frontage or fifty percent (50%) of the lot width (existing plus extension) as measured at its widest point, whichever is less.
- All extensions must end one foot from the side property line. The area between the extension and the lot line must be landscaped with the same ground cover used in the front yard or a material approved by the Committee.
- Painting of paved surfaces is prohibited.

#### **Additional Sidewalks**

Sidewalks installed to utilize the side gates do not need to be submitted if all of the following conditions are met:

- The additional sidewalk is three feet (3') or less in width, is one foot or more from the property line and is one foot or more from the home.
- The area between the home and the sidewalk addition must have groundcover installed to match the existing ground cover.

*The Committee and/or the Board of Directors reserves the right to review and request changes to the addition per these requirements.*

Additional sidewalks in any other location in the front yard must be submitted for approval.

## **FENCES AND WALLS INCLUDING DECORATIVE WALLS**

Plans to raise the height of a party wall must be submitted for approval with information on the height of all walls that will abut the wall(s) being raised. Side and rear walls may not exceed six feet (6') in height from ground level, as measured from the lowest side of the wall.

Plans for new fences or walls must be submitted to the Committee prior to construction. Walls must match the existing wall in texture and color.

*Perimeter walls on lots bordering common areas may **NOT** be torn down to allow access to rear yards.*

**A FINE OF \$2,000 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT COMMITTEE APPROVAL.**

Access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion and include repairing the old wall to match the texture and color of the remaining wall. Decorative or garden walls may not exceed thirty-six inches (36") in height. Decorative or garden walls must be submitted for approval prior to installation and be stuccoed and painted to match the base color of the home.

## **FLAGPOLES**

Per Arizona State Bill 1055 signed by the Governor on April 29, 2002, the following rules shall apply to flagpoles in this community:

Display of the American / Arizona State Flags:

- These flags may be displayed from sunrise to sunset.
  - These flags should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed.
  - No other flag or pennant should be placed above or, if on the same level, to the right of the American flag.
  - If the American flag is displayed from a vertical flagpole or a flagpole/staff projecting horizontally or at an angle from a windowsill or front of a home, the union of the flag (blue, where the stars are located) should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
  - 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 (the ground, a floor, water, or merchandise)
  - The flag should never be fastened, displayed, used, or stored in such a manner as to permit it to be easily torn down, soiled, or damaged in any way.
  - The flag, when it is in such condition that it is no longer a fitting emblem for display, must be removed and replaced with a new flag.
- Placement of American / Arizona State  
Flags Display; Poles; Number of Flags:
- Prior to installing a flagpole on any Lot, the Owner of said Lot must, in writing, submit a request including specific plans detailing the height, type, location, method of installation, and color of the pole to the Architectural Committee for approval.
  - Only one (1) flagpole of any type is allowed on a Lot.
  - The height of a flagpole can be no taller than the height of the highest point of the roofline or the distance between the point of placement of the pole in the yard and the closest point of either of the following:

- The sidewalk (or the street if no sidewalk exists);
- Any common area; or
- Any neighbor's property line.
- There shall be no more than one (1) American / Arizona State flag displayed at any one time on a Lot.

The Association permits display of a reasonable number of additional American flags on the following National Holidays only (to be removed no later than 5:00 p.m. of the following day): Memorial Day, Flag Day, July 4, Labor Day, Veterans Day. The American / Arizona State flags may not be placed on common area.

### **GARAGES**

No garage shall be converted to living space or altered or used for storage of material or other purposes which would prevent the use of the garage for the parking of the number of vehicles for which it was designed. The interior of all garages shall be maintained and kept in a neat, clean and slightly condition, free of debris or unsightly objects. Garage doors shall be kept closed except when the opening of the door is necessary to permit ingress or egress.

### **GATES**

All requests for additional gates or gates other than that which were offered by the original developer of the lot/home must be submitted for architectural approval. Placement of gate(s) must be approved by the Committee prior to installation. Double gates may be installed to allow wider access to rear yards upon approval only. All gates (double or single) should be of the same material, design and color as the originally installed single gates unless approved by the Committee. Gates may be painted to match the fence with approval from the Committee. Double gates do not constitute parking RVs within the lot.

### **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times.

### **HVAC (INCLUDING EVAPORATIVE COOLERS)**

Except as initially installed by the Declarant, 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. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of all neighboring property.

### **LANDSCAPE GUIDELINES**

**Front Yard Landscaping:** If landscaping is not installed by the Builder, it shall be installed by the homeowner within ninety (90) days after becoming the Owner of a Lot. The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Committee. Prior to installation of such landscaping, the Owner shall maintain the front yard of the Lot in a weed-free condition.

Front yard landscaping must have a **minimum** of one (1) fifteen-gallon tree, three (3) five-gallon shrubs, organic or inorganic ground cover (no bare dirt areas are allowed), and underground irrigation to plant material. The tree requirement may be substituted with approved cactus with a minimum height requirement of five feet (5'). It is the owner's responsibility to maintain at least the number of plants listed above in the front yard at all times.

**Rear Yard Landscaping:** Rear yard landscaping does not require Committee approval, **except** on Lots with view fencing. All rear yard landscaping must be installed within ninety (90) days after becoming the Owner of a Lot. Lots with view fencing must maintain landscape at all times. Yards should not have an accumulation of garbage or debris and be weed free.

**Hardscape:** Any hardscape items proposed for front yard installation must be approved by the Committee prior to installation. Materials included in hardscape are concrete, brick, tile, wood, pavers, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

**Rock Ground Cover:** If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not painted white, green, blue or other bright colors. No more than two (2) different colors of rock are allowed in the front yard. River rock shall be one (1) to six (6) inches in diameter and not more than fifteen percent (15%) of the front yard landscaping.

**See Addendum A for approved plant list**

#### **MACHINERY AND EQUIPMENT**

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

#### **PAINT COLORS**

Roofing materials should match that which were installed by the builder on the original roof of the home or that which were offered as an option by the builder for a patio cover. Asphalt shingles (including rolled shingles) are expressly prohibited unless used on the original roof of the home. Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers not installed by the builder will need to be reviewed by the Committee on an individual basis, prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

#### **PARKING**

The intent of the Association is to limit on-street parking. Vehicles belonging to Owners, Residents and their families, guests or visitors are to be parked in garages and driveways. No mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer or other similar equipment or vehicle may be parked, kept or stored on the common area. No mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer or other similar equipment or vehicle may be parked, kept or stored on any Lot so as to be Visible from Neighboring Property. If parking is not available in the garage or driveway for guests or visitors, they may park in the street for up to 48 hours without notice. Please contact Association for stays longer than 48 hours.

*Please refer to section 4.12 of the CC&Rs for more information on Parking and Vehicles.*



## **PLAYGROUND EQUIPMENT**

Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors and to assure nothing unsightly is erected.

The maximum height which will be considered for approval of swing sets and other play equipment without written input of immediately adjacent neighbors shall be ten feet (10'). In no case will the maximum height of any such improvement be permitted to exceed twelve feet (12'). The maximum height for any deck/platform is four feet (4') above ground level.

The play structure may be placed no closer than five feet (5') to any lot line. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or photograph of the structure, total dimensions, materials and a plat map or drawing indicating the proposed location and its proximity to adjacent property lines. The color of canopy of the play structure must be one of the following: any "neutral" color (off white, beige, or light brown); a single solid color of red, blue, green or yellow; striped with white and one (1) other color either red, blue, green or yellow. Prints and multi-colored striped canopies are prohibited.

**PLAY STRUCTURES** - Play structures installed in back yards that do not have a play platform, do not exceed a height of eight (8) feet from ground level and are placed a minimum of five (5) feet from all neighboring boundaries shall not require Architectural Committee approval. Swing sets and play structures that have play platforms and exceed eight (8) feet in height, must be submitted to the Architectural Committee for approval. The maximum height for a play platform on a play structure shall be five (5) feet from ground level. No play structure shall exceed twelve (12) feet in height to include any canopy or roof. All play structures must be setback a minimum of five (5) feet from all surrounding property lines, for every six (6) inches over the six (6) foot wall height a structure must be setback an additional twelve (12) inches away from the wall.

A canopy on the play structure must be an approved color blending with the color of the dwelling stucco.

Trampolines, batting cages or any other playground equipment that shall be Visible From Neighboring Property must be submitted to the Architectural Committee for approval. Such items shall be placed a minimum of five (5) feet from all neighboring boundaries and shall not exceed twelve (12) feet in height. For every six (6) inches over the six (6) foot wall height such equipment must be setback an additional twelve (12) inches away from the wall.

## **POOLS AND SPAS**

Pools and spas do not require the prior approval of the Committee. Perimeter walls on lots bordering common areas may NOT be torn down to allow access to rear yards.

**A FINE OF \$2,000 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT COMMITTEE APPROVAL.**

Access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion and include repairing the old wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. (Lots with view fencing must submit plans for screening for approval by the Committee.) Pools may not be backwashed into any common area. Check with your pool

contractor concerning City ordinance requirements for backwashing. Damage, including erosion, to common area due to backwashing will be repaired by the Association and all expenses incurred by the Association will be billed to the homeowner.

### **POOL FENCING AND EQUIPMENT**

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and meet all City, County, State and Federal Requirements. Pool equipment on lots with view fencing must be screened from view from common areas. Screening may be through plant material or hardscape enclosure. Hardscape enclosures do not require approval if the enclosure does not exceed four (4) feet in height, stuccoed and painted to match the base color of the home. All other screen materials require approval from the Committee.

### **RENTAL OF LOTS**

The Owner of the lot shall be liable for any violation of the Declaration, Design Guidelines, or the Association Rules by the Lessees or other persons residing in the Residence and their guests or invitees and, in the event of any such violation, the Owner, upon demand of the Association, shall immediately take all necessary actions to correct any such violations. It is the responsibility of the Owner to provide all Rules and Regulations to their tenants prior to moving in. *Please refer to section 4.18 of the CC&Rs for additional information on rental of lots.*

### **ROOF AND ROOF STRUCTURES**

If the dwelling unit has a pitched roof, the roofing material for that portion visible from neighboring property must be clay or concrete tile. Unless specifically authorized in this document, no heating, air conditioning, ventilation equipment, or any other equipment or structures shall not be located or installed or maintained anywhere on a Lot if it is visible from neighboring property.

## **SANITATION-TRASH CONTAINERS**

No garbage or trash may be placed on any lot or parcel except in covered containers meeting the City specifications, which must be stored out of sight. Trash cans may be placed out for pickup after 3pm on day prior to pick up and must be removed from view by 10pm on day of pickup. Rubbish, debris and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris and garbage not only from his lot or parcel, but also from all public right-of-ways either fronting or alongside his lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City or the Association.

## **SECURITY LIGHTING/DEVICES**

Security lighting must be directed as to not shine on neighboring property. Security features (including but not limited to doors and windows) must be submitted for approval prior to installation.

## **SECURITY/SCREEN DOORS/SUNSCREENS**

Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home. Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors. Bronze, gray, charcoal, brown or beige sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed without Committee review.

## **SIGNS**

Posting of signs of any kind (including posters, circulars and billboards) is prohibited except those required by law and the following:

- Approved real estate "For Sale" sign may be placed in the front yard only of a residence within the community. The sign must be mounted on an approved signpost. This signpost shall be a black frame sign holder to mount an 18" by 24" sign. The sign will be installed such that the top of the sign is no more than 36" above ground level. The sign will be placed perpendicular to the curb or sidewalk, a minimum of 18" from the sidewalk or curb. No corner signs permitted. One single 8" by 24" double-sided rider in matching color and print may be attached to the lower sign post containing broker's name, agent's name and one phone number. No advertising riders, balloons, banners, flags or other promotional material may be attached to the approved sign or residence. No flyers, tubes or containers may be attached to the approved sign. The approved sign may be modified to say "For Lease", but shall not contain the language "For Sale or For Lease". Signs must be removed seven (7) days after close of escrow and may not have a "Sold" rider attached. No signs will be permitted in windows, on rear fences, courtyard walls or any portion of the body of the residential structure. The homeowners shall be responsible for obtaining the sign, appropriate placement, maintenance and removal of the sign per these Design Guidelines.

- "Open House" ("OH") directional signs which give directions to a house which is for sale or for lease to which the public is invited for a walk-in inspection are permitted under the following conditions:
  1. OH signs are permitted Saturday and Sunday between the hours of 8am - 4pm.
  2. OH signs shall be contained to a maximum height of no more than three (3) feet from the ground to the top of the sign.
  3. No more than four (4) OH signs will be permitted per property. This excludes the one (1) For Sale or For Lease sign allowed to be posted on the Lot.
  4. OH signs will be permitted to be erected in the common areas.
  5. No attachments or riders are permitted, including flags, balloons, etc.
  6. OH signs will not be permitted on any side or rear yard walls, sidewalks or roadways.
- Signs placed by the Declarant relating to the sale of the homes within August Sun Country Estates.
- Signs required by legal proceedings;
- Not more than two (2) identification signs for individual detached residences, each with a face area of seventy-two (72) square inches or less.

All signs must conform to applicable municipal ordinances. Signs advertising landscaping or pool contractors, etc., must be removed within forty-eight (48) hours of completion of work. In the event that a non-approved sign is observed, the Association will provide the homeowners with written notice allowing three (3) days for sign removal. If the sign has not been removed at the end of the three (3) day notice period, the Association shall reserve the right to impose a \$250.00 per day fine on the property owner until the sign is removed. The Association will reserve the right to have the sign removed at the owner's expense.

### **SOLAR PANELS AND EQUIPMENT**

Roof mounted solar equipment (excluding the solar panels) must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline. Visibility must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the Committee.

### **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 back or side walls. Sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must be approved prior to construction; for every six (6) inches over the six (6) foot wall height a structure must be setback an additional twelve (12) inches away from the wall. (i.e., a shed that is 7 feet tall would need to be 7 feet away from wall, a shed that is 9 feet tall would need to be 11 feet away from wall). Sheds must be constructed of materials that match in color the materials used by the Builder in the original construction of the dwelling. 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 dwelling; and (4) placement of the shed must be approved prior to installation.

**STRUCTURES (Setback Requirement Table)**

Accessory structures shall include gazebos, ramadas, pergolas, storage sheds, etc. These structures must be setback at least five (5) feet from all surrounding property lines; for every six (6) inches over the six (6) foot wall height a structure must be setback an additional twelve (12) inches away from the wall.

Structure Height (feet)	Minimum Setback (feet)
6	5
6 ½	6
7	7
7 ½	8
8	9
8 ½	10
9	11
9 ½	12
10	13

**WINDOWS AND WINDOW COVERINGS**

Permanent draperies or suitable window treatments shall be installed on windows within one hundred and twenty (120) days of occupancy. All window coverings facing a street must show white or beige colors unless otherwise approved in writing by the ARC committee. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of home.

**Please refer to the Covenants, Rules, and Restrictions of the Community for additional rules and restrictions.**

**APPENDIX A**  
**APPROVED PLANT LIST**

<b><u>TREES</u></b>	<b><u>COMMON NAME</u></b>	<b><u>BOTANIC NAME</u></b>
	Palo Verde	Cercidium species
	Brazilian Pepper	Schinus terebinthifolius
	Chilean Mesquite	Prosopis chilensis
	Ficus	Ficus nitida or microcarpa
	Live Oak	Quercus virginiana
	Palo Brea	Parkinsonia praecox
	Sonoran Emerald	(Hybrid of Palo Verde)
<b><u>SHRUBS</u></b>	<b><u>COMMON NAME</u></b>	<b><u>BOTANIC NAME</u></b>
	Mexican Bird of Paradise (Red or Yellow)	Caesalpinia (Mexicana)
	Desert Spoon	Dasyilirion wheeleri
	Feathery Cassia	Cassia artemisioides
	Fox Tail Fern	Asparagus meyeri
	Green Cloud	Leucophyllum frutescens
	Hibiscus	Hibiscus rosa-sinensis
	Lantana Species	Lantana camara
	Oleander species (Pink and Red)	Nerium oleander
	Red Yucca	Hesperaloe parviflora
	Rosemary species	Rosemarinus officinalis
	Silver Leaf Acacia	Acacia holosericea