

AUGUSTA RANCH

G O L F C O M M U N I T Y

AUGUSTA RANCH COMMUNITY MASTER ASSOCIATION

Architectural Design Guidelines (Web Version)

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TABLE OF CONTENTS

A. GENERAL ARCHITECTURAL CONTROL INFORMATION	1
B. ARCHITECTURAL REVIEW COMMITTEES	2
C. DEVELOPER DIVERSITY GUIDELINES	2
D. DEVELOPER ORIENTATION	3
E. DEVELOPER ARCHITECTURAL THEME	3
F. COMPLIANCE WITH CITY OF MESA CODE	3
G. ACCESSORY BUILDINGS	4
H. ADDITIONS OR ALTERATIONS AND PAINTING	4
I. AMPLIFIERS	4
J. ANTENNAS/SATELLITE DISHES	4
K. AWNINGS	5
L. BASKETBALL EQUIPMENT	5
M. BUILDING MATERIAL, TYPE AND SIZE	6
N. CHIMNEYS	6
O. CLOTHES DRYING FACILITIES	6
P. DECORATIVE AND HOLIDAY ITEMS	6
Q. DRIVEWAY EXTENSIONS AND SIDEWALKS	7
R. EXTERIOR COLORS	8
S. FENCES/WALLS/GATES	8
T. FINE GRADING AND MOUNDING	9
U. FLAG POLES	9
V. DECORATIVE FLAGS --- See Decorative Items	9

W. GARAGES	9
X. GARBAGE	9
Y. GUTTERS AND DOWNSPOUTS	10
Z. LANDSCAPE GUIDELINES	10
AA. LIGHTING	11
BB. MACHINERY AND EQUIPMENT	11
CC. MAILBOXES	12
DD. PAINT COLORS – See Exterior Colors	12
EE. PATIO COVERS	12
FF. PARKING	12
GG. PLAYGROUND EQUIPMENT	12
HH. POOL AND SPAS	13
II. ROOF AND ROOF STRUCTURES	13
JJ. SATELLITE DISHES – See Antennas/Satellite Dishes	13
KK. SIGNS	13
LL. SOLAR PANELS AND EQUIPMENT	14
MM. STORAGE SHEDS – See Accessory Buildings	14
NN. SUNSCREENS/ SECURITY DOORS/ SCREEN DOORS	14
OO. TENNIS COURTS/SPORT COURTS	15
PP. UTILITY SERVICES	15
QQ. WATER FEATURES, STATUARY, ETC.	15
RR. WINDOWS	15
SS. FINE SYSTEM	16
TT. ASSESSMENT COLLECTION POLICY	18

AUGUSTA RANCH COMMUNITY MASTER
ASSOCIATION

ARCHITECTURAL DESIGN GUIDELINES

Due to the nature of the community documents, we felt it was important to converge all the pertinent information regarding architectural submittals into one document – **ARCHITECTURAL DESIGN GUIDELINES**. These Architectural Design Guidelines, as allowed in the Declaration of Covenants, Conditions and Restrictions for Augusta Ranch (CC&R's) and all amendments to date, will provide you with all the latest information relevant to improvements which will require approval from the Association, per Article IV of the Declaration. Since there are two areas in the community documents which contain this information relevant to improvements which will require approval from the Association, some items may refer to both sections. The two sections are (a) Article IV in the CC&R's Use Restrictions, and (b) Architectural Design Guidelines.

**A. GENERAL ARCHITECTURAL CONTROL INFORMATION
(CC&R'S, Article IV, Section 4.3 (A) Residential Architectural Control)**

"All residential Parcels at Augusta Ranch are subject to architectural control as established by the Residential Design Review Committee. Except as otherwise expressly provided in this Declaration, no improvements, alterations, repairs, excavation, grading, landscaping or other work which in any way alters any Residential Parcels within Augusta Ranch or the exterior appearance of improvements located thereon, from its natural or improved state existing on the date a Tract Declaration for such property was first Recorded shall be made or done without prior approval of the Residential Design Review Committee. The exterior (and those interior portions of structures visible from the outside of the applicable structure) of any building, fence, wall, residence or other structure shall not be commenced, erected, maintained, improved, altered, or made without the prior written approval of the Residential Design Review Committee. All subsequent additions to or changes or alterations in any building, fence wall or other structures, including exterior color scheme, and all changes in the grade of Residential Parcels shall be subject to the prior written approval of the Residential Design Review Committee. No changes or deviations in or from the plans and specifications once approved in writing by the Residential Design Review Committee shall be made without prior written approval of the Residential Design Review Committee. This section does not apply to improvements, alterations, repairs, excavation, grading, landscaping or other work performed by or on behalf of the Declarant (Declarant as defined in the CC&R's). The approval of the Residential Design Review Committee required hereby shall be in addition to, and not in lieu of, any approvals, consents or permits required under the ordinance or rules and regulations of any county or municipality have jurisdiction over the applicable Residential Parcel".

B. ARCHITECTURAL REVIEW COMMITTEES (EXHIBIT 2)

In accordance with Article XI of the CC&R's, two Architectural Review Committees shall be established - - a Residential Architectural Committee and a Commercial Architectural Committee – and each shall perform the duties set forth in the CC&R's. In addition to other duties outlined in the CC&R's, the Architectural Review Committees shall adopt guidelines and procedures for the preparation, submission and determination of the application for any approvals required for the construction of any structures, landscaping, or other improvements within Augusta Ranch.

The Residential architectural Design Guidelines, as set forth in this document, shall interpret and implement procedures for the Architectural Committee's review of, and the standards for the development of single family homes within Augusta Ranch, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes exterior finish and material, signage, wall design and similar matters and shall have the same force and effect as the Association Rules.

C. DEVELOPER DIVERSITY GUIDELINES

It is the intent of the Declarant that Augusta Ranch be developed with a high level of diversity to enhance aesthetic appeal and produce an enduring, inviting and exciting community. To that end, and pursuant to the CC&R's, prior to beginning a subdivision, Developer's (as defined in the CC&R's) desiring to construct improvements on Lots must submit the following for the Declarant's review and approval:

1. Standard floor plans and elevations offered in the subdivision, 8 ½" x 11" in size (for review only).
2. Exterior paint color samples.
3. Roof tile samples.
4. Landscape plans for the model homes.
5. Landscape package plans offered with home sales.

Developers are required to comply with the following Diversity Guidelines and all related items contained in this document. The Diversity Guidelines are required or encouraged as indicated. (NOTE: "adjacent" is defined as two lots sharing a common side yard boundary):

1. No two (2) identical front elevations are permitted to be built adjacent to one another.
2. At least three complimentary colors for each of the following elements shall be offered within each subdivision: main body color, trim color and roof tile color. Builders are encouraged to offer more color options and a variety of roof tile styles, stucco finished and facades.
3. The front yard setbacks will not be permitted to be the same for more than three (3) adjacent homes. The front yard setbacks will vary from 18' to 20' in no less than 2' increments. Avoid a repetitious setback scheme (such as every other lot or every two lots, etc.). Please note that the city will not allow more than 50% of the lots per subdivision to have an 18' setback.

4. No two (2) identical color schemes are permitted to be built adjacent to each other (i.e. at least one of the body, trim or roof tile colors must be varied). Additionally, no more than two (2) of the body, trim or roof tiles are permitted to be built adjacent to each other.
5. The 10' side yards of adjacent lots are to be placed side by side where possible.
6. Where practical, view fences are required on all rear yards abutting open space.
7. Developers are encouraged to provide a swing-in garage option where practical.

D. DEVELOPER ORIENTATION

1. The location and orientation of all buildings and structures must be approved by the Architectural Review Committee prior to submittal to the City.
2. Building orientations and design should maximize energy efficiency.
3. Setbacks of buildings will be varied to create an interesting street scene with dwelling units back to or sided on arterial or collector streets where possible.
4. Residential units should mix left and right elevations.

E. DEVELOPER ARCHITECTURAL THEME

1. All buildings and other improvements erected within Augusta Ranch must be approved by the Architectural Review Committee in addition to any submittal to the City and prior to the commencement of construction.
2. Architectural styles may vary from neighborhood to neighborhood. However, these styles should be cohesive throughout Augusta Ranch. Designs incorporating a Southwest theme are encouraged by the Architectural Review Committee. Styles must be approved by the Review Committee.
3. When a building design has been approved and the necessary building permit obtained from the City of Mesa, the applicant will proceed in a timely manner with the commencement and completion of all construction work. Such commencement will occur within 90 days from the date of obtaining the building permit from the City of Mesa. If the applicant shall fail to comply with the 90-day commencement, the approval from the Architectural Review Committee may be revoked. The applicant will complete the construction within one year of the date of the issuance of the building permit from the City of Mesa. If the construction, once commenced is not completed within one year of the issuance of the building permit, the Homeowner's Association (as defined in the CC&R's) will have the right to assess the owner for the cost of completion, and for the full Association assessment, and will collect such other costs as provided in the Declaration.

F. COMPLIANCE WITH CITY OF MESA CODE

All buildings and structures erected within Augusta Ranch, and the use and appearance of all land within Augusta Ranch, shall comply with all applicable City of Mesa (City) Zoning and Code requirements as well as the CC&R's recorded 6-5-98 and all Amendments therein and these Guidelines.

G. ACCESSORY BUILDINGS

Accessory buildings include but are not limited to: pool houses, gazebos, storage sheds and armadas. Accessory buildings are not allowed without approval of the Architectural Review Committee.

1. Any such buildings and roof thereof should not exceed the rear yard solid fence height by greater than three feet at the location of installation.
2. Any such buildings and roof thereof should be of the same materials as the applicable home for which the request is submitted. (As an example, a request for a gazebo or pool house should be stuccoed, painted and the roof tiled the same as the home).
3. All accessory buildings must have a minimum five-foot setback from the fence. Requested variances to the height and material standards will be reviewed on a case by case basis.
4. All accessory buildings must be built in a professional manner and kept and maintained to the same standards required of the home.
5. Roof and roof structures for Accessory buildings must comply with Section II, Roof and Roof Structures.

H. ADDITIONS OR ALTERATIONS AND PAINTING

Any addition, alteration to any building, structure, lot, or parcel must be approved in writing by the Architectural Review Committee in addition to any submittal to the City and prior to the commencement of construction or alteration.

I. AMPLIFIERS

No radio, stereo, television, broadcast, or loudspeaker unit, and no amplifier of any kind, may be placed upon or outside, or be directed to the outside of any building without prior written approval from the Architectural Review Committee.

J. ANTENNAS/SATELLITE DISHES

(CC&R's Article 4.3, Section R)

"Except as permitted under federal, state and local law and as permitted under the Augusta Ranch Rules, no antenna, aerial, satellite dish, electronic tower or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation may be erected, used or maintained outdoors on any portion of any Lot or Parcel, whether attached to a Dwelling Unit, or other improvement or structure or otherwise."

1. No exterior television, radio, or other antennas or dishes of any kind may be placed, allowed, or maintained upon any lot or parcel without prior written approval from the Architectural Review Committee.
2. Concealment of antennas will be required and where practical as determined by the Architectural Review Committee.
3. Approval for antennas visible from neighboring property shall be temporary in nature and their use will be revoked when an alternate cable system is available.
4. Ham, citizen band, or other similar antennas will not be allowed.
5. Satellite Dish – Homeowners may install one 18 inch satellite dish. **Architectural Committee approval must be obtained prior to installation.**

The dish may not be visible from the street, except with Architectural Committee approval. The preferred installation locations are as follows in descending order of preference:

- a. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
- b. An unscreened location in the backyard of the Lot;
- c. 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;
- d. An unscreened location in the side yard;
- e. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
- f. On the roof, but below the roof line.

K. AWNINGS

Awnings over all windows shall be canvas or similar material, of solid color which matches 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.

1. All awnings must be submitted for approval and must include a drawing with the location of the proposed awning installation, sample of material, color of awning and design of awning.
2. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when awning must be repaired and or replaced due to weathering, fading, tearing, ripping etc.

L. BASKETBALL EQUIPMENT

1. No basketball backboards shall be installed without the prior approval of the Architectural Review Committee.
2. Basketball backboards shall not be installed structurally on a building or structure (**they must be pole mounted**).
3. Backboards must be professionally manufactured, or neutral color (clear, white, gray, or tan) and free of brightly colored decals or graphics.
4. Poles and support brackets must be painted black or to match the body color of the home.
5. All equipment including poles, support brackets and netting shall be maintained in good conditions. Broken equipment, including backboards, bent poles, supports, rims and netting and peeled or chipped paint are prohibited. Netting is limited to nylon or similar cord netting, metal or other chain nets are prohibited.
6. The location of basketball backboards shall be no closer horizontally to the nearest neighboring lot line than the closest point of the home.
7. Spotlights or other lighting for the purpose of illumination the area of play for use after sunset is prohibited.
8. The owner of the home is fully responsible for ball containment on their individual property. Painting of the driveway for a basketball court layout or any other purpose is prohibited.
9. Rear yard basketball backboard installations must conform to all of the above specifications.

10. Temporary basketball goals must be maintained in good condition and stored so as not to be visible from neighboring properties, when not in use on a daily basis. Overnight storage of such equipment in a location visible from neighboring properties is prohibited.

M. BUILDING MATERIAL, TYPE AND SIZE

1. All exterior building materials must be approved by the Architectural Review Committee prior to submittal to the City or commencement of any exterior alteration.
2. Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with color and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.
3. Permitted exterior finished materials include stucco, plastered unit masonry, adobe, slump and split or textured decorative block. Other materials may be approved by the Architectural Review Committee. Accent panels of wood, brick or stone may be utilized if approved by the Architectural Review Committee.

N. CHIMNEYS

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

O. CLOTHES DRYING FACILITIES

(CC&R'S Article 4.3, Section U)

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any Lot or Parcel unless they are erected, placed and maintained exclusively within a fenced service yard or otherwise concealed and not be visible from neighboring property.

P. DECORATIVE AND HOLIDAY ITEMS

Holiday decorative items do not require approval, however, decorative items shall not be displayed more than 30 days prior to the actual holiday or more than 30 days after the actual holiday.

1. Seasonal and Decorative Flags: Seasonal flags shall not be displayed more than 30 days prior to the actual holiday and must be removed within 30 days of the date of the holiday. Flags must be maintained in a good condition at all times. Torn, ripped, faded, etc... constitute grounds for fines and or removal. Flags may not be offensive to neighbors or the Association. The Board of Directors, at its sole discretion, shall make this determination on a case by case basis.
2. Decorative and Seasonal Items: The Board of Directors of the Augusta Ranch Community Master Association reserves the right to require 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.
3. Lawn Art: Lawn art is prohibited. Lawn art includes, but is not limited to, iron, ceramic, plastic, clay or wood people, animals, carts or other unnatural or man-made items.

4. 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, or diameter.

Q. DRIVEWAY EXTENSIONS AND SIDEWALKS

Driveway extensions and sidewalks will be reviewed on a case by case basis with strong consideration of any impact on the architectural features of the neighborhood.

Submittals for driveways will be reviewed on the following:

1. A plat with exact lot dimensions and the location and dimensions of the proposed extension.
2. The total width of the concrete area may not exceed 30 feet of contiguous area of 50 percent of the lot width, whichever is less.
3. The base of the driveway extension shall meet the base of the existing driveway at a 45-degree angle.
4. A minimum of two plants, three feet in height are required in the angle portion of the extension.
5. If the extension ends within one foot of the side property line, it shall require the written input of the adjacent neighbor closest to the proposed extension (submitted with the proposed driveway extension). The Board of Directors or its authorized agent will give such notice and a request for input to the adjacent neighbor. The adjacent neighbor shall be given at least 15 days to respond in writing regarding the proposed extension.
6. Please see the attached Exhibit "3" diagram.

Submittals for sidewalks will be reviewed on the following:

1. Additional sidewalks will only be considered if there is landscaping on each side.
2. Sidewalks will not exceed 5 feet in width.

R. EXTERIOR COLORS

1. The exterior colors of all buildings and structures must be approved by the Architectural Review Committee based on submitted manufacturer's color chips prior to submittal to the City.
2. Plans and specifications submitted to the Architectural Review Committee must include details of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with the other buildings in the neighborhood.
3. Any repainting or redecorating of exterior surfaces, regardless of the color to be used, will also require submission to the Architectural Review Committee for approval.

S. FENCES/WALLS/GATES

1. The Architectural Review Committee has approved standard wall designs which shall be used on all exterior walls of the subdivision where a theme wall is required. Copies thereof are attached hereto as Exhibit "4". Gates may not be constructed in any wall or fence without prior Architectural Review Committee approval of the size, location, color, and material.
2. Residential developments requiring walls or fences around the parcel will have the walls or fences installed by the developer prior to occupancy of any adjacent residence.
3. Prior to the construction of any fence or wall, plans indicating materials to be used and location shall be submitted to the Architectural Review Committee for approval. Property lines shall be verified by the Developer (or Owner) prior to construction. Developers do not need to submit for property walls.
4. In the event of a dispute between Owners with respect to the construction, repair or rebuilding of a party wall or party fence, or with respect to the sharing of the cost thereof such adjoining owners shall submit the dispute to the Architectural Review Committee. The decision of the Architectural Review Committee shall be binding, subject to the right of appeal to the Board of Directors of the Association.
5. Any fences or walls installed by the Declarant will not be removed, altered, or painted without the Architectural Review Committee's prior written approval.
6. Wrought Iron view fencing must be provided adjacent to open spaces where practical as determined by the Declarant.
7. All front side walls must be stuccoed and painted to match the home.
8. **Perimeter walls on lots bordering common areas may not be torn down to allow access to rear yards. AN ASSESSMENT OF \$2,000.00 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT ARCHITECTURAL 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 wall to match the texture and color of the remaining wall.
9. All Lots with perimeter view fencing, and all theme walls cannot be painted any other color than the installation color of powder coat black, or altered in any way, unless the Architectural Committee, at its sole discretion, changes the color scheme or orientation for the entire community.

10. **Backyard Wrought Iron Pool Fencing:** The specifications for backyard 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 or black, Sandy clay (Infinity – HomeBase brand) or white.

T. FINE GRADING AND 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 is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City grading and drainage plan. Every effort should be made to make mounding appear natural.

Mounding and berming within an area measured seven (7) feet behind the back of the curb along the entire lot is discouraged. Nothing having a slope greater than a 1 to 2 ratio (vertical to horizontal) will be accepted, i.e. 1 foot vertical to 1 foot horizontal is unacceptable, 1 foot vertical to 3 foot horizontal is acceptable. All mounding, berming and grading should appear natural.

U. FLAG POLES

1. No flagpoles may be installed without the approval of the Architectural Review Committee.
2. Flagpoles shall be limited to a height of twenty (20) feet in residential areas.
3. Only the United States and State of Arizona flags may be displayed and such flags shall be of a reasonable size. All other flags must be approved by the Architectural Review Committee.

V. DECORATIVE FLAGS – SEE DECORATIVE ITEMS

W. GARAGES

The interior of all garages situated on any lot shall be maintained in a neat and clean condition. Garages shall be used only for the parking of vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or recreational activities without the prior written approval of the Architectural Committee and applicable City, State Zoning and Code requirements. Garage doors shall be left open only as needed for ingress and egress.

X. GARBAGE

1. No garbage or trash may be placed on any lot or parcel except in covered containers meeting the specifications of the City of Mesa or of a type, size and style which are approved in writing by the applicable Design Review Committee.
2. In no event shall such container be maintained so as to be Visible from Neighboring Property except to make the same available for collection not more than 12 hours prior to collection and stored in a location not visible from neighboring property within 12 hours of collection.
3. Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garage not only from his lot or parcel but also from all public right-of-ways either fronting or siding 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 Augusta Ranch Community Association.

Y. 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.

Z. LANDSCAPE GUIDELINES

All completed and sold dwelling units must have the front yards landscaped and trees planted within four (4) months of closing. All unsold spec units must have the front yards landscaped and trees planted within four (4) months of substantial completion of building. Prior to landscaping, all yards must be maintained in a neat weed-free, dust-free condition.

Plans for landscaping need not be submitted for approval, providing the following guidelines and compliance with exhibit #1 are met.

1. Landscaping for front and rear yards must comply with the approved landscape plans contained in Exhibit "1". **Do not use plant materials that are on the prohibited list.** The objective of the landscaping is to screen, accent, soften, and improve the visual character of Augusta Ranch. Drip irrigation systems are encouraged.
2. Front yard landscaping must have a minimum of two (2) 15 gallon trees or one (1) 15 gallon tree and one (1) Tree Substitute at least three (3) feet in height, as identified in the Approved Landscape Plan. Also, six five-gallon plants or shrubs will be required in all front yards.
3. Borders are required on side property lines. Brick borders do not need Architectural Committee approval if the color is in the brown or red family, and the installed height is no higher than three (3) inches above ground level. Other border types or materials must receive approval prior to installation.
4. All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance. Ground cover may be turf, decomposed granite, or other natural rock material approved by the Architectural Review Committee.
5. All hardscape for front yards must receive approval prior to installation. Hardscape includes but is not limited to walls, driveways, walkways, lighting, fountains, additional concrete, and anything visible above the rear fence line.
6. Rocks and boulders, patios, sidewalks, railroad ties, telephone poles, etc., may be used to supplement and create imaginative landscaping design. You must have approval from the Architectural Review Committee **prior** to installation of hardscape material.
7. Artificially colored rock yards are not acceptable at any location. Approved decomposed granite colors are included in Exhibit "1" by their common local trade names. Additional natural tone color may be permissible with Architectural Review Committee approval **prior** to installation. Boulders must be natural earth tones; no white, brightly colored or artificially colored boulders are permissible. River rock shall be three to six inches in diameter and not more than ten percent (10%) of the front yard landscape may be river rock.

8. No trees, shrubs, or plants of any kind on any lot or parcel may overhang or otherwise encroach upon any sidewalk or other pedestrian or bikeway from ground level to a height of eight (8) feet, without the prior approval of the Architectural Review Committee.
9. Lawn Art: Lawn art is prohibited. Lawn art includes, but is not limited to, iron, ceramic, plastic, clay or wood people, animals, carts or other unnatural or man-made items.

AA. LIGHTING

1. No outside lighting, other than indirect lighting, may be placed, allowed, or maintained on any lot or parcel without the Architectural Review Committee's prior written approval and authorization.
2. Exterior lighting must be soft and indirect, with no light sources visible directly to neighboring properties or common area tracts.
3. Tennis court, sport court, and other similar lighting shall be reviewed and approved on an individual basis. Approval is subject to light type, orientation, site plan, use brightness, and other factors which the Architectural Review Committee considers in the best interest of the owners, tenants, and residents of Augusta Ranch.
4. Additional lighting for porches and garages, including sconces, must receive Architectural Committee approval prior to installation.

BB. MACHINERY & EQUIPMENT

1. No machinery, fixtures, or equipment of any type, including but not limited to heating, cooling, air conditioning and refrigeration equipment, and clothes lines, may be placed on any lot or parcel without the prior approval of the Architectural Review Committee. Approval shall be conditioned upon prior screening or concealment from view of neighboring or public property. The screening or concealment should be solid and integrated architecturally with the design of the building or structure. It should not have the appearance of a separate piece of machinery, fixture or equipment, and should be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components. It should be structurally stable in accordance with sound engineering principles.
2. Ground mounted air conditioning units will be concealed by a solid enclosure on all sides visible to neighboring property. Location and screening will be approved by the Architectural Review Committee prior to installation.
3. Wind turbines are not allowed.

CC. MAILBOXES

The location and design of all mail boxes must be approved by the Architectural Review Committee

DD. PAINT COLORS – SEE EXTERIOR COLORS

EE. PATIO COVERS

1. Patio Covers must be constructed of materials that match and complement the home.
2. Patio roofs must either have a parapet or constructed of the same material as on the roof of the home.
3. Patio columns must be stuccoed and painted to match the color of the house.
4. Fencing on the roof of a patio must be wrought iron and painted to match the home. Fencing made of wood and other materials other than wrought iron will not be allowed.
5. **See Roof and Roof Structures.**

FF. PARKING

1. At least two (2) covered off-street parking spaces in a garage must be provided each single-family detached unit.
2. Resident parking is prohibited on major thoroughfares.
3. Temporary street parking is permitted, however, overnight street parking is prohibited.
4. Parking is prohibited in front or front side yards.
5. Parking in rear or rear side yards of view fencing lots will require that the parked/stored vehicle, boat, camper, trailer, etc. be screened from the view through the rear view fence. The method of screening requires submittal to the Architectural Review Committee for approval.
6. Parking of boats, campers, trailers, etc., is not permitted within public or private view except as specifically permitted by the CC&R's Declaration.

GG. PLAYGROUND EQUIPMENT

All playground equipment, including, but not limited to play houses, forts, or swing sets, visible from a neighboring property will require review and approval by the Architectural Review Committee prior to installation.

1. All such equipment will require a minimum five (5) foot set back from all neighboring walls.
2. Color and type of building material is subject to the Committee review and approval.
3. Canvas covers shall be of a "neutral" color, off-white, beige or light brown.
4. The Board of Directors or its authorized agent will ask the adjacent neighbors for written input. Such input shall include a statement acknowledging the proposed playground equipment location, height, material and color, date, name, lot number and signature. The adjacent neighbor shall be given at least 15 days to respond in writing.
5. This input must come from legal owners of the adjacent property.

ALL PLAYGROUND EQUIPMENT MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

HH. POOL AND SPAS

Pools and spas do not require the prior approval of the Architectural Committee, **Perimeter walls on lots bordering common areas may not be torn down to allow access to rear yards. AN ASSESSMENT OF \$2,000.00 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT ARCHITECTURAL 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 wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property.

II. ROOF & ROOF STRUCTURES

1. All roof types, designs, covering color, and material must be approved by the Architectural Review Committee before submittal to the City of the commencement of any alteration.
2. "Built-up" type roof covering materials shall not be visible from view as determined by the Architectural Review Committee.
3. Generally acceptable roof covering materials are as follows:
 - a. Concrete or clay tile that must match the color of the tile installed on the home;
 - b. Composite shingle that is black or brown;
 - c. Other materials must be approved by the Architectural Review Committee.
4. Overhead screens, shade covers, patio roofs, and other similar structures will be constructed of materials and color to match or complement the main roof.
5. Skylights must be bronze or dark colored, not white or light colored.
6. All vent pipe stacks and any equipment protruding above the plane of the roof advisable from a neighboring property must be painted and/or screened to match the roof as approved by the Architectural Review Committee.

JJ. SATELLITE DISHES – SEE ANTENNAS/SATELLITE DISHES

KK. SIGNS

1. All identification signs must be approved by the Architectural Review Committee prior to the commencement of construction. Developer information signs and directional signs must be in accordance with the approved Augusta Ranch Comprehensive Sign Plan.
2. No exterior sign or advertisements of any kind may be placed, allowed, or maintained on any lot or parcel without the prior approval and authorization of the Architectural Review Committee, except mailboxes, residential nameplates, and "for sale", "for lease", and "for rent" signs may be placed and maintained with such common specifications (including, without limitation, reasonable restrictions as to size) as the Architectural Review Committee may adopt.
3. All signage must comply with the City of Mesa sign ordinance.
4. The following are specifications for security signs:
 - a. Security signs must be located a maximum distance of 2 feet from the front of the home.

- b. Security signs must not exceed 12" x 12" in size.
- c. Security signs must be maintained in good condition at all times.

Signs advertising landscaping or pool contractors, etc. must be removed within forty eight (48) hours of completion of work.

LL. SOLAR PANELS AND EQUIPMENT

1. Roof-mounted solar panels and equipment 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 high line, visibility must be minimized from public view, and must be screened from neighboring property in a manner approved by the Architectural Review Committee. Roof-mounted hot water storage systems are not allowed.
2. The criteria for screening set forth in the Section Machinery and Equipment, shall apply to solar panels and equipment.

MM. STORAGE SHEDS -- SEE ACCESSORY BUILDINGS

NN. SUNSCREENS/ SECURITY DOORS/ SCREEN DOORS

SUNSCREENS- Brown, tan, charcoal, black or white sun screen material may be installed. All other sun screen colors must be submitted for approval. Sunscreens must be maintained to their original condition, free from dirt, torn screen material and bent frames.

SCREEN DOORS- Brown, tan, charcoal, black or white screen doors do not need to be submitted, all other colors must be submitted for approval. Silver-colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited. Screen doors must be maintained to their original condition, free from dirt, torn screen material and bent frames.

SECURITY DOORS- Brown, tan, charcoal, black or white security doors may be installed. All other colors must be submitted for approval. Security doors must be maintained to their original condition, free from dirt, torn screen material and bent frames.

OO. TENNIS COURTS/SPORT COURTS

1. No tennis court or sport court may be installed without prior written approval of the Architectural Review Committee.
2. Courts may be allowed, providing their setting, visual appearance, lighting, noise generation, construction, and landscaping do not detract from the enjoyment of neighboring property as determined by the Architectural Review Committee. Each proposed installation will be judged on a case-by-case basis.

PP. UTILITY SERVICES

No gas, electric, power, telephone, water, sewer, cable television, or other utility or services lines of any nature or kind may be placed, allowed or maintained upon or above the ground on any lot or parcel except to the extent, if any, underground placement may be prohibited by law or would prevent the subject line from being functional. Provided, however, above ground service pedestals, splice boxes, switch cabinets, and transformers will be permitted where required for public utilities or the landscaping of Common Areas.

QQ. WATER FEATURES, STATUARY, ETC.

Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Architectural Committee, **except** on Lots with view fencing.

1. Fountains must be approved by the Architectural Committee for installation in front yards. Statuary and other lawn art is prohibited. See Landscaping.
2. Fountains should be no larger than 4 feet in height and natural in color and maintained in new condition. Painted or brightly colored fountains will not be approved.
3. It is recommended that water features be chlorinated.

RR. WINDOWS

Permanent draperies or suitable window treatments shall be installed on all front facing windows within sixty (60) days of occupancy. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not 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 the home.

AUGUSTA RANCH
Architectural Design Guidelines

EXHIBITS

Exhibit "1"	Approved Landscape Plan
Exhibit "2"	Article XI of the CC&R's
Exhibit "3"	Driveway Extensions
Exhibit "4"	Wall Details

EXHIBIT "1"

APPROVED LANDSCAPE PLAN

This Approved Landscape Plan addresses trees, tree substitutes, ground cover and shrubs in several lists. The first list consists of trees and ground covers that are prohibited for both front and rear yards. As opposed to attempting to compose a comprehensive list of all of the types of trees that are acceptable, a list of the prohibited trees is provided. The second list consists of trees and shrubs that are prohibited in front yards but approved for rear yards. If a tree is not listed on either of the first two lists, it should be assumed that it is approved for the front yard. The third list consists of plants that may be substituted for the installation of one tree, if the plant is a minimum three (3) feet in height. The fourth list consists of approved decomposed granite colors.

Please note, a minimum of two 15 gallon trees, or one 15 gallon tree and one minimum three foot tall tree substitute, and six five-gallon plants or shrubs must be installed in each front yard within four months of closing.

PROHIBITED FOR FRONT AND REAR YARDS

<u>Trees</u>	
<u>Common Name</u>	<u>Botanical Name</u>
Australian Bottle Tree	Brachychiton populeneus
Australian Willow	Geijera parviflora
Cypress	Cupressus
Eucalyptus	All varieties
False Cypress	Chamaecyparissus
Olive (all varieties)	Olea europaea
Jacaranda	Jacaranda mimosifolia
Mexican Palo Verde	Parkinsonia aculeate
Mimosa	Albizia julibrissin
Thevetia	Thevetia species
<u>Ground Cover</u>	
<u>Common Name</u>	<u>Botanical Name</u>
Fountain Grass	Pennisetum sectaceum
Pampas Grass	Cortaderia Selloana

APPROVED FOR REAR YARDS ONLY

<u>Trees</u>	
<u>Common Name</u>	<u>Botanical Name</u>
California Pepper Tree	Schinus mollus
Chaste Tree	Vitex agnus-sactus
Citrus	Citrus
Pine Trees	Pinus species *Drought tolerant such as Goldwater and Aleppo
<u>Shrubs</u>	
<u>Common Name</u>	<u>Botanical Name</u>
Mock Orange	Pittosporum Tobira
Oleanders (other than dwarfs)	Nerium Oleander

TREE SUBSTITUTE: One of the following plants, of a minimum three (3) foot in height, may be substituted for the installation of one tree, as listed above.

<u>Tree Substitutes</u>	
<u>Common Name</u>	<u>Botanical Name</u>
Saguaro	Cereus giganteus
Ocotillo	Fouquieria splendens
Mescian Organ Pipe	Stenocereus marginatus
Bird of Paradise	Caesalpinia gilliesii, C. mexicana, C. pulcherrima
Joshua Tree	Yucca brevifolia

DECOMPOSED GRANITE

<u>Decomposed Granite</u>
Madison
Palomino Gold
Madison Gold
Palomino
Desert Brown
Pink Coral
Yavapai Coral
Apache Pink
Mountain Red
Grande Rose
Aztec

EXHIBIT “2”

**Article XI of the Covenants, Conditions, Restrictions
& Easements (CC&R's)**

ARTICLE II

DESIGN REVIEW COMMITTEE

Section 1.1 Establishment. Declarant shall establish two Design Review Committees, a Residential Design Review Committee which shall exercise all powers of the Design Review Committee with regard to all Lots and Parcels limited by the applicable Tract Declaration to Single Family Residential Use, Residential Condominium Development Use, Cluster Residential Use and similar residential uses (but specifically excluding Apartment Development Use), and a Commercial Design Review Committee which shall exercise all powers of Design Review Committee not specifically delegated to the Residential Design Review Committee by virtue of the foregoing. Declarant shall establish and adopt Residential Design Review Guidelines and procedural rules and regulations to direct the Residential Design Review Committee in the performance of its duties. Declarant shall establish and adopt Commercial Design Review Guidelines and procedural rules and regulations to direct the Commercial Design Review Committee in the performance of its duties. Each Design Review Committee shall consist of no less than three regular members and an alternate member, each appointed by Declarant. The appointees need not be Owners, Lessees or Residents and need not possess any special qualifications except such as Declarant may, in its discretion, require. Declarant may replace any member of a Design Review Committee at any time with or without cause. In the event of the death or resignation of any member of a Design Review Committee, Declarant shall replace said member within 90 days following such death or resignation. Pending the replacement of such deceased or resigned member, the remaining member or members of the applicable Design Review Committee shall have full authority to act under, and in accordance with, this Declaration. Declarant's right to appoint members of the either Design Review Committee shall cease upon the earliest to occur of the following: (i) at such time as Declarant no longer owns any Lot or Parcel in Augusta Ranch; or (ii) when such rights are expressly relinquished by Declarant to the Board in writing. Once the Declarant's right to appoint members to either Design Review Committee ceases, the Board shall be vested with that right and with all rights of the Declarant pertaining to either the Residential Design Review Committee or the Commercial Design Review Committee; however, only those directors who are Class A Members shall have the authority to appoint and remove the members of the Residential Design Review Committee, and likewise, only those directors who are Class C Members shall have the authority to appoint and remove the members of the Commercial Design Review Committee.

Section 11.2 Purpose. The purpose of each Design Review Committee is to maintain uniformity of architectural and landscaping standards throughout Augusta Ranch and thereby enhance the aesthetic and economic value of Augusta Ranch. Each respective Design Review Committee is hereby empowered to supplement and amend the Residential Design Review Guidelines or Commercial Design Review Guidelines, as applicable, and its procedural rules and regulations to the extent and with the frequency it deems necessary; provided, however, that such modifications are in general conformity with the standards set forth in this Declaration and the applicable Tract Declarations.

Section 11.3 Operation/Authority. It shall be the duty of each Design Review Committee to consider and act upon all proposals and plans submitted to it pursuant to this Declaration. Each Design Review Committee shall hold regular meetings in accordance with its procedural rules and regulations. A quorum for such meetings shall consist of a majority of the members and an affirmative vote of two of the member shall be necessary for any decision. A duly appointed alternate member may participate in any meeting in which there is not a quorum of regular members present, may constitute a quorum by his/her presence and shall have all the authority of a regular member while so participating. Each Design Review Committee shall review all applications submitted to it and shall furnish a written decision to the applicant setting forth the reasons for its decisions and the nature of any objection. If a Design Review Committee fails to furnish a written decision within 30 calendar days after a complete application has been submitted or resubmitted to it, then the application as submitted or resubmitted, as the case may be, shall be deemed approved. Each Design Review Committee shall have broad discretionary powers in determining whether an application is in conformance with the Residential Design Review Guidelines or the Commercial Design Review Guidelines, as applicable. In addition, each Design Review Committee may disapprove any application if it, in its discretion, believes the applicant has not supplied sufficient or accurate information for the applicable Design Review Committee to exercise the judgment required by this Declarant. Each Design Review Committee has the authority to grant variances to his respective design review guidelines by an affirmative vote of the majority of the members of the applicable Design Review Committee. Each Design Review Committee shall keep complete written records of all applications for approval submitted to it (including one set of all preliminary sketches and all architectural plans) in connection with all actions taken by it under the provisions of the applicable design review guidelines. All such records shall be maintained for a minimum of three years after approval or disapproval.

Section 11.4 Fee. The Board shall have the right, in its sole discretion, to assess against applicants a processing fee to defer the costs incurred by the applicable Design Review Committee in considering any requests for approval submitted to it. If imposed, the fee shall be in such amount and payable in accordance with such schedule as reasonably determined by each respective Design Review Committee.

Section 11.5 Limited Liability of Design Review Committee Approval. All plans, drawings and specifications approved by either Design Review Committees are not approved for engineering, design or architectural competence. Through its approval of such plans, drawing and specifications, a Design Review Committee does not assume liability or responsibility therefore or for any defect in any structure constructed from such plans, drawings and specifications. Declarant, members of each Design Review Committee and members of the Board shall not be liable to the Master Association, any Owner or any other person or entity for any damage, loss or prejudice suffered or claimed because of:

- (a) the approval or disapproval of any plans, drawings or specifications, whether or not defective; or
- (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings or specifications.

Section 11.6 Waiver. The approval by a Design Review Committee of any plans, drawings or specifications for any work done or proposed, or for any other matter requiring the approval of the applicable Design Review Committee, shall not be deemed to constitute a waiver of any right to withhold approval of a similar plan, drawing, specification or matter subsequently submitted for approval.

Section 11.7 Nonapplicability to Declarant. The provisions of this Article are not to apply to any Lots and Parcels owned by Declarant or any person affiliated with Declarant.

Section 11.8 Additional Governmental Approvals. The approval of either Design Review Committee contemplated by this Article and required by Section 4.3 shall be in addition to, and not in lieu of, any approvals, consents or permits required under the ordinance or rules and regulations of any county or municipality having jurisdiction over Augusta Ranch.

ARTICLE 12

RIGHTS AND POWERS OF MASTER ASSOCIATION

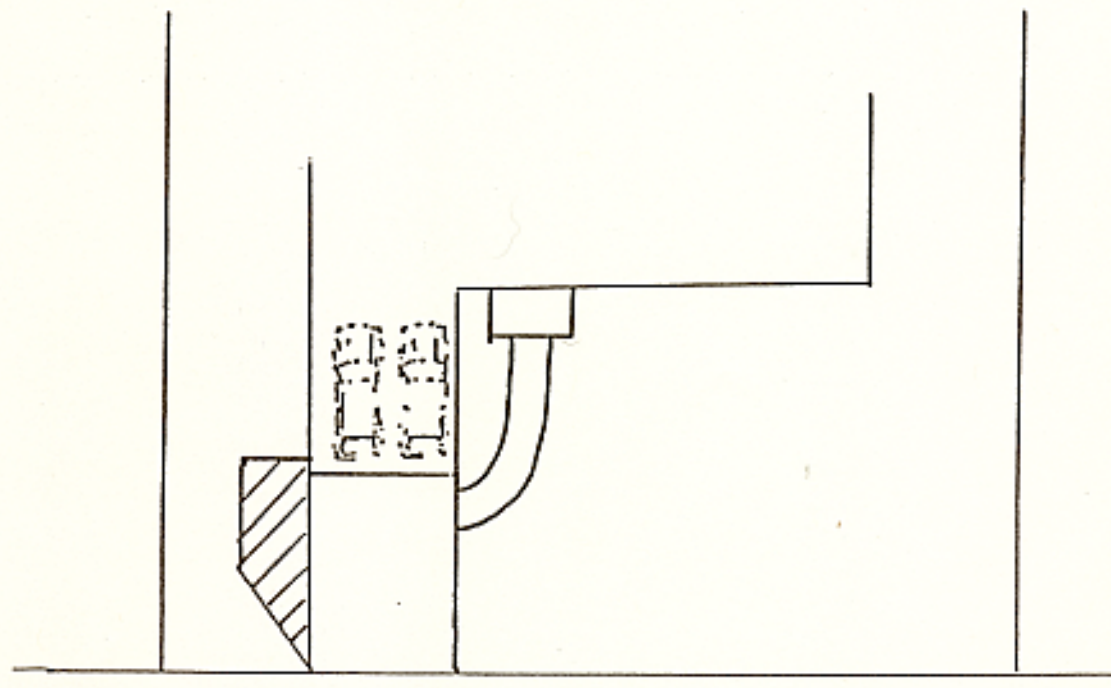
Section 12.1 Master Association's Rights and Powers as Set Forth in Articles and Bylaws. The Master Association, as the agent and representative of the Owners and Lessees, shall have the right to enforce the Covenants set forth in this Declaration, any Tract Declaration and/or any and all covenants, restrictions, reservations, charges, servitudes, assessments, conditions, liens or easements provided for in any contract, deed, declaration or other instrument which (i) shall have been executed pursuant to, or subject to, the provisions of this Declaration, or (ii) otherwise shall indicate that the provisions of such instrument were intended to be enforced by the Master Association or by Declarant.

Section 12.2 Contracts with Others for Performance of Master Association's Duties. Subject to the restrictions and limitations contained herein, the Master Association may enter into contracts and transactions with others, including Declarant and its affiliated companies, and such contracts or transactions shall not be invalidated or in any way affected by the fact that one or more directors or officers of the Master Association, or members of any committee, is employed by, or otherwise connected with, Declarant or its affiliates, provided that the fact of such interest shall be disclosed or known to the other directors acting upon such contract or transaction, and provided further that the transaction or contract is fair and reasonable. Any such director, officer or committee member may be counted in determining the existence of a quorum at any meeting of the Board or committee of which he is a member which shall authorize any contract or transaction described above or grant or deny any approval sought by the Declarant, its affiliated companies or

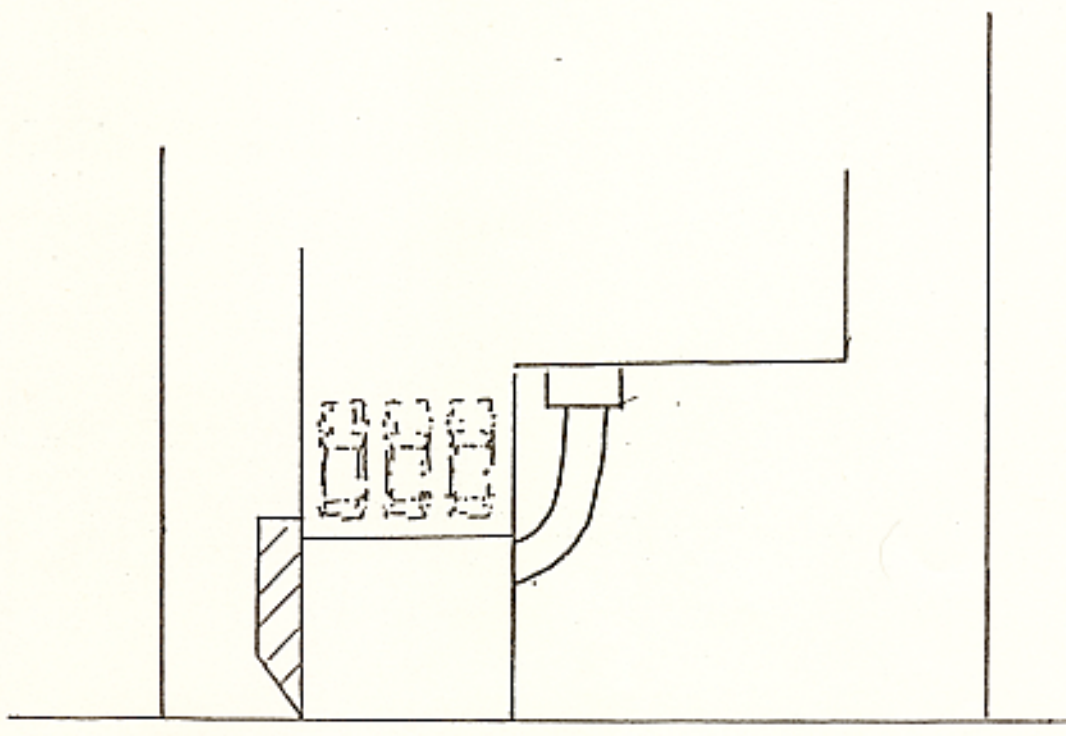
EXHIBIT “3”

Driveway Extensions

Exhibit Diagram: Driveway Extensions:



- * 50% of lot width or 30' whichever is less
- * Driveway parking not to exceed allowed width



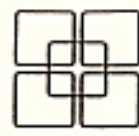
- * 50% of lot width or 30' whichever is less
- * Driveway parking not to exceed allowed width

EXHIBIT “4”

Wall Details

Augusta Ranch
S.E. Corn. of Baseline & Ellsworth
Mesa, Arizona
Community Southwest, Inc.
5945 N. 16th St., Suite 460
Phoenix, Arizona 85016

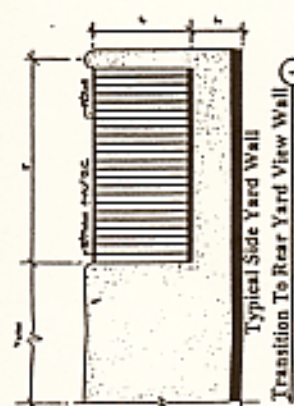
Scale	1" = 10'-0"
Notes	



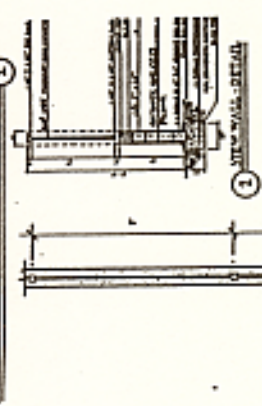
NUSS & ASSOCIATES
11111 N. 19th Ave., Suite 100
Phoenix, Arizona 85021
Tel: 948-333-1111
Fax: 948-333-1112



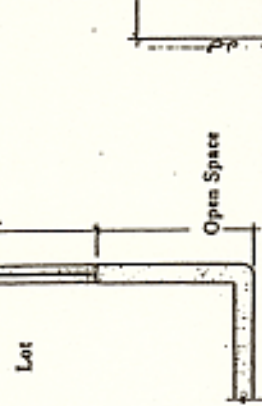
Sheet 17 of 18
Date 5/12/12



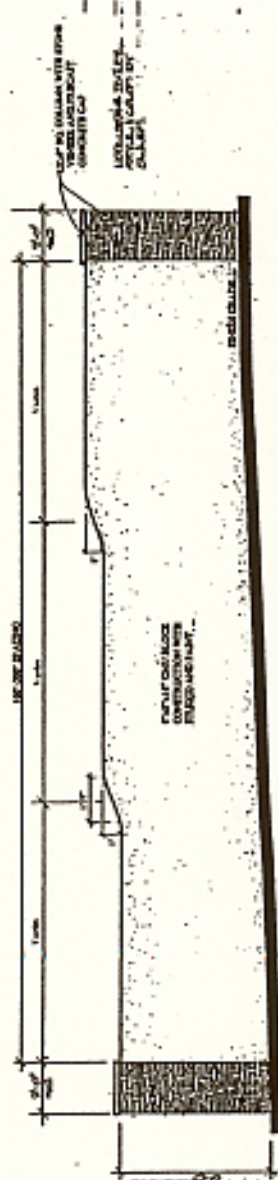
Typical Side Yard Wall Transition To Rear Yard View Wall



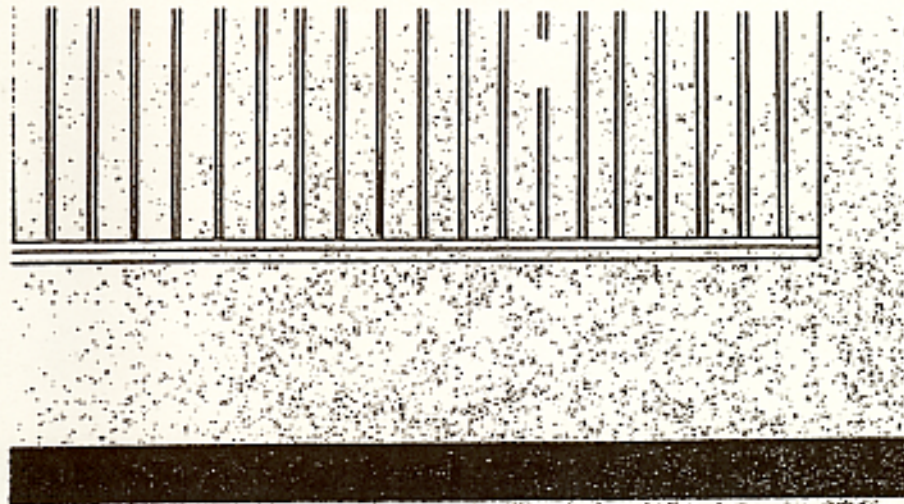
Typical View Walls on Open Space



Open Space Wall Detail



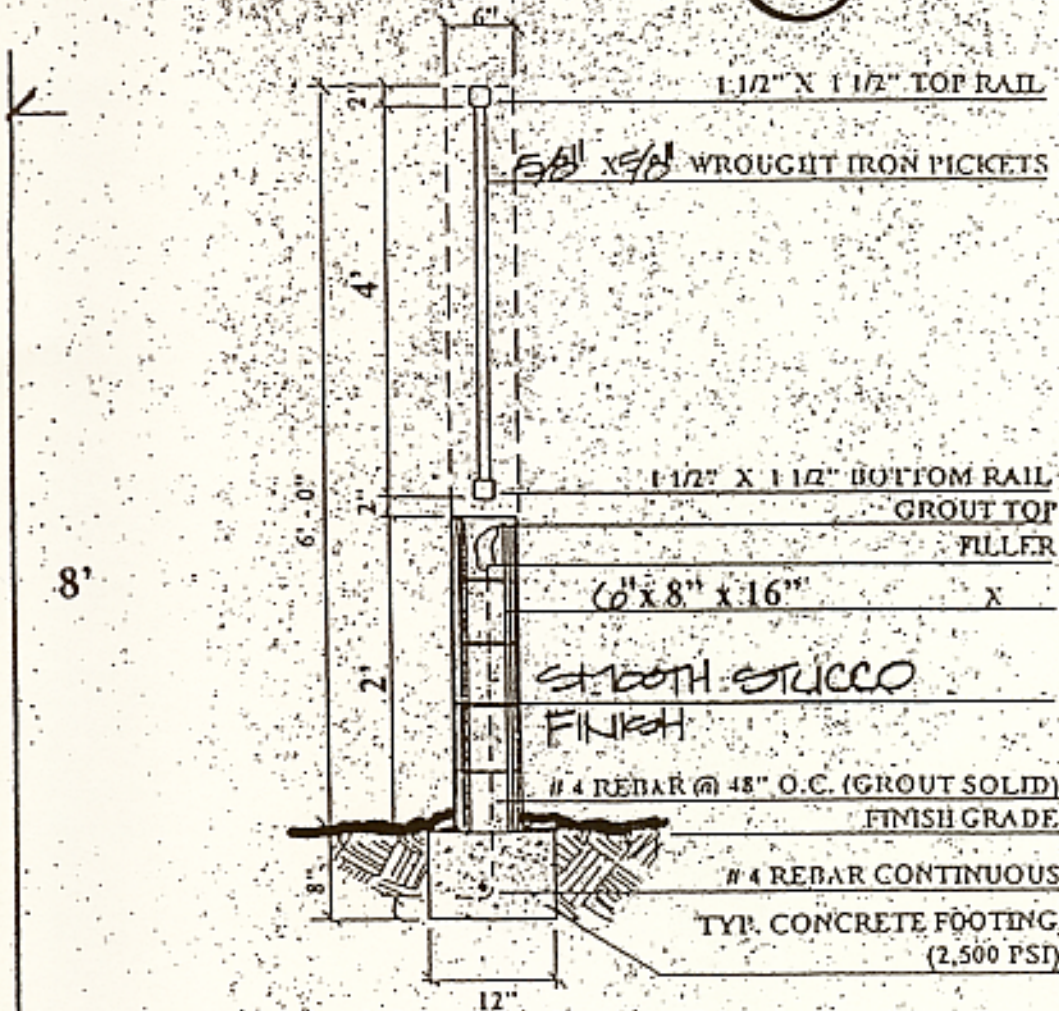
Typical Perimeter Wall Grade Transition Detail



e Yard Wall

Yard View Wall

1



2 VIEW WALL - DETAIL