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**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS**

**AND EASEMENTS FOR LEGACY PARC**

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**AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR LEGACY PARC**

THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS is executed to be effective as of the \_\_\_ day of March, 2002, by Capital Pacific Holdings, L.L.C., a Delaware limited liability company ("Capital Pacific"), The Ryland Group, Inc., a Maryland corporation ("Ryland"), Shea Homes Limited Partnership, a California limited partnership ("Shea") (Capital Pacific, Ryland and Shea are sometimes hereinafter referred to individually as a "Co-Declarant" and collectively as "Co-Declarants"), and Michael C. Anderson ("Anderson").

**R E C I T A L S:**

A. That certain Declaration of Covenants, Conditions, Restrictions and Easements for Legacy Parc was recorded on December 13, 1999 at Instrument No. 99-1117676, which was amended by an Amendment recorded at Instrument No. 00-0954162, a Certificate of Correction recorded at Instrument No. 00-0972327, an Assignment and Assumption of Declarant's Rights recorded at Instrument No. 00-992902 and 2001-220853, a Supplement to Assignment of Declarant's Rights recorded at Instrument No. 2001-220854, and a Partial Assignment of Declarant's Rights recorded as Instrument No. 2001-1129981.

B. Co-Declarants desire to amend and restate the Declaration pursuant to *Section 12.1* of the Declaration.

C. Co-Declarants and Anderson are collectively the owner of certain real property located in the City of Surprise, Arizona described on *Exhibit A* attached hereto and incorporated herein by this reference (the "Property"), to be developed as a community known as "Legacy Parc" (the "Project").

D. An Arizona nonprofit corporation known as "Legacy Parc Homeowners Association" has been formed for the purposes of, among other things, (i) holding title in fee or otherwise controlling all or portions of the Common Areas, in regard to which the Association will be delegated certain powers to construct, administer, operate, repair and maintain the Common Areas and enforce this Declaration; and (ii) establishing, collecting, disbursing and enforcing the Assessments provided for or created herein.

E. Co-Declarants desire and intend that the Property shall be held, sold, leased and/or otherwise conveyed subject to the easements, restrictions, covenants, conditions, servitudes, assessments, liens and reservations in this Declaration, which: (i) are for the purpose of protecting the desirability and attractiveness of the Property; (ii) shall run with all of the real property comprising the Property; (iii) shall be binding on all parties having any right, title or interest in the Property, or any part thereof; and (iv) shall inure to the benefit of said parties and their successors and assigns.

NOW, THEREFORE, Co-Declarants and Anderson, collectively as the present fee owner of the Property, hereby declare, covenant and agree as follows:

## ARTICLE 1

### DEFINITIONS

As used in this Declaration, the following terms shall have the following meanings:

"**Agency**" means FHA, VA, Federal National Mortgage Corp., Federal Home Loan Mortgage Corp., or other governmental, quasi-governmental or private agency providing residential loan financing, guarantees or other accommodations.

"**Articles**" means the Articles of Incorporation of the Association, as amended or restated from time to time, on file with the Arizona Corporation Commission.

"**Annual Assessments**" means the Assessments levied by the Board pursuant to *Section 8.4*.

"**Assessments**" means all assessments levied pursuant to *Article 8* and all fees, fines, penalties and charges due under this Declaration or the Association Rules.

"**Association**" means "Legacy Parc Homeowners Association", an Arizona nonprofit corporation, and its successors and assigns; however, if such name is not available, Co-Declarants reserve the right to use such other available name that they choose.

"**Association Rules**" means the reasonable rules and regulations adopted by the Association pursuant to *Section 6.3*.

"**Board**" means the Board of Directors of the Association.

"**Builder**" means a Person in the business of, or a person which has an Affiliate in the business of, constructing and selling homes or in the business of acting as a landbanker that sells lots to Persons who construct and sell homes, which purchases one or more Lots without Dwelling Units constructed thereon for the purpose of constructing Dwelling Units thereon and selling such Lots and Dwelling Units.

"**Bylaws**" means the Bylaws of the Association, as amended or restated from time to time.

"**City**" means the City of Surprise or other municipality within which a portion of the Property may be located now or in the future.

**"Class A Member"** has the meaning given to it in *Section 7.2*.

**"Class B Member"** has the meaning given to it in *Section 7.2*.

**"Co-Declarant"** means each of Capital Pacific, Ryland, and Shea individually, and each Affiliate of Capital Pacific, Ryland, and Shea to the extent that such Affiliate owns a Lot (each of Capital Pacific, Ryland, Shea and their respective affiliates an "Original Co-Declarant"), and any Owner to whom a Co-Declarant assigns certain of such Co-Declarant's rights and powers hereunder by a recorded Notice of Assignment referring to this Declaration, to the extent of any such assignment.

**"Committee"** means the Design Review Committee formed pursuant to *Article 4*.

**"Common Areas"** means (a) those portions of the Project, together with the buildings, structures and Improvements thereon, which the Association may, from time to time, own in fee or in which it may have an easement interest, for as long as the Association holds fee title or an easement interest; (b) all land within the Project which Co-Declarants, by this Declaration or in any other Recorded instrument, makes available for use by Members of the Association or otherwise designates as Common Areas for purposes of this Declaration; (c) all land or right-of-way easements within the Project which are dedicated to the public or to the City, but which the City or other governmental agency requires the Association to maintain; (d) any and all private internal streets, if any; and (e) any other areas with respect to which the Association has assumed in writing administrative or maintenance responsibilities.

**"Common Expenses"** means the expenses of operating the Association, including without limitation those expenses listed in *Sections 8.1* and *9.1*.

**"Declaration"** means this Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements, as amended or supplemented from time to time as herein permitted.

**"Design Guidelines"** has the meaning given to it in *Section 4.1*.

**"Designated Builder"** means Anderson and any other Builder that is designated by the Co-Declarants as a "Designated Builder" in a Supplemental Declaration or in a written notice given by the Co-Declarants to the Association and by such designation receives certain rights of one or both Co-Declarants as expressly provided in this Declaration. If Anderson transfers all, but not less than all, Lots that he owns to (a) an entity owned or controlled by Anderson, or (b) a single Builder, then Anderson may assign his rights as a Designated Builder to such transferee, without Co-Declarants' consent, by recording an assignment that refers to this Declaration. The Co-Declarants will not unreasonably withhold or delay approving other successor Builders who receive title to any Parcel or Lots and who desire to be a Designated Builder.

**"Dwelling Unit"** means any building, or part thereof, situated upon a Lot and intended for use and occupancy as a residence.

**"FHA"** means the Federal Housing Administration.

**"First Mortgage"** means a deed of trust or mortgage recorded against a Lot which has priority over all other deeds of trust or mortgages recorded against the same Lot.

**"Improvement"** means any building, wall, structure, landscaping, equipment or other item and any addition, alteration, repair, change or other work regarding any such item, including exterior paint, which in any way alters the exterior appearance of any part of a Lot and is Visible From Neighboring Property.

**"Lot"** means a lot created by one of the Recorded plats for the Property upon which a Dwelling Unit can be constructed and occupied pursuant to applicable law.

**"Member"** means any Person entitled to a membership in the Association hereunder.

**"Membership"** means the combination of rights and duties of Members in the Association.

**"Occupant"** means any Person, other than an Owner, occupying or in possession of a Lot, or any portion thereof or any building or structure thereon, whether as a lessee under a lease or otherwise.

**"Owner"** (when capitalized) means (and any reference in this Declaration to "own", "owned" or "ownership" when used in reference to a portion of the Property shall be deemed to include) the Record holder of legal title to the fee simple interest in any Lot or, in the case of a Recorded "contract," as that term is defined in A.R.S. § 33-741(2), then the holder, of Record, of the purchaser's or vendee's interest under said contract, but excluding others who hold such title merely as security. If fee simple title to a Lot is vested of Record in a trustee pursuant to A.R.S. § 33-801 *et seq.*, then for purposes of this Declaration legal title shall be deemed to be held by the trustor (or the trustor's successor of Record), and not by the trustee.

**"Person"** means a natural person, corporation, partnership, trustee or any other legal entity.

**"Project"** means the planned community known as "Legacy Parc" to be developed on the Property.

**"Property"** means the real property more particularly described on *Exhibit A* attached hereto and incorporated by this reference.

**"Record" "Recording" and "Recorded"** means placing or having placed a document of public record in the Official Records of Maricopa County, Arizona.

**"Special Assessments"** means the assessments, if any, levied by the Board pursuant to *Section 8.7*.

**"VA"** shall mean the United States Veterans' Administration.

**"Visible From Neighboring Property"** means, with respect to any given object, that all or a part of such object is or would be visible to an individual six (6) feet tall, standing at ground level on any portion of any Lot, tract or street within the Project.

## ARTICLE 2

### **PROPERTY AND PERSONS BOUND BY THIS DECLARATION**

**2.1 General Declaration.** This Declaration is established for the purpose of enhancing the value, desirability and attractiveness of the Property. Co-Declarants hereby declare that all of the Property is and shall be held, conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or transferred, in whole or in part, subject to this Declaration, as the same may be amended or modified from time to time. This Declaration shall run with the Property for all purposes and shall be binding upon and inure to the benefit of Co-Declarants, the Association, and all Owners and Occupants of the Property, any Person having an interest in all or a portion of the Property and their successors in interest.

**2.2 Co-Declarants' Disclaimer of Representations.** Notwithstanding anything to the contrary herein, Co-Declarants make no warranties or representations whatsoever that the plans presently envisioned for the complete development of the Project can or will be carried out, or that the Property is or will be committed to or developed for a particular (or any) use, or that if such real property is once used for a particular use, such use will continue in effect. While Co-Declarants have no reason to believe that any of the restrictive covenants contained in this Declaration are or may be invalid or unenforceable, Co-Declarants make no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant. Any Owner or other Person acquiring title to a Lot or an interest in a Lot in reliance on one or more of such restrictive covenants shall assume all risks of the validity and enforceability thereof and by accepting a deed to a Lot agrees that Co-Declarants shall have no liability with respect thereto.

**2.3 Obligations of a Co-Declarant.** The obligations and liability of each Co-Declarant under this Declaration shall be limited to the obligations that relate to Lots within the Project then owned by such Co-Declarant at the time the obligations arose and a Co-Declarant shall not be liable for the action or inaction of another Co-Declarant.

## ARTICLE 3

**EASEMENTS AND RIGHTS OF ENJOYMENT IN THE COMMON AREAS**

**3.1 Easements and Rights of Enjoyment.** Each Owner shall have a nonexclusive easement for use and enjoyment in and to the Common Areas which is appurtenant to and shall pass with the title to each Owner's Lot. All Occupants shall have a nonexclusive, nontransferable temporary license to use and enjoy the Common Areas so long as they remain Occupants. The foregoing grants and rights are subject, among other things, to the following limitations:

- (a) The right of the Association to suspend the voting rights and the right to use and enjoy the Common Areas of any Owner or the Owner's Occupant:
  - (i) for any period during which an Assessment remains delinquent;
  - (ii) for a period not to exceed sixty (60) days for any infraction of this Declaration or the Association Rules; or,
  - (iii) for successive 60-day periods if any such delinquency or infraction is not corrected during any preceding suspension period;
- (b) The right of the Association to regulate and control use of the Common Areas pursuant to the Association Rules or otherwise in accordance with this Declaration; and,
- (c) The right of the Association to dedicate or transfer any part of the Common Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Association in accordance with *Section 10.5*.

Notwithstanding the foregoing limitations, if ingress or egress to any Lot is through any part of the Common Areas, in no event shall an Owner or Occupant be denied access to such Owner's or Occupant's Lot.

**3.2 Delegation of Use.** Any Owner or Occupant, in accordance with the Association Rules and this Declaration, may delegate his rights of use and enjoyment in the Common Areas to the members of his family or his Occupants, employees, customers or guests subject to the limitations set forth herein and in the Association Rules. Each Owner or Occupant shall cause his family members, tenants, other Occupants, employees, invitees, permittees and guests to comply with this Declaration, the Articles, the Bylaws and the Association Rules and, to the extent permitted by applicable law, shall be responsible and liable for all violations and losses caused by such family members, tenants, other Occupants, employees, invitees, permittees and guests, notwithstanding the fact that such family members, tenants, other Occupants, employees, invitees, permittees and guests are also fully liable for any violation of each and all of those documents.

**3.3 Easement for Common Areas Maintenance.** The Association shall have an easement upon, over, under and across all Lots and other property within the Project (except property owned by any Co-Declarant) for the purpose of (a) repairing, maintaining and replacing the Common Areas and all Improvements thereon, and (b) performing all other rights, duties and obligations of the Association under this Declaration.

**3.4 Utility Easements.** All utility installations including, without limitation, electrical installations, must be placed underground unless the prior written consent is given by each Co-Declarant while there is a Class B Membership, or by the Association after the Class B Membership ceases to exist. All easements located in, on or under a Common Area must be specifically agreed to by each Co-Declarant while there is a Class B Membership, or by the Association after the Class B Membership ceases to exist. Until the Class B Membership ceases to exist, the Co-Declarants may cause the Association to grant easements and licenses over, under and across the Common Area as reasonably needed for development of the Project.

**3.5 Access.** If ingress or egress to any Lot is through Common Area, an easement for such ingress and egress is hereby created.

#### ARTICLE 4

##### DESIGN CONTROL

**4.1 Design Review Committee.** Co-Declarants shall establish the Committee to perform the functions of the Committee set forth in this Declaration. The Committee shall adopt procedural rules and regulations for its performance of such duties, including procedures for the preparation, submission and consideration of the application for any approvals required by this Declaration. The Committee shall make its decision on an application for approval within forty-five (45) days of the submission of such application. If the Committee fails to respond to an application, the application shall be deemed disapproved. The Committee shall consist of such number of regular members and alternate members as Co-Declarants may designate. All such members shall be appointed by Co-Declarants for so long as any Co-Declarant owns property within the Project. Thereafter, the members of the Committee shall be appointed by the Board. The Committee shall promulgate design guidelines (herein, as amended from time to time, "Design Guidelines") to be used by the Committee in rendering its decisions. The Committee shall have all the powers, duties and authority conferred upon it by this Declaration and the Design Guidelines. The decisions of the Committee shall be final on all matters submitted to it pursuant to this Declaration. Each Co-Declarant shall appoint one-half of the Committee Members.

**4.2 Variances.** The Committee may grant variances from the standards set forth in the Design Guidelines if the Committee determines the matter permitted under the requested variance will not have a substantially adverse affect on other Owners and Occupants and is consistent with the high quality of life intended for the Project.

**4.3 Fee.** The Committee may establish a reasonable fee from time to time to defer the costs of the Committee in considering any requests for approvals submitted to the Committee, which fee shall be paid at the time the request for approval is submitted. The Committee may also authorize supplemental fees to cover the cost of retaining consultants and other professional services needed to evaluate properly any matter submitted to the Committee for review.

**4.4 Personal Liability.** No Committee member, Co-Declarant, or officer or director of the Association (subject to any mandatory limitations imposed by A.R.S. § 10-3202, § 10-3851, § 10-3856, or other applicable law) shall be personally liable to the Association, any Owner, or to any other Person, for any damages, losses, costs, fees (including reasonable attorneys' fees), or any prejudice suffered or claimed on account of any of their acts or omissions (including, without limitation, errors and negligence) except to the extent that such Person intentionally inflicts harm on the Association or its Members, intentionally violates criminal law, receives a financial benefit to which such person was not entitled or is liable for an unlawful distribution under A.R.S. § 10-3833 or other applicable law.

**4.5 Provisions if No Committee.** In the event there is no Committee in existence, then the Board shall undertake the Committee's responsibilities hereunder, including without limitation approvals required by this Declaration.

## ARTICLE 5

### PERMITTED USES AND RESTRICTIONS

**5.1 Residential Purposes.** No gainful occupation, profession, business, trade or other nonresidential use shall be conducted on or in any Dwelling Unit, provided that an Owner or Occupant may conduct limited business activities in a Dwelling Unit so long as (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Dwelling Unit; (b) the business activity conforms to all applicable zoning requirements; (c) the business activity does not involve door-to-door solicitation of other Owners and Occupants; (d) the business activity does not generate drive-up traffic or customer or client parking; and (e) the business activity is consistent with the residential character of the property, does not constitute a nuisance or a hazardous or offensive use, and does not threaten the security or safety of other Owners, as may be determined in the sole discretion of the Board.

**5.2 Animals.** No animal, bird, livestock, poultry or fowl of any kind, other than a reasonable number of generally recognized house pets (as determined by the Board and set forth in the Association Rules) shall be maintained on or in any Lot and then only if they are kept or raised thereon solely as domestic pets and not for commercial purposes. Notwithstanding the foregoing, no pets may be kept upon the Property or on or in any Lot which, in the opinion of the Board, result in any annoyance or are obnoxious to Owners or Occupants of other Lots in the vicinity.

**5.3 Garbage.** No garbage, trash or debris shall be allowed, stored or placed on a Lot except in sanitary, covered containers. In no event shall such containers be Visible From Neighboring Property, except for a reasonable time immediately prior to and after collection. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. No incinerator shall be maintained on any Lot and no trash, garbage or debris shall be burned thereon by open fire or otherwise. The Board shall have the right to require all Owners and Occupants to place trash and garbage in containers located in areas designated from time to time by the Board or the City.

**5.4 Clothes Drying Facilities.** No outside clotheslines or other facilities for drying or airing clothes shall be placed on any Lot unless they are not Visible From Neighboring Property.

**5.5 Window Coverings.** In no event shall the interior or exterior of any windows be covered with reflective material, such as foil, or with paper, bed sheets or other temporary coverings.

**5.6 Garages and Driveways.** The interior of all garages situated upon the Property shall be maintained by the respective Owners or Occupants thereof in a neat and clean condition. Such garages shall be used for parking vehicles and storage only, and shall not be used or converted for living or recreational activities. Garage doors shall be kept closed at all times except to the limited extent reasonably necessary to permit the entry or exit of vehicles or persons. All driveways on Lots shall be of concrete construction. Detached garages shall not be permitted.

**5.7 Improvements and Construction.**

(a) No Improvement which would be Visible From Neighboring Property shall be constructed or installed on any Lot without the prior written approval of the Committee. No addition, alteration, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any part of a Lot or Parcel, or any Improvements located thereon which are Visible From Neighboring Property, from their appearance as previously approved by the Committee, shall be made or done without the prior written approval of the Committee.

(b) Any Owner desiring approval of the Committee for the construction, installation, addition, alteration, repair, change or replacement of any Improvement which is or would be Visible From Neighboring Property shall submit to the Committee a written request for approval specifying in detail the nature and extent of the addition, change or other work which the Owner desires to perform. Any Owner requesting the approval of the Design Review Committee shall also submit to the Design Review Committee any additional information, plans and specifications which the Committee may request. The Committee shall respond within forty-five (45) days, a failure to respond in such time shall constitute disapproval. The Committee shall not unreasonably withhold or delay consent to requests from any Builder and shall provide consent to requests from Builders for items approved by

the Committee for other Builders subject to any terms or conditions that applied to the prior approval. Each Builder and other Owner requesting approvals shall be responsible for obtaining all City and other government approvals prior to starting any work.

(c) The approval by the Design Review Committee of any construction, installation, addition, alteration, repair, change or other work pursuant to this *Section 5.7* shall not be deemed a waiver of the Committee's right to withhold approval of any similar construction, installation, addition, alteration, repair, change or other work subsequently submitted for approval.

(d) Upon receipt of approval from the Committee for any construction, installation, addition, alteration, repair, change or other work, the Owner who had requested such approval shall proceed to perform, construct or make the addition, alteration, repair, change or other work approved by the Committee as soon as practicable and shall diligently pursue such work so that it is completed as soon as reasonably possible. Any change, deletion or addition to the plans and specifications approved by the Committee must be approved in writing by the Committee.

(e) The Committee shall have the right to charge a fee for reviewing requests for approval of any construction, installation, alteration, addition, repair, change or other work pursuant to this *Section 5.7*, which fee shall be payable at the time the application or approval is submitted to the Committee. The amount of such fees shall be based upon the reasonable costs of the Committee to perform its design and review duties and may include the fees and costs of any architect, engineer or other consultants employed by the Committee to assist the Committee in performing such duties. All Improvements constructed or installed by or at the direction of an Original Co-Declarant and all changes thereto done by or at the direction of an Original Co-Declarant shall not require approval of the Committee and shall be conclusively deemed approved by the Committee. A Co-Declarant who is not an Original Co-Declarant shall be required to obtain consent of the Committee to the same extent as any other Owner.

(f) A storage shed, other equipment and other Improvements which are Visible From Neighboring Property may not be placed or installed on a Lot unless approved by the Committee, which approval may be withheld in the Committee's sole discretion. Sport courts, tennis courts, detached accessory buildings (including a pool house, additional garage, workshop, etc.) shall not be permitted unless approved by the Committee (which may withhold approval in its sole discretion) and unless such improvements comply with all applicable laws.

(g) Only houses constructed on the Property in accordance with this *Section 5.7* shall be occupied as residences.

**5.8 Heating, Ventilating and Air Conditioning Units.** No heating, air conditioning or evaporative cooling units or equipment shall be placed, constructed or maintained

upon the Property, including, but not limited to, upon the roof or exterior walls of any structure on any part of the Property unless: (a) where such unit or equipment is installed upon the roof of any structure upon the Property, such unit or equipment is fully screened from view from any adjacent Lots by a parapet wall which conforms architecturally with such structure; or (b) in all other cases, such unit or equipment is attractively screened or concealed and is not Visible From Neighboring Property, which means of screening or concealment shall (in either case (a) or (b)) be subject to the regulations and approval of the Committee.

**5.9 Solar Collection Panels or Devices.** Co-Declarants recognize the benefits to be gained by permitting the use of solar energy as an alternative source of electrical power for residential use. At the same time, Co-Declarants desire to promote and preserve the attractive appearance of the Property and the Improvements thereon, thereby protecting the value generally of the Property and the various portions thereof, and of the various Owners' respective investments therein. Therefore, subject to prior approval of the plans therefor by the Committee, solar collecting panels and devices may be placed, constructed or maintained upon any Lot within the Property (including upon the roof of any structure upon any Lot), so long as either: (a) such solar collecting panels and devices are placed, constructed and maintained so as not to be Visible From Neighboring Property; or (b) such solar collecting panels and devices are placed, constructed and maintained in such location(s) and with such means of screening or concealment as the Committee may reasonably deem appropriate to limit, to the extent possible, the visual impact of such solar collecting panels and devices to the extent Visible From Neighboring Property. The restrictions in this *Section 5.9* shall be subject to any limitations imposed by law.

**5.10 Antennas, Poles and Towers.** No antenna, aerial, satellite dish or other device for the transmission or reception of television or radio (including amateur or ham radio) signals of any kind (collectively referred to herein as "Antennas") will be allowed outside the Dwelling Unit, except:

(a) Those Antennas whose installation and use is protected under federal law or regulations (generally, certain antennas under one meter in diameter), provided that an application for such an Antenna must be submitted to the Committee and such application will be approved only if:

(i) the Antenna is installed to assure the minimal visual intrusion possible (i.e., is located in a manner that minimizes visibility from the street or other Lots); and

(ii) the Antenna complies to the maximum extent feasible with the Design Guidelines within the confines of applicable federal regulations (i.e., without precluding reception of an acceptable quality signal or unreasonably increasing the cost of installation, maintenance, or use of the Antenna).

Upon the written request of the Owner when submitting the application, the Committee shall consider such an application on an expedited basis and shall strive to render a decision within seven days, but in no event later than fourteen (14) days, from the date the applicant submits a complete application; or

(b) Dishes eighteen inches (18") in diameter or smaller in locations approved by the Committee for rear or side yard locations and appropriately screened.

Any transmission cable for a receiver to the house must be underground. The restrictions in this *Section 5.10* shall be subject to any limitations imposed by law.

**5.11 Basketball Goals.** Except as permitted by the next sentence, no basketball goal or similar structure or device (whether mounted on a pole, wall or roof) shall be placed or constructed upon the front yard, front elevation or front roof surface of any structure on any part of the Property. A basketball goal may be permitted which is mounted on a free standing pole and which complies with the Association Rules and Design Guidelines adopted by the Board. Initial guidelines are attached as *Exhibit B* hereto and incorporated herein by this reference and may be amended by the Board from time to time. For purposes of the foregoing sentence, the term "front" shall be deemed to mean visible from ground level view from the street(s) running immediately in front of or along the side of a Dwelling Unit or other structure.

**5.12 Vehicles.** Private, non-commercial, passenger automobiles or pickup trucks which, when including all attachments (including, without limitation, racks and shells), do not exceed one (1) ton in carrying load or cargo capacity, eighty-four (84) inches in height or width or two hundred twenty-eight (228) inches in length, may be parked on the Property within a garage or in a private driveway appurtenant to a Dwelling Unit but except as provided in the next sentence may not be parked elsewhere on the Property or streets adjoining the Property. The preceding sentence shall not preclude occasional overflow parking in a street right-of-way for guests or other reasonable purposes provided that no inconvenience is imposed on the Owners or Occupants of other Lots. No other vehicle (including, but not limited to, mobile homes, motor homes, boats, recreational vehicles, trailers, trucks, campers, permanent tents, or similar vehicles or equipment, commercial vehicles, or vehicles exceeding one (1) ton in carrying load or cargo capacity, eighty-four (84) inches in height or width, or two hundred twenty-eight (228) inches in length or similar vehicles or equipment) shall be kept, placed or maintained upon the Property or any roadway adjacent thereto, except: (a) within a fully-enclosed garage appurtenant to a Dwelling Unit; or (b) in such areas and subject to such rules and regulations as the Board may designate and adopt in its sole discretion (and the Board in its sole discretion may prohibit such other vehicles and equipment completely). No vehicle (including, but not limited to, those enumerated in the preceding sentences) shall be constructed, reconstructed or repaired on the Property or any roadway therein or adjacent thereto except within a fully enclosed garage. No motor vehicles of any kind which are not in operating condition shall be parked in any unenclosed parking areas (including, but not limited to, private driveways appurtenant to a Dwelling Unit). Subject to the next sentence, the Board may from time to time adopt additional rules or modify the rules in this *Section 5.12* in the Association Rules. The provisions of this *Section 5.12* shall not apply to vehicles of any Co-Declarant or Designated Builder (subject to rules established by the Co-Declarants) or their employees, agents, Affiliates, contractors or subcontractors during the course of construction activities upon or about the Property.

**5.13 Fences, Interferences and Obstructions.** No fence, wall, hedge, shrub or other plant which obstructs sight lines at elevations between two (2) feet and six (6) feet above adjacent public streets shall be permitted on any corner Lot within the triangular area formed by the streets and a straight line connecting those property lines at points twenty-five (25) feet from the intersection of those property lines (or, in the case of a rounded Lot corner, from the intersection of those property lines as extended). No tree shall be permitted to remain within such area unless the foliage line is maintained a sufficient height to prevent obstruction of such sight lines.

**5.14 Leasing; Obligations of Tenants and Other Occupants.** All tenants shall be subject to the terms and conditions of this Declaration, the Articles, the Bylaws and the Association Rules. Each Owner shall cause his, her or its tenants or other Occupants to comply with this Declaration, the Articles, the Bylaws and the Association Rules and, to the extent permitted by applicable law, shall be responsible and liable for all violations and losses caused by such tenants or Occupants, notwithstanding the fact that such tenants or Occupants are also fully liable for any violation of each and all of those documents. No Owner may lease less than his, her or its entire Lot. No Lot may be leased for a period of less than thirty (30) days. The provisions of this *Section 5.13* shall not apply to any Co-Declarant's use of Lots owned by (or leased to) such Co-Declarant as a model home or for marketing purposes.

**5.15 Landscaping and Maintenance; Reconstruction.** Within ninety (90) days of acquiring an improved Lot, each Owner (other than Co-Declarants) shall landscape (if not already landscaped) such Lot and any public right-of way areas (other than sidewalks or bicycle paths) lying between the front or side boundaries of such Lot and an adjacent street. Each Owner shall maintain the landscaping on such Owner's Lot and any public right-of-way areas lying between the front or side boundaries of such Lot and an adjacent street and shall keep the land free of debris and weeds at all times and promptly repair portions of the landscaping which have been damaged. Landscaping plans shall be approved by the Committee prior to installation and landscaping is to be installed in compliance with applicable Design Guidelines and the approved plans. Each Owner shall maintain the aforementioned landscaping and exterior of the Owner's Dwelling Unit in a neat, clean and attractive condition consistent in appearance with other properly-maintained, improved Lots within the Property. In the event any Dwelling Unit or other structure is totally or partially damaged or destroyed by fire, Act of God or any other cause, the Owner shall fully repair the damage and complete reconstruction of the Dwelling Unit or other structure within eighteen (18) months after occurrence of the damage or destruction. The provisions of this *Section 5.15* shall not apply to any Lot or other property owned by a Co-Declarant.

**5.16 Signs.** No signs of whatever nature shall be placed on any Lot which are Visible from Neighboring Property except (a) signs required by legal proceedings; (b) a maximum of two (2) street address identification signs for each individual residence, each with a maximum face area of 72 square inches or less; (c) "for sale" and "for lease" signs no larger than five (5) square feet; and (d) signs used by Co-Declarants and Designated Builders (subject to any rules adopted by the Co-Declarants) to advertise the Property during the construction and sales period.

**5.17 Prohibited Uses.** No use which is offensive by reason of odor, fumes, dust, smoke, noise, glare, heat, sound, vibration, radiation or pollution, or which constitutes a nuisance or unreasonable source of annoyance, or which is hazardous by reason of risk of fire or explosion, or which is injurious to the reputation of any Owner shall be permitted on any Lot. No use which is in violation of the laws (after taking into account the application of any validly granted or adopted variance, exception or special use ordinance or regulation) of the United States, the State of Arizona, the City or any other governmental entity having jurisdiction over the Property shall be conducted on any Lot.

**5.18 Dust Control.** The areas on each Lot which are not improved with buildings ("Clear Areas") shall be landscaped as provided in *Section 5.15*. After a sale of the Lot by a Co-Declarant, until such landscaping is installed, the Clear Areas shall be maintained in a neat and attractive condition, free of weeds and debris and the Owner thereof shall take necessary and appropriate measures to prevent and control the emanation of dust and dirt from the Clear Areas, which may include the use of gravel, grass, ground cover, or the sealing of the ground surface. After landscaping has been installed, each Owner shall continue to maintain its Lot in a manner which minimizes the possibility of dust being transmitted into the air and over adjacent properties.

**5.19 Nuisances.** No rubbish or debris of any kind shall be placed or permitted to accumulate upon any portion of the Property for any unreasonable time, and no odors shall be permitted to arise therefrom, so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other portion of the Property in the vicinity thereof or to its Owners or Occupants. No loud, noxious or offensive activity shall be carried on or permitted on any Lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to Persons or property in the vicinity of such Lot, or which shall interfere with the quiet enjoyment of each of the Owners and Occupants. The Board shall have the right, but not the obligation, to determine, in its sole discretion, whether the provisions of this *Section 5.19* have been violated. Any decision rendered by the Board shall be conclusive and shall be enforceable in the same manner as other restrictions in this Declaration.

**5.20 Drainage.** No Owner or Occupant shall interfere with the drainage established for his Lot, the Property or any other property adjacent to his Lot.

**5.21 Party Walls.** Except as provided in *Section 11.2*, the rights and duties of Owners of contiguous Lots which have shared walls or fences ("Party Walls") shall be as follows:

- (a) each Owner shall have an equal right to use the Party Walls to the extent such use does not interfere with the other Owner's use and enjoyment thereof;
- (b) if a Party Wall is damaged or destroyed through the act or omission of an Owner or the Owner's Occupants, agents, contractors, invitees, guests or family (whether or not such act is negligent or otherwise culpable), such Owner shall be obligated to rebuild and repair the Party Wall at the Owner's sole expense (provided that this shall not bar such

Owner from recovering, or seeking to recover, all or any part of such expense from any insurer, Occupant, agent, guest or other Person who otherwise may be liable to such Owner);

(c) if any portion of a Party Wall is damaged or destroyed other than by the act of an adjoining Owner or the Owner's Occupants, agents, contractors, invitees, guests or family, or deteriorates from ordinary wear and tear, it shall be the joint obligation of all Owners whose Lots adjoin such portion of the Party Wall to immediately rebuild and repair it, and the expense shall be ratably divided among such Owners based on the amount of linear footage of their respective Lots located along such portion of the Party Wall;

(d) if a dispute occurs between Owners regarding a Party Wall or the sharing of the cost thereof, such Owners shall submit the dispute to the Committee, whose decision shall be binding unless appealed to the Board, in which event the Board's decision shall be binding and final. Notwithstanding any such decision, no Owner is prohibited from seeking indemnity from the party causing the damage;

(e) The Association shall have the right but not the obligation to perform any work which an Owner or Owner(s) fails to do in a timely manner. The Owner(s) responsible for such work shall upon demand pay all costs incurred by the Association together with interest at twelve percent (12%) per annum and an administrative fee at ten percent (10%) of the amount incurred by the Association.

**5.22 Exemption of Co-Declarants.** Nothing contained in this Declaration shall be construed to prevent the construction, installation or maintenance by each Co-Declarant (and its designated agents and contractors), and each Designated Builder and its designated agents and contractors) (the actions of each Designated Builder or its agent or contractor being subject to approval by the Co-Declarants) during the period of development, construction, sales and marketing on the Property, of any model homes and sales offices and parking incidental thereto, construction trailers, landscaping or signs deemed necessary or convenient by each Co-Declarant and each Designated Builder (subject to approval by the Co-Declarants), in their sole discretion, to the development, construction, sale and marketing of property within the Property. In addition, nothing contained in this Declaration shall be construed to prevent the maintenance or repair of any Lot or Common Area by each Co-Declarant (and its designated agents and contractors), as required by either this Declaration or any contract for the sale of a Lot. Any actions taken by a Designated Builder pursuant to this Section shall require the prior approval of the Co-Declarants, which shall not be unreasonably withheld.

**5.23 Miscellaneous.** The Board, in its good-faith discretion, may grant such waivers of the restrictions contained in this *Article 5* as it shall deem appropriate, so long as the use permitted by such waiver shall not result in an unsafe, unsanitary or aesthetically displeasing condition and shall not result, in the Board's discretion, in a substantial departure from the common plan of development contemplated by this Declaration. In addition, the Property shall continue at all times to be subject to applicable zoning laws and ordinances; provided, however, that where the

provisions of this Declaration are more restrictive than such laws or ordinances, the provisions of this Declaration shall control.

## ARTICLE 6

### ORGANIZATION OF ASSOCIATION

**6.1 Formation of Association.** The Association shall be a nonprofit Arizona corporation charged with the duties and vested with the powers prescribed by law and as set forth in the Articles, the Bylaws and this Declaration. Neither the Articles nor the Bylaws shall be amended or interpreted so as to be inconsistent with this Declaration.

**6.2 Board of Directors and Officers.** The affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint in accordance with the Articles and Bylaws. The Board may appoint various committees at its discretion. The Board may also appoint or engage a manager and/or other staff members to be responsible for the day-to-day operation of the Association. The Board shall determine the compensation to be paid to each such employee.

**6.3 Association Rules.** By a majority vote of the Board, the Association may, from time to time and subject to the provisions of this Declaration, adopt, amend and repeal the Association Rules. The Association Rules among other things may restrict and govern the use of the Common Areas and Lots, including, without limitation, on street and on Lot parking, provided that the Association Rules shall not discriminate among Owners and Occupants except to reflect their different rights and obligations as provided herein, and shall not be inconsistent with this Declaration, the Articles or the Bylaws. Upon adoption, the Association Rules shall have the same force and effect as if they were set forth herein. A copy of the Association Rules, as adopted or amended, shall be available for inspection at the office of the Association.

**6.4 Personal Liability.** No Board member, officer, committee member, employee or representative of the Association, nor the Association, shall be personally liable to any Owner, or to any other Person, including the Association, for any damages, losses, costs, fees (including reasonable attorneys' fees), or any prejudice suffered or claimed on account of any of their acts, omissions, errors or negligence, unless such person has failed to act in good faith or has engaged in willful or intentional misconduct.

## ARTICLE 7

### MEMBERSHIPS AND VOTING

**7.1 Membership.** Every Owner, including each Co-Declarant, automatically shall be a Member of the Association with voting rights as provided in this Declaration for so long as such ownership continues. A Person's Membership in the Association shall close and terminate immediately when such Person is no longer an Owner. Each Owner's Membership in the

Association shall be appurtenant to, and may not be separated from ownership of, the Lot to which the Membership is attributable. In the event any Lot is owned by two or more Persons, whether by joint tenancy, tenancy in common, community property or otherwise, each such Person shall be considered a Member but the Membership as to such Lot shall be joint, and such Persons shall jointly designate to the Association in writing one of their number who shall have the power to vote said Membership; provided, however, that if any one of such Persons casts a vote or votes representing a Lot without objection from any other Person sharing ownership of such Lot, that Person will thereafter be conclusively presumed to be acting with the authority and consent of all other Persons sharing ownership of such Lot unless and until objection thereto is made to the Board, in writing, at or prior to the time the vote or votes are cast. Neither Membership in the Association nor a Member's share, right, title or interest in and to the funds and assets of the Association can be transferred, assigned or hypothecated except as an appurtenance to the Member's ownership of a Lot. Membership may be evidenced by an official list of Owners, which list shall be kept by the Secretary of the Association and as provided by applicable law.

**7.2 Votes.** The Association shall have two classes of voting Members. Class A Members shall be all Owners except the Co-Declarants and each Designated Builder while the Class B Membership is in effect. A Class A Member shall have one (1) vote for each Lot owned by such Member. The Class B Members shall be each Co-Declarant and each Designated Builder. Each Class B Member shall have three (3) votes for each Lot owned by such Class B Member. No change in the ownership of a Lot shall be effective for voting purposes until the Board receives satisfactory evidence thereof. Fractional votes shall not be allowed. Subject to any record dates for meetings or other actions which record dates occur prior to the following, the Class B Membership shall otherwise automatically cease and be converted to a Class A Membership upon the happening of the first of the following events:

- (a) the date on which seventy-five percent (75%) of the Lots have been conveyed to a Person other than a Co-Declarant or a Designated Builder;
- (b) the date which is twenty (20) years after the date this Declaration is Recorded; or
- (c) the date each Co-Declarant and each Designated Builder relinquishes the Class B Membership by notifying the Class A Members or Association in writing.

If a record date occurs prior to one of the preceding events, the Class B Membership shall remain in existence only for the action or meeting that relates to such record date.

**7.3 Property Rights.** Every Owner shall have a non-exclusive right and easement of enjoyment in, to and over the Common Areas, subject to this Declaration and to reasonable rules adopted by the Board pursuant hereto. Any Owner may assign that right of enjoyment to (and share the same with) the members of his or her household and assign the same to and share the same with his, her or its tenants and invitees subject to the provisions of this Declaration and to reasonable

regulation by the Board. An Owner who leases his, her or its Lot shall be deemed to have delegated such Owner's rights and easements under this *Section 7.3* to the lessee of such Lot for the term of such lease.

## ARTICLE 8

### ASSESSMENTS

**8.1 Creation of Assessment Right; Covenants to Pay.** In order to provide funds to enable the Association to meet its obligations and to create and maintain appropriate reserves, there is hereby created a right of assessment exercisable on behalf of the Association by the Board. Annual and special Assessments shall be for Common Expenses and shall be allocated equally among all Lots under *Sections 8.4* and *8.7*. Each Owner, by acceptance of his, her or its deed with respect to a Lot, is deemed to covenant and agree to pay the Assessments with respect to such Owner's Lot. Each Owner failing to pay an Assessment within fifteen (15) days of the date that the Assessment is due shall also pay a late charge as set by the Board from time to time. The initial late charge shall be the greater of fifteen dollars (\$15) per month or ten percent (10%) of the unpaid Assessment. The fifteen-day delinquency period and late charges shall be subject to any limitations imposed by A.R.S. § 33-1803 or other law as amended from time to time. The Owner shall also pay all costs and reasonable attorneys' fees incurred by the Association in seeking to collect such Assessments and other amounts. The Assessments with respect to a Lot, together with interest, costs and reasonable attorneys' fees as provided in this *Section 8.1*, shall also be the personal obligation of the Person who was the Owner of such Lot at the time such Assessments arose with respect to such Lot; provided, however, that the personal obligation for delinquent Assessments shall not pass to a successor of such Owner unless expressly assumed by such successor. No Owner shall be relieved of the obligation to pay any of the Assessments by abandoning or not using his, her or its Lot or the Common Areas, or by leasing or otherwise transferring occupancy rights with respect to his, her or its Lot. However, upon transfer by an Owner of fee title to such Owner's Lot, such transferring Owner shall not be liable for any Assessments thereafter levied against such Lot. The obligation to pay Assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of Assessments or set-off shall be claimed or allowed by reason of the alleged failure of the Association or Board to take some action or perform some function required to be taken or performed by the Association or Board under this Declaration, the Articles or the Bylaws.

**8.2 Lien for Assessments; Remedies; Foreclosure.** There is hereby created and established a lien in favor of the Association against each Lot which shall secure payment of all present and future Assessments assessed or levied against such Lot or the Owner thereof (together with any other amounts levied against such Lot or the Owner thereof pursuant to the Declaration or the Articles, the Bylaws or the Association Rules). Such lien shall be prior and superior to all other liens affecting the Lot in question, except: (a) taxes, bonds, assessments and other levies which, by law, are superior thereto; and (b) the lien or charge of any First Mortgage. Nothing in this Declaration shall be construed as requiring any holder of a mortgage on a Lot to collect any Assessments. Recording of this Declaration constitutes record notice and perfection of the liens established hereby, and further Recordation of any claim of a lien for Assessments or other amounts

hereunder shall not be required, whether to establish or perfect such lien or to fix the priority thereof, or otherwise (although the Board shall have the option to Record written notices of claims of lien in such circumstances as the Board may deem appropriate). The Board may invoke any or all of the sanctions provided for herein, or any other reasonable sanction, to compel payment of any Assessment or installment thereof, not paid when due (a "Delinquent Amount"). Such sanctions include, but are not limited to, the following:

(a) Interest and Late Fees. The Board may impose late fees and interest in such amounts as it determines are appropriate from time to time, subject to any limitations stated in the Declaration or imposed by law;

(b) Suspension of Rights. The Board may suspend for the entire period during which a Delinquent Amount remains unpaid the obligated Owner's voting rights and rights to use and enjoy the Common Areas;

(c) Collection of Delinquent Amount. The Board may institute an action at law to recover a money judgment or any other proceeding to recover the Delinquent Amount, rent, interest and attorneys' fees without foreclosing or waiving the lien securing same;

(d) Recording of Notice. The Board may record a notice of lien covering the Delinquent Amount plus interest and accrued collection costs as provided in the Declaration. The Board may establish a fixed fee to reimburse the Association or its representative for the cost of recording the notice, processing the delinquency and recording a notice of satisfaction of the lien; and

(e) Foreclosure of Lien. The Board may foreclose the Recorded lien against the Lot in accordance with then prevailing Arizona law relating to the foreclosure of realty mortgages (including the right to recover any deficiency). The sale or transfer of any Lot pursuant to a mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of the Assessments as to payments which became due prior to such sale or transfer, but shall not relieve such Lot from liability for any Assessments becoming due after such sale or transfer, or from the lien thereof. The Association shall have the power to bid for any Lot at any sale to foreclose the Association's lien on the Lot, and to acquire and hold, lease, mortgage and convey the same. During the period the Lot is owned by the Association, no right to vote shall be exercised with respect to that Lot and no Assessment shall be assessed or levied on or with respect to that Lot; provided, however, that the Association's acquisition and ownership of a Lot under such circumstances shall not be deemed to convert the same into Common Areas.

**8.3 Dates Assessments Commence; Co-Declarants' Obligations.** Assessments shall be payable with respect to a Lot commencing with the initial conveyance of such Lot to a purchaser (other than a Designated Builder) by a Co-Declarant or by a Designated Builder (or by a trustee, for the benefit of a Co-Declarant or a Designated Builder). Assessments with respect to a Lot shall be prorated as of the date of such initial conveyance. Each Co-Declarant and each

Designated Builder shall pay a reduced Assessment equal to twenty-five percent (25%) of the Annual Assessments with respect to Lots owned by each Co-Declarant and each Designated Builder, provided that each Co-Declarant and each Designated Builder shall pay or contribute to the Association cash as may be necessary to make up any shortfalls of the Association resulting from such Person's reduced Assessments (but in no event shall a Co-Declarant be required to make such payments in excess of the Assessments the Co-Declarant would be required to pay, in the absence of this sentence, with respect to Lots owned by such Co-Declarant and in no event shall any Designated Builder be required to make such payments in excess of the Assessments such Designated Builder would be required to pay, in the absence of this sentence, with respect to Lots owned by such Designated Builder). Shortfalls shall be allocated between each Co-Declarant and each Designated Builder prorata based on the relative number of Lots owned at the time the shortfall is determined by the Co-Declarants. Any Person who becomes an Owner after commencement of a fiscal year shall pay the Annual Assessment applicable to his Lot as such becomes due, and shall pay any Special Assessment levied on or after the date the Person becomes an Owner. The previous Owner of such Lot shall remain liable for all unpaid and delinquent Assessments levied against the Owner of the Lot prior to such transfer of ownership.

**8.4 Computation of Assessments; Annual Budget.** The Board shall adopt a budget for each fiscal year of the Association, which budget shall serve as the basis for determining the annual Assessments (herein the "Annual Assessments") for the applicable fiscal year (subject to the limitations of *Section 8.6*). Annual Assessments shall be payable annually or in installments as set by the Board. Within a reasonable period following the meeting of the Board at which it adopts the budget for the year in question, the Board shall deliver or mail to each Owner the total amount budget and a statement of the amount of the Annual Assessments to be levied against such Owner's Lot for that year. The Association shall not be required to deliver a copy of the budget to each Owner, but shall provide a copy of the budget to any Owner who makes a written request to the Association to receive such copy. The failure to send or to receive such a statement shall not relieve any Owner of his obligation to pay such an Assessment on or before the due date. All Assessments shall be payable to the Association. In the event the Board fails to adopt a budget for any fiscal year prior to commencement of such fiscal year or fails to determine the Annual Assessments for any year, then until and unless such budget is adopted or the determination is made (as applicable), the budget (and the amount of the Assessments provided for therein) for the year immediately preceding shall remain in effect. Except as provided in *Section 8.6*, neither the budget nor any Annual Assessment levied pursuant thereto shall be required to be approved by the Owners. The Board may increase the Annual Assessments to meet the Association's expenses which exceed the amounts previously budgeted, if the Board determines that such Assessments become necessary or desirable during the fiscal year.

**8.5 Due Dates.** Assessments shall be due and payable as determined by the Board. Assessments shall be deemed "paid" when actually received by the Association or by its designated manager or agent (but if any Assessments are paid by check and the bank or other institution upon which such check is drawn thereafter dishonors and refuses to pay such check, those Assessments shall not be deemed "paid" and shall remain due and payable with interest accruing from the date such Assessments were originally due).

**8.6 Maximum Annual Assessment.** The Annual Assessments provided for herein shall not at any time exceed the "Maximum Annual Assessment," as determined in accordance with this *Section 8.6*. For the fiscal year ending December 31, 1999, the Maximum Annual Assessment shall be Fifty Dollars (\$50) per month (\$600 per year) for each Lot. Thereafter, unless a greater increase is approved by a majority of Members, the Maximum Annual Assessment for any fiscal year shall be equal to the Maximum Annual Assessment for the immediately preceding fiscal year increased at a rate equal to twenty percent (20%) per year. Further, notwithstanding the foregoing, the Board may, without the approval of the Members, increase the Maximum Annual Assessment for any fiscal year by an amount sufficient to permit the Board to meet any increases over the preceding fiscal year in: (i) premiums for any insurance coverage required by this Declaration to be maintained by the Association; and (ii) charges for utility services necessary to the Association's performance of its obligations under this Declaration, notwithstanding the fact that the resulting increase in the Maximum Annual Assessment is greater than otherwise permitted under the third sentence of this *Section 8.6*. Increases in Annual Assessments shall be subject to any limitations imposed by A.R.S. § 33-1803 or other law as such may be amended from time to time. The Board shall determine whether the Annual Assessment shall be due in one payment or in monthly, quarterly or other installments.

**8.7 Special Assessments.** In addition to levying Annual Assessments, the Board may levy a Special Assessment, but only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital Improvement owned by the Association or for defraying other extraordinary expenses, provided, however, that such Special Assessment must be approved by at least two-thirds (2/3rds) of the votes of each class of Members voting in Person or by proxy at a meeting of the Association duly called for such purpose. Special Assessments shall be assessed uniformly among the Owners. Special Assessments shall not be subject to the Maximum Annual Assessment limitations set forth in *Section 8.6*.

**8.8 Working Capital Fund.** To insure that the Association shall have adequate funds to meet its expenses or to purchase necessary equipment or services, each Person, with the exception of each Co-Declarant and each Designated Builder who as a result of a purchase obtains title to a Lot shall pay to the Association immediately upon becoming the Owner of a Lot a sum equal to one-sixth (1/6) of the current Annual Assessment for the Lot. Funds paid to the Association pursuant to this *Section 8.8* may be used by the Association for any purpose permitted under this Declaration. Payments made pursuant to this *Section 8.8* shall be nonrefundable and shall not be offset or credited against or considered as advance payment of any Assessments levied pursuant to this Declaration. Assessments pursuant to this *Section 8.8* shall not be subject to the Maximum Annual Assessment pursuant to *Section 8.6*.

**8.9 Transfer Fee.** Each Person, other than each Co-Declarant and each Designated Builder, who as a result of a purchase obtains title to a Lot, shall pay to the Association immediately upon becoming the Owner of the Lot a transfer fee in such amount as is established from time to time by the Board. Assessments pursuant to this *Section 8.9* shall not be subject to the Maximum Annual Assessment pursuant to *Section 8.6*.

**8.10 [Intentionally Omitted]**

**8.11 Records and Statements of Payment.** The Treasurer shall cause to be kept detailed and accurate records, in chronological order, of the receipts and expenditures affecting the Common Areas and any other property owned or controlled by the Association, specifying and itemizing the expenses incurred and expenditures made. All records authorizing such expenditures shall be available for examination by Owners at convenient hours designated by the Board. Within fifteen (15) days following the Board's receipt of a written request from any Owner, or such shorter time as may be required by applicable law, the Board shall issue to the requesting party (or to the person designated by such requesting party) a written statement stating that, as of the date of the statement: (a) all Assessments (including collection fees, interest, costs and attorneys' fees, if any) have been paid with respect to the Lot of such Owner; or (b) if any such amounts have not been paid, the amount(s) then due and payable. Subject to the limitations of applicable law, the Association may impose a reasonable charge for the issuance of such a statement which must be paid at the time the request for such certificate is made.

**8.12 Discharge of Liens.** The Board may cause the Association or any Owner or Occupant (by Assessment) to discharge any mechanics' or materialmen's liens or other encumbrances which in the opinion of the Board may constitute a lien against the Common Areas. When less than all of the Owners are responsible for any such lien or encumbrance, those Owners that are responsible shall be jointly and severally liable for the amount necessary to discharge the same, and for all costs and expenses, including but not limited to attorneys' fees, incurred in connection with such lien or encumbrance.

**ARTICLE 9****USE OF ASSOCIATION FUNDS**

**9.1 Use of Association Funds.** In addition to the powers enumerated in the Articles and Bylaws, the Association shall apply all funds and property collected and received by the Association from any source ("Funds") for the common good and benefit of the Property, the Owners and the Occupants. The Funds may be used, among other things, to insure, acquire, construct, alter, clean, maintain, supervise, provide and operate, in any manner whatsoever, any and all land, properties, Improvements, services, projects, programs, studies and systems within the Property and the Common Areas as may be necessary, desirable or beneficial to the general common interests of the Owners and Occupants. In connection with the foregoing, the Funds may be used for the administration, office expenses, salaries and other personnel costs of the Association. The Association may in its discretion collect and maintain Funds to be held in reserve for any of the uses referred to in this *Section 9.1*.

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9.2 **Borrowing Power.** The Association may borrow money in such amounts, at such rates, upon such terms and security, and for such periods of time as the Board deems necessary or appropriate, and may utilize Funds to repay any such loans.

9.3 **Association's Rights in Spending Funds From Year to Year.** The Association shall not be obligated to spend in any year all Funds received by it in such year, and the Board may carry forward as surplus or hold in reserve (for general purposes or for specified future expenditures) any balances remaining. The Association shall not be obligated to reduce the amount of the Annual Assessments in any succeeding year if a surplus or reserves exist from a prior year or years.

9.4 **Maricopa Water District Assessments.** In addition to the normal and standard uses of Association Funds, the Association shall be responsible for the payment of annual assessments from the Maricopa Water District for the entire acreage included in the Project.

## ARTICLE 10

### RIGHTS AND POWERS OF ASSOCIATION

10.1 **Rights, Powers and Duties of the Association.** In addition to the rights and powers of the Association set forth in this Declaration, the Association shall have such rights and powers as are set forth in the Articles and Bylaws, together with such rights, powers and duties as are granted by law or as may be reasonably necessary in order to effect all of the objectives and purposes of the Association as set forth herein. A copy of the Articles and Bylaws shall be available for inspection at the office of the Association during reasonable business hours.

10.2 **Association's Rights of Enforcement.** The Association, as the agent and representative of the Owners, shall have the right, but not the obligation, to enforce the provisions of this Declaration. Further, any Co-Declarant and any other Owner, so long as such Co-Declarant and such other Owner owns property within the Project, shall have the right and authority, but not the obligation, to enforce the provisions of this Declaration.

10.3 **Contracts with Others.** Subject to the restrictions and limitations contained herein, or in the Articles, the Bylaws, and the laws of the State of Arizona, the Association may enter into contracts or other transactions with other parties, including any Co-Declarant or its affiliated companies. Such contracts or other transactions shall not be void or voidable because one or more directors or officers of the Association are employed by, have a financial interest in or are otherwise affiliated with such other parties, including such Co-Declarant or its Affiliates (even if such officer(s) or director(s) is present and/or votes at the meeting of the Board or committee which authorizes the contract or transaction), if (a) the fact of such interest has been previously disclosed or made known to the other members of the Board or the committee acting upon such contract or transaction, and (b) the transaction or contract is fair and reasonable. Notwithstanding the foregoing, any management contract entered into by the Association must be terminable, without penalty, by the Association for cause at any time and without cause upon reasonable notice.

**10.4 Procedure for Change of Use of Common Areas.** Upon adoption of a resolution by the Board stating that the then current use of a specified part of the Common Areas is no longer in the best interests of the Owners and Occupants, and the approval of such resolution by not less than two-thirds (2/3rds) of the votes of all Members entitled to vote and voting in person or by proxy at a meeting duly called for such purpose, the Board shall have the power and right to change the use thereof (and in connection therewith to take whatever actions are required to accommodate the new use), provided such new use: (a) also shall be for the common benefit of the Owners and Occupants; and (b) shall be consistent with any Recorded deed and zoning regulations. The consents required by this section shall not be required in order for the Association, pursuant to resolution of the Board, and consent of the Co-Declarants, for as long as a Co-Declarant is an Owner, to grant utility, drainage and other appropriate easements over, under, across or through the Common Area.

**10.5 Procedure for Transfers of Common Areas.** The Association shall not make any dedication or other transfer of the Common Areas, or mortgage or otherwise encumber Common Areas except upon: (i) the adoption of a resolution by the Board stating that the transaction would be in the best interests of the Owners and Occupants, (ii) the approval of such resolution by Owners of at least sixty-seven percent (67%) of the Lots (excluding Co-Declarants and Designated Builders) and by each Co-Declarant; and (iii) approval of the proposed action by VA and FHA, as applicable if required under *Section 14.10*. Notwithstanding anything to the contrary herein contained, if ingress or egress to any Lot is through Common Area to be dedicated, conveyed or encumbered, such dedication, conveyance or encumbrance shall be subject to an easement for ingress and egress benefiting such Lot. The consents required by this section shall not be required in order for the Association, pursuant to resolution of the Board, and consent of the Co-Declarants, for as long as a Co-Declarant is an Owner, to grant utility, drainage and other appropriate easements over, under, across or through the Common Area.

## ARTICLE 11

### MAINTENANCE

#### **11.1 Common Areas.**

**11.1.1 Areas of Association Responsibility.** The Association, or its duly designated representative, shall maintain, manage and control the Common Areas and shall keep the Common Areas in good, clean, attractive and sanitary condition, order and repair, pursuant to the terms and conditions hereof. The Association's costs of doing so shall be Common Expenses of the Association. Such responsibilities shall include, without limitation: maintenance, repair and replacement of all landscaping situated upon the Common Areas.

**11.1.2 Delegation of Responsibilities.** The Board shall have the sole discretion to determine whether the Association or an individual Owner should be

responsible for maintenance of certain Common Areas or public right-of-way considering cost, uniformity of appearance, location and other relevant factors.

**11.1.3 Standard of Care; Disclaimer of Liability.** The Association shall use a reasonably high standard of care in providing for the repair, management and maintenance of the Common Areas so that the Project will reflect a high degree of pride of ownership. The Board, however, shall be the sole judge as to the appropriate level of maintenance of all Common Areas by the Association. Notwithstanding any duty the Association may have to maintain and repair the Common Areas, the Association and Co-Declarants shall not be liable for any injury or damage caused by a latent condition or by any Member, Owner, Occupant or other Person. Neither the Association nor Co-Declarants shall be liable to any Person for any claim, injury or damage arising from the use of the Common Areas and the same shall be used at the risk of the user. Co-Declarants have no duty or obligation to maintain, operate, manage or repair the Common Areas.

**11.2 Walls and Fences Between Lots and Common Areas.** If a wall is located on the boundary line between Common Areas and a Lot, then the Association shall be responsible for the painting and maintenance and repair of the surface on the side thereof that faces the Common Areas and the top of such wall, and the Owner or Owners owning the opposite side of the wall shall be responsible for the maintenance, repair, painting and replacement of such opposite side. In the case of destruction of both sides of such wall or structural damage, the Owner(s) owning Lots adjacent to the wall shall be responsible for one half of the cost of replacement or repair of the wall and the Association shall be responsible for the other one half. Unless originally constructed by or for a Co-Declarant or otherwise approved in writing by the Board or Committee, a wall may not be located on the Common Areas unless it is part of the Common Areas.

**11.3 Maintenance and Repair.** Every Owner and Occupant shall perform promptly all maintenance and repair work required by this Declaration, the Association Rules, the Design Guidelines and the Bylaws. If (a) any portion of any Lot is maintained so as to present a nuisance, or substantially detracts from or affects the appearance or quality of any neighboring Lot or other area, or is used in a manner which violates this Declaration, or (b) the Owner of any Lot or the Occupant of such Owner's Lot, by willful or negligent act or omission, damages any Common Area, or (c) the Owner of any Lot or the Occupant of such Owner's Lot fails to perform such Owner's obligations under this Declaration, the Association Rules, the Design Guidelines, the Articles and the Bylaws, the Association, by Board resolution, may make a finding to such effect, specifying the particular condition(s) that exist, and thereafter give notice to the Owner of such Lot that unless specified corrective action is taken within a specified time period the Association, at such Owner's expense, may take whatever action is appropriate to compel compliance including, without limitation, appropriate legal action. If at the expiration of the specified time period the requisite corrective action has not been taken by the Owner, the Association is hereby authorized and empowered, at its sole discretion, to cause corrective action to be taken and to enter upon an Owner's Lot to do so with or without commencing appropriate legal action and/or to commence appropriate legal action. The cost thereof, including court costs and attorneys' fees, together with all damages resulting from such Owner's or Occupants acts or failure to act, shall be added to and

become a part of the Assessments to which the offending Owner and the Owner's Lot is subject and shall be secured by the lien described in *Section 8.2*.

**11.4 Assessment of Certain Costs of Maintenance and Repair of Common Areas.** In the event that the need for maintenance or repair of Common Areas is caused through the willful or negligent act of any Owner, or such Owner's family, guests or invitees, the cost of such maintenance or repairs shall be added to, and become a part of, the Assessment to which such Owner and the Owner's Lot is subject, and shall be secured by the Assessment lien described in *Section 8.2*.

## ARTICLE 12

### TERM; AMENDMENTS; TERMINATION

**12.1 Term.** The covenants, conditions and restrictions of this Declaration: (a) shall run with and bind the Property, (b) shall inure to the benefit of and shall be enforceable by the Association or by the Owner of any property subject to this Declaration, their respective legal representatives, heirs, successors and assigns; and (c) shall remain in full force and effect (as amended, if applicable) until January 1, 2015, at which time said conditions, covenants and restrictions shall automatically be extended for successive periods of twenty-five (25) years each, unless revoked by an affirmative vote of: (i) Members owning not less than sixty-seven percent (67%) of all Lots; and (ii) each Co-Declarant, so long as each such Co-Declarant is an Owner.

**12.2 Amendment.** Except as otherwise provided herein, this Declaration may be amended only by the vote or written consent of: (i) Members owning not less than sixty-seven percent (67%) of all Lots; and (ii) each Co-Declarant, so long as such Co-Declarant is an Owner. An amendment while the Class B Membership is in effect may require the consent of the FHA or VA under *Section 14.10*. No amendment to this Declaration shall be effective until such amendment is Recorded. Notwithstanding anything to the contrary in this Declaration, any amendment to this Declaration shall become effective immediately upon Recording of such amendment unless a later effective date is expressly stated in the amendment.

**12.3 Right of Amendment if Requested by Governmental Agency or Federally Chartered Lending Institution.** Anything in this *Article 12* to the contrary notwithstanding, Co-Declarants reserve the right to amend this Declaration as may be requested or required by the FHA, VA or any other agency with whom a Co-Declarant elects to do business as a condition precedent to such agency's approval of this Declaration. A Co-Declarant desiring to amend the Declaration pursuant to this *Section 12.2* shall Record an amendment, duly executed and acknowledged by each Co-Declarant then owning a Lot or Lots (or executed and acknowledged by one or more Co-Declarants and stating the other(s) have approved the amendment pursuant to this Section), specifying the agency requesting the amendment and setting forth the requested or required amendment(s). Recordation of such amendment shall be deemed conclusive proof of the agency's or institution's request or requirement and such amendment, when Recorded, shall be binding upon all of the Property and all persons having an interest therein. Each Co-Declarant shall reasonably

cooperate in adopting any such amendment and shall not unreasonably withhold or condition approval of any such amendment and any such amendment shall be deemed approved by a Co-Declarant if no response to a request for approval is given within ten (10) days of request.

## ARTICLE 13

### EMINENT DOMAIN AND INSURANCE (COMMON AREAS)

**13.1 Eminent Domain.** The term "Taking" as used in this *Section 13.1* shall mean condemnation by eminent domain or sale under threat of condemnation. In the event of a threatened Taking of all or any portion of the Common Areas, the Owners hereby appoint the Board and such persons as the Board may designate to represent all of the Owners in connection with the Taking. The Board shall act, in its sole discretion, with respect to any awards made or to be made in connection with the Taking and shall be entitled to make a voluntary sale to the condemner in lieu of engaging in a condemnation action. Any awards received on account of the Taking shall be paid to the Association and shall constitute Funds of the Association.

**13.2 Association's Authority to Purchase Insurance.** The Association shall purchase and maintain property damage and liability insurance upon the Common Areas and such other insurance as the Board, in its absolute discretion, may determine is necessary. The Association shall be the named insured in all policies providing such insurance. Neither the Association nor the Board, nor any Member of the Board or officer or agent of the Association, shall be liable to any Person for failure of the Association to secure and maintain any such insurance coverage where such insurance coverage is not available in the State of Arizona at a reasonable cost and on other reasonable terms and conditions. Notwithstanding the foregoing, the Association shall obtain and maintain at all times, at the Association's expense, directors' and officers' liability insurance covering all officers and directors of the Association, as well as all regular and alternate members of the Committee, in amounts and on terms adequate to permit the Association to meet its obligations to indemnify such persons pursuant to the Articles and Bylaws.

**13.3 Individual Responsibility; Disclaimer of Liability.** It shall be the responsibility of each Owner or Occupant to provide insurance for himself on his real or personal property interests on or within the Property, including, but not limited to, additions and Improvements thereto, furnishings and personal property thereon, and for his personal liability. No Person shall maintain any insurance which would limit or reduce in any manner the insurance proceeds payable under the insurance maintained by the Association in the event of damage to the Improvements or fixtures on the Common Areas. The Association, any Board member and Co-Declarants shall not be liable to any Person or mortgagee if any risks or hazards are not covered by the insurance obtained by the Association or if the amount of such insurance is not adequate.

**13.4 Insurance Claims.** The Association is hereby irrevocably appointed and authorized by the Owners to adjust all claims arising under insurance policies purchased by the

Association and to execute and deliver releases upon the payment of claims, and to do all other acts reasonably necessary to accomplish any of the foregoing. The Board has full and complete power to act for the Association in this regard and may, at its discretion, appoint an authorized representative or committee, or enter into an insurance trust agreement wherein the trustee shall have authority, to negotiate losses under any policy purchased by the Association. All proceeds from insurance acquired by the Association shall be payable to the Association. Any proceeds resulting from damage to the Common Areas shall be used to repair the damage unless otherwise approved by a majority of the votes of each class of Members at a meeting called for such purpose. Any proceeds remaining upon repair of such damage may be retained by the Association as reserves or to reduce future Assessments.

## ARTICLE 14

### ADDITIONAL TERMS

**14.1 Enforcement.** The Association shall have the standing and power to enforce the provisions of this Declaration, the Articles, the Bylaws and the Association Rules and to obtain injunctive relief and damages, and its costs in doing so, including, but not limited to, reasonable attorneys' fees, together with interest thereon from the date the costs are expended at the rate of twelve percent (12%) per annum, shall constitute a lien on all Lots owned by the Owner or Owners against whom the action is taken (or against whose Occupants the action is taken), which lien shall have the priority and may be enforced in the manner described in *Section 8.2*. In addition, any Owner or Owners shall have the standing and power to enforce the provisions of this Declaration, the Articles and the Bylaws, and the prevailing party or parties in any action by an Owner or Owners to enforce any such provisions shall be entitled to recover from the other party or parties its or their costs in such action (including reasonable attorneys' fees), together with interest thereon at the rate equal of twelve percent (12%) per annum, and shall further be entitled to have all such costs (including such interest) included in any judgment awarded to the prevailing party or parties in such action. Failure by the Association or by any Owner to take any such enforcement action shall in no event be deemed a waiver of the right to do so thereafter. While Co-Declarants have no reason to believe that any of the restrictive covenants contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Co-Declarants make no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant. Any Owner or other Person acquiring title or an interest in a Lot in reliance on one or more of such restrictive covenants shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold Co-Declarants harmless therefrom.

**14.2 Notice of Violation.** The Association shall have the right, but not the obligation, to Record a written notice of a violation by any Owner or Occupant of any restriction or provision of this Declaration, the Articles, the Bylaws or the Association Rules. Recordation of a notice of violation shall serve as a notice to the Owner and Occupant, and to any subsequent purchaser of the Lot, that there is such a violation. Notwithstanding the foregoing, failure by the Association to Record a notice of violation shall not constitute a waiver of any existing violation or evidence that no violation exists.

**14.3 No Partition.** No Person acquiring any interest in the Property or any part thereof shall have a right to, nor shall any person seek, any judicial partition of the Common Areas, nor shall any Owner sell, convey, transfer, assign, hypothecate or otherwise alienate all or any of such Owner's interest in the Common Areas or any funds or other assets of the Association except in connection with the sale, conveyance or hypothecation of such Owner's Lot (and only appurtenant thereto).

**14.4 Interpretation of the Covenants.** Except for judicial construction and as hereinafter provided, the Association, by its Board, shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Association's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all Persons and property benefited or bound by this Declaration.

**14.5 Severability.** If any provision of this Declaration or any application thereof shall be invalid or unenforceable, the remainder of this Declaration and any other application of such provision shall not be affected thereby.

**14.6 Rule Against Perpetuities.** If any of the interests, privileges, covenants or rights created by this Declaration shall be unlawful, void or voidable for violation of the Rule against Perpetuities or any related rule, then such provision shall continue until twenty-one (21) years after the death of the survivor of the descendants of the President of the United States living on the date this Declaration is Recorded.

**14.7 Change of Circumstances.** Except as otherwise expressly provided in this Declaration, no change of conditions or circumstances shall operate to extinguish, terminate or modify any of the provisions of this Declaration.

**14.8 Gender and Number.** Wherever the context of this Declaration so requires, words used in the masculine, feminine or neuter genders, or the singular or plural number, shall each include the others.

**14.9 Captions; References to Articles or Sections.** All captions, titles or headings of all *Articles* and *Sections* are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof. References to an *Article* or a *Section* without further attribution shall be deemed to refer to an article or a section, as the case may be, of this Declaration.

**14.10 Approvals Required.** For as long as there is a Class B Member and if VA or FHA certification is desired by any Co-Declarant, the following actions will require the prior approval of the VA or FHA, as applicable, unless such agencies have waived such requirements or unless the last sentence of this *Section 14.10* applies: (i) annexation of additional properties into the Project (unless such annexation is in accordance with a plan of annexation or expansion previously

approved by such agencies); (ii) mergers and consolidations; (iii) mortgaging or otherwise encumbering Common Areas; (iv) dedication or other transfer of Common Area; (v) dissolution of the Association; and (vi) amendment of provisions in the Articles, this Declaration or the Bylaws to the extent required to be approved by the FHA or VA pursuant to their rules and regulations. Consent of the FHA and VA to the foregoing will not be required if the FHA and VA have elected not to approve the Project for certification or if such approval has been revoked, withdrawn, canceled or suspended.

**14.11 No Absolute Liability.** Nothing in this Declaration shall be construed as imposing on any Owner absolute liability for damage to Common Areas or Lots within the Project, but each Owner shall have such liability as is expressly imposed by this Declaration.

**14.12 Co-Declarant Actions.** Any action requiring the vote or consent of the Co-Declarants under this Declaration must be approved by the vote or written consent of all three Co-Declarants.

**[SIGNATURE PAGE FOLLOWS]**

20020336632

IN WITNESS WHEREOF, Co-Declarants and Michael C. Anderson have caused this Declaration to be duly executed.

THE RYLAND GROUP, INC.,  
a Maryland corporation

By Mark S. W6  
Its ASST. VP

CAPITAL PACIFIC HOLDINGS, L.L.C., a Delaware  
limited liability company

By Capital Pacific Holdings, Inc.  
a Delaware corporation, Managing Member

By Capital Pacific Arizona, Inc.  
a Delaware corporation, Authorized Agent

By: \_\_\_\_\_  
Clyde Dinnell  
Its: President

By: \_\_\_\_\_  
Sara Ridgway  
Its: Chief Financial Officer

SHEA HOMES LIMITED PARTNERSHIP, a California  
limited partnership

By J.F. Shea Co., Inc., a Nevada corporation,  
Its General Partner

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Michael C. Anderson

20020336632

IN WITNESS WHEREOF, Co-Declarants and Michael C. Anderson have caused this Declaration to be duly executed.

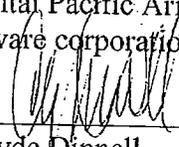
THE RYLAND GROUP, INC.,  
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By \_\_\_\_\_  
Its \_\_\_\_\_

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Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Michael C. Anderson

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a Maryland corporation

By \_\_\_\_\_  
Its \_\_\_\_\_

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Its: President

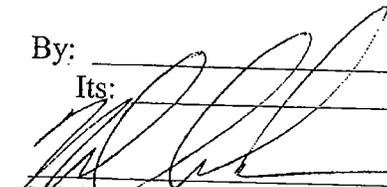
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Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

  
\_\_\_\_\_  
Michael C. Anderson

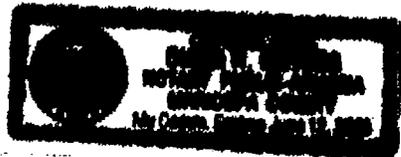
STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this 26th day of March, 2002, before me Diana R. Meyer, the undersigned notary public, personally appeared Mark S. Weber, who acknowledged herself/himself to be the Assistant Vice President of The Ryland Group, Inc., a Maryland corporation, and that she/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Diana R. Meyer  
Notary Public

My Commission Expires:

06/12/05



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me \_\_\_\_\_, the undersigned notary public, personally appeared \_\_\_\_\_, who acknowledged herself/himself to be the \_\_\_\_\_ of Capital Pacific Holdings, L.L.C., a Delaware limited liability company, and that she/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public

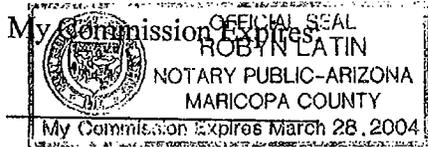
My Commission Expires:

\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this 1 day of April, 2002, before me Robyn Latin, the undersigned notary public, personally appeared Clyde Dinnell, who acknowledged herself/himself to be the President of Capital Pacific Holdings, L.L.C., a Delaware limited liability company, and that she/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Robyn Latin  
Notary Public



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me \_\_\_\_\_, the undersigned notary public, personally appeared \_\_\_\_\_, who acknowledged herself/himself to be the \_\_\_\_\_ of Shea Homes Limited Partnership, a California limited partnership, and that she/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

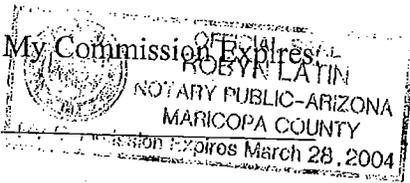
\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this 1 day of April, 2002, before me  
Robyn Latin, the undersigned notary public, personally appeared  
Sara Ridgway, who acknowledged herself/himself to be the  
Chief Financial Officer of Capital Pacific Holdings, L.L.C., a Delaware limited  
liability company, and that she/he, in such capacity, being authorized so to do, executed the  
foregoing instrument for the purposes therein contained.

Robyn Latin  
Notary Public



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me  
\_\_\_\_\_, the undersigned notary public, personally appeared  
\_\_\_\_\_, who acknowledged herself/himself to be the  
\_\_\_\_\_ of Shea Homes Limited Partnership, a California limited  
partnership, and that she/he, in such capacity, being authorized so to do, executed the foregoing  
instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me \_\_\_\_\_, the undersigned notary public, personally appeared \_\_\_\_\_, who acknowledged herself/himself to be the \_\_\_\_\_ of Capital Pacific Holdings, L.L.C., a Delaware limited liability company, and that she/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this 26<sup>th</sup> day of March, 2002, before me Kim M. Junkin, the undersigned notary public, personally appeared David Garcia, who acknowledged herself/himself to be the Vice President of Shea Homes Limited Partnership, a California limited partnership, and that she/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

October 31, 2004



20020336632

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this 26th day of March, 2002, before me  
Kim M. Junkin, the undersigned notary public, personally appeared  
Brad Hare, who acknowledged herself/himself to be the  
Director of Shea Homes Limited Partnership, a California limited  
partnership, and that she/he, in such capacity, being authorized so to do, executed the foregoing  
instrument for the purposes therein contained.

[Signature]  
\_\_\_\_\_  
Notary Public

My Commission Expires:

October 31, 2004



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2002, before me  
Michael C. Anderson., the undersigned notary public, personally appeared

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_



EXHIBIT ALEGAL DESCRIPTION

LEGACY PARC (PARCELS "A", "B", "C" &amp; "D")

The Northwest quarter of Section 7, township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the Northwest corner of said Northwest quarter, measure; thence South 89 degrees 35 minutes 38 seconds East along the North line of said Northwest quarter 2082.56 feet to the Northeast corner of said Northwest quarter; thence South 00 degrees 45 minutes 51 seconds East along the East line of said Northwest quarter 2641.38 feet to the Southeast corner of said Northwest quarter; thence North 89 degrees 36 minutes 32 seconds West along the South line of said Northwest quarter 2117.78 feet to the Southwest corner of said Northwest quarter; thence North along the West line of said Northwest quarter 2641.45 feet to the Point of Beginning.

**EXHIBIT B****SPECIFICATIONS FOR BASKETBALL POLES  
BACKBOARDS AND GOALS**

1. Only pole-mounted backboards and goals are acceptable. Backboards shall not be attached to the house, garage or roof.
2. Basketball poles must be painted to match house or trim color.
3. Poles must be set in the ground permanently, and must be centered between garage wall and back of sidewalk.
4. Backboards must be of a predominantly neutral color (black, gray, white) or match the house or trim color. Clear Plexiglas or glass backboards are acceptable.
5. Portable or temporary goals are acceptable, however, they must be removed from visibility after play has ceased (a goal may not remain out overnight).
6. 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.
7. Only nylon or similar cord nets are acceptable. Metal or chain nets are not acceptable.
8. The Owner of the Lot with the basketball pole backboard is fully responsible for ball containment on his property. Any damage to neighboring property or landscaping from basketballs shall be the property Owner's (with the goal or standards) responsibility to repair or replace.

Lots with basketball poles, backboards and goals that do not meet these requirements will be assessed fines in accordance with Association Rules and/or the Association's rates and/or removed at the Owner's expense.



*Legacy Parc North  
Homeowners  
Association, Inc*

Association Rules and Design Guidelines

[Adopted: August 2005]

*Legacy Parc North Homeowners Association, Inc.*  
Association Rules and Design Guidelines

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## **INTRODUCTION: PURPOSE, ORGANIZATION AND FINANCE**

**Defined Terms.** Unless otherwise defined herein, capitalized words and phrases used in these Rules and Guidelines shall have the meanings set forth in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Legacy Parc North dated December 13, 2000 and recorded in the Official Records of the Maricopa County Recorder on December 14, 2000 as Document No. 2000-0954162 (the "CC&Rs").

**Association.** The Association is an Arizona nonprofit corporation. It was established on May 23, 2000 to own the Common Area and other Association property, to provide for the management, maintenance and care of Areas of Association Responsibility, and to perform all duties and exercise all rights imposed on or granted to the Association by the Project Documents.

**Project Documents.** The duties and powers of the Association are defined in the following documents (the "Project Documents"):

- The CC&Rs, as amended and supplemented from time to time ("CC&Rs")
- Articles of Incorporation of Legacy Parc North Homeowners Association, Inc. ("Articles")
- Bylaws of Legacy Parc North Homeowners Association, Inc. ("Bylaws")
- Association Rules and Design Guidelines ("Rules and Guidelines")

Each Owner of a Lot will receive copies of the Project Documents. An Owner is a Member of the Association and agrees to comply with the provisions of the Project Documents. Please read the Project Documents to learn how the Association operates and what restrictions are imposed against Lots within the Project.

The covenants, conditions and restrictions and the provisions requiring Owners and other Persons to obtain the approval of the Board or the Architectural Committee with respect to certain actions specified in the Project Documents are independent of the obligation of Owners and other Persons to comply with all applicable laws, ordinances and regulations, and compliance with provisions of the Project Documents shall not relieve Owners or other Persons from the obligation to also comply with all applicable laws, ordinances and regulations.

**Management.** The Board of Directors ("Board") of the Association is responsible for the administration of the Association and is authorized to hire personnel necessary for the daily operation of the Association and its property. So long as there is a Class B Member (as defined in Section 6.6.3 of the CC&Rs), the Declarant can appoint and remove members of the Board. The Board has contracted with a property management company ("Property Manager") to oversee the daily operation of the Association. The Property Manager will work closely with the Board to assure that the Association is being operated in a manner that will enhance and preserve the Project. The Property Manager's name, telephone number and address will be provided to each Person who purchases a Residential Unit in the Project.

**Finance.** The funds required to operate the Association and its facilities are generated from Assessments levied by the Association against each Lot within the Project. The Board, subject to the provisions of the CC&Rs, has the authority to levy Annual Assessments to provide for the operation and management of the Association, Special Assessments for the cost of any construction, reconstruction, repair or replacement of facilities upon the Common Area, and Neighborhood Assessments for providing Neighborhood Services to Lots within a Neighborhood Assessment Area. Annual Assessments, Special Assessments and Neighborhood Assessments shall be referred to collectively herein as "Assessments." The financial stability of the Association depends upon timely payment of all Assessments by each Owner of a Lot. The following rules apply to the payment of Assessments for the Project:

1<sup>st</sup> day of each month:

Assessment is due and payable to the Association at the address provided by the Property Manager to each Owner of a Lot

15<sup>th</sup> day of each month:

If the Management Office has not **received** an Assessment payment by this date, a late payment charge not to exceed the greater of Fifteen Dollars (\$15.00) or ten percent (10%) of the amount of the unpaid Assessment or installment thereof shall be charged to each Owner of a Lot

30<sup>th</sup> day of the month following the Assessment due date:

If the Management Office has not **received** the Assessment payment(s) within sixty (60) days of the due date(s), the Board may authorize the Management Office to record a lien against the Owner's Lot and file a lawsuit in the appropriate Justice Court to collect the past-due Assessment(s). The amount to be collected under the lawsuit will include interest on the past-due Assessment(s), amounts expended by the Association to record the lien and file the lawsuit.

*From and after the date that a lawsuit is filed against an Owner, any payment received from the Owner in full or partial satisfaction of the amount then due and owing must also include the collection costs and be paid in the form of a cashier's check, certified check or money order. The lien against the Owner's Lot will not be released until the Owner's Assessment account is brought current.*

When judgment is received from Justice Court:

The matter will be referred to an attorney for collection and/or possible foreclosure of the Association's lien. Any additional fees incurred during these collection efforts will be added to the amount due from the Owner of the Lot.

Returned checks:

There will be a \$25 charge for checks not paid by an Owner's bank.

Suspension of Voting Rights. If an Owner fails to pay any Assessments or other amounts due to the Association under the Project Documents within 15 days after such payment is due, the Board of Directors shall have the right to suspend such Owner's right to vote until such time as all payments, including interest and attorneys' fees, are brought current.

Suspension of Right to Use Common Area. If an Owner is more than 15 days delinquent in the payment of any Assessments or other amounts due to the Association under the Project Documents, the Association has the right to suspend the Owner's right to use the Common Area (other than the right of an Owner and such Owner's family, tenants and guests to cross over a portion of the Common Area used as access to the Lot and to use any streets which are part of the Common Area for ingress or egress to the Owner's Lot). Any suspension of an Owner's right to use the Common Area shall also extend to the Lessees and Residents of the Owner's Lot and their guests and invitees.

Association Budget. The fiscal year of the Association is the calendar year. The amount of the Annual Assessment will be determined each year by the Board. Each Owner should read Section 8.4 of the CC&Rs for further details regarding the budget approval process.

*The following Association Rules and Architectural Control and Design guidelines may be modified from time to time as may be **deemed necessary in** the sole discretion of the Association, the Board or the Architectural Committee (as applicable), including, without limitation, for purposes of compliance with 42 U.S.C. §3607(b)(2)(C), A.R.S. §41-1491.04 and 24 CFR Part 100*

***In the event of any conflict between the Association Rules and Architectural Control and Design Guidelines and the CC&Rs, the CC&Rs shall control. In the event of any conflict between the Association Rules and Architectural Control and Design Guidelines and the Bylaws, the Bylaws shall control.***

### ASSOCIATION RULES

Section 6.3 of the CC&Rs provides that:

*6.3 The Association Rules. By a majority vote of the Board, the Association may, from time to time and subject to the provisions of this Declaration, adopt, amend and repeal the Association Rules. The Association Rules among other things may restrict and govern the use of the Common Areas and Lots, including, without limitation, on street and on Lot parking, provided that the Association Rules shall not discriminate among Owners and Occupants except to reflect their different rights and obligations as provided herein, and shall not be inconsistent with this Declaration, the Articles or the Bylaws. Upon adoption, the Association Rules shall have the same force and effect as if they were set forth herein. A copy of the Association Rules, as adopted or amended, shall be available for inspection at the office of the Association.*

The following Association Rules have been adopted by the Board of the Association pursuant to Section 6.3 of the CC&Rs.

Residential Use. All Residential Units shall be used, improved and devoted exclusively to single-family residential use and no occupation, trade, business, profession or other nonresidential use shall be conducted thereon, except that an Owner or Resident may conduct business activities on a Lot so long as (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Swelling unit, (b) the business activity conforms to all applicable zoning requirements, (c) the business activity does not involve door to door solicitation of other Owners and Occupants, (d) the business activity does not generate drive-up traffic or customer or client parking and (e) the business activity is consistent with the residential character of the property, does not constitute a nuisance or a hazardous or offensive use, and does not threaten the security or safety of other Owners, as may be determined in the sole discretion of the Board.

Leasing of Residential Units. All tenants shall be subject to the terms and conditions of this Declaration, the Articles, the Bylaws and the Association Rules. Each Owner shall cause his, her tenants and other Occupants to comply with this Declaration, the Articles, the Bylaws and the Association Rules and, to the extent permitted by applicable law, shall be responsible and liable for all violations and losses caused by such tenants or Occupants, notwithstanding the fact that such tenants or Occupants are also fully liable for any violation of each and all of those documents. No Owner may lease less than his, her entire Lot. No Lot may be leased for a period of less than thirty (3) days.

Code of Conduct. All Persons must conduct themselves in a civil and courteous manner at all times and must not jeopardize or interfere with the rights and privileges of others. The use of loud, profane, indecent or abusive language, or the harassment or physical abuse of any Person will not be tolerated. Anyone using Association facilities shall obey all safety rules, and abusive use of Association equipment and facilities is

prohibited.

Assumption of Risk; Release of Liability. Each Owner, Lessee and Resident, for itself and its family, guests and licensees, hereby understands, acknowledges and agrees:

That use of the Common Area facilities by any Person is at such Person's own risk, and each Person hereby accepts and assumes any and all health and other risks as may now or hereafter be or become associated with such use.

- The Owners of all lots located on the perimeter of Legacy Parc North, are hereby advised that their lots are adjacent to or in close proximity to certain real property which, as of the date of the Declaration, is (i) not a part of the Trailside Point subdivision or the Declaration; and (ii) could be rezoned and/or developed to uses other than its present use.
- No structure, building, landscaping, fence, walls or other improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with, or change the direction or flow of water in accordance with drainage plans for the Property or any part thereof, or for any Lot as shown on the drainage plans on file with the County or municipality in which the Property is located. Owner shall maintain a "No Planting or Watering Zone" of not less than three feet from all concrete because of potential damage that can occur as a result of expanding soils. Saturated soils can expand and cause concrete damage that may not be covered by warranties.
- That It will not assert or make any claim against the Declarant Parties, the Association or any director, officer, employee, agent, representative or contractor of the Declarant Parties or the Association as a result of any of the foregoing circumstances or conditions

HVAC Equipment. No air conditioning units or appurtenant equipment may be mounted, installed or maintained on the roof of any Residential Unit or other building on a Lot. Window air conditioning units are prohibited.

Garage Doors. Garage doors should remain closed except when an Owner is performing activities in the garage which do not violate the provisions of the CC&Rs and for access to and from the garage. Allowing a garage door to remain open a maximum of one foot from the driveway surface for the purpose of ventilation shall not be deemed to be a violation of this rule.

Vehicles and Parking. Vehicles of Owners, Lessees and Residents and their family, visitors, guests and invitees are to be kept inside garages or on driveways and other designated parking areas. Vehicles must have current registration, tags or licenses and must be fully operable. Private, non-commercial, passenger automobiles or pickup trucks which, when including all attachments, do not exceed one ton in carrying load or cargo capacity, eighty-four inches in height or width or two hundred twenty-eight inches in length, may be parked on the property within a garage or driveway. No other vehicle, including but not limited to mobile homes, motor homes, trailers, boats, recreational vehicles, campers, permanent tents or similar vehicles or equipment, commercial vehicles or vehicles exceeding the above size and weight specifications, shall be kept, placed or maintained upon the property or any roadway adjacent thereto. The preceding sentence shall not preclude occasional overflow parking in a street right-of-way for guests or other reasonable purposes provided that no inconvenience is imposed on the Owners or Occupants of other Lots.

Trash and Recycling Containers; Collection. No garbage or trash shall be placed or kept on any Lot or other area in Legacy Parc North except in covered containers of a type, size and style which are approved by the Architectural Committee. Containers shall be maintained and stored so as to not be visible from neighboring property or common area except to make the same available for collection. No outdoor incinerators shall be kept or maintained.

Maintenance of Lots. Each Owner, Lessee and Resident should become familiar with Section 5.15 of the CC&Rs. It is each Owner's responsibility to maintain his or her Lot in a neat and attractive manner 365 days a

year. Each owner is responsible for his Lot (including set back areas and common areas located thereon), public right of way areas between sidewalks (or bike paths or trails) and the street curb on the front or side of his Lot, public areas between a sidewalk and the Lot boundary, portions of the common area adjacent to the Owner's lot and which lie on the Lot's side of a wall erected on the common area, and other public easement areas adjacent to his Lot. Seasonal Owners, Lessees and Residents must contract for and make sure that maintenance is being performed during their absences. Failure of an Owner, Lessee or Resident to maintain a Lot may result in the Association taking any action available to it under the CC&Rs, including (without limitation) Lessee or Resident and levying fines as provided for below. Each Owner will be required to comply with Architectural Guidelines for landscaping and approved plant palette established by the Architectural Review Committee, including, but not limited to, specific plant selections and the timing of landscape installation. As used herein maintenance shall include, but not be limited to, keeping the areas neatly trimmed, cultivated and free from trash, weeds and unsightly material(s).

Holiday Lighting. Temporary holiday decorations are permitted from Thanksgiving through January 15. Other temporary holiday decorations are permitted so long as they are removed after a reasonable amount of time.

Notices, Advertisements, Signs. No signs whatsoever which are visible from neighboring property shall be erected or maintained except: (1) Signs required by legal proceedings, (2) Not more than two identification signs for Individual detached residences, (3) Political signs that are displayed no earlier than 45 days before an election day and no later than 7 days after an election day and provided that the political sign meets all of the applicable codes and regulations regarding size, number and location of such signs on residential property, and (4) "For Sale" and "For Lease" signs no larger than 5 square feet.

Animals. No animals, birds, fowl or livestock, other than a reasonable number of generally recognized house or yard pets, as may be defined by the Board, shall be maintained on any Lot or other area in Legacy Parc North and then only if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. All pets must be kept in a fenced yard or on a leash at all times. Animals are not allowed to make an unreasonable amount of noise or to become a nuisance or an annoyance to other Owners. It shall be the responsibility of each Owner to remove immediately any droppings from pets. No structure for the care, housing or confinement of any animals shall be maintained so as to be visible from neighboring property.

Seasonal and Decorative Flags. Seasonal and decorative flags which are house mounted below the roof line do not require approval. Seasonal flags must be removed within ten days after the date of the holiday. Flags must be maintained in good condition at all times. Flags determined by the Board to be offensive to neighbors or the Association must be removed.

Exterior Accessories. No antenna, satellite receiving station or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be erected, used or maintained outdoors on any Common area. One satellite dish or cable equipment may be located at the rear of the home without prior approval of the Architectural Committee. Portable sport goals may be permitted without prior approval, but must be stored so as not to be visible from neighboring property overnight or otherwise when not in use. Basketball backboards may be permitted which is mounted on a free standing pole. No swing sets or other play structures shall be placed or constructed on any Lot without the prior approval of the Architectural Committee. The American flag may be displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 8-10; 4 United States Code 4 through 10).

Clothes Drying Facilities. No outside clotheslines or other outside drying facilities for drying or airing of clothes shall be placed or maintained.

## ARCHITECTURAL CONTROL AND DESIGN GUIDELINES

Section 4.1 of the CC&Rs provides that:

***4.1 Architectural Committee. The Association shall have an Architectural Committee to perform the functions of the Architectural Committee set forth in this Declaration. The Architectural Committee shall consist of such number of regular members and alternate members as may be provided for in the Bylaws. So long as the Developer is a Member of the Association, the Developer shall have the sole right to appoint and remove the members of the Architectural Committee. At such time as the Developer no longer is a Member of the Association, the members of the Architectural Committee shall be appointed by the Board. The Developer may at any time voluntarily surrender its right to appoint and remove the members of the Architectural Committee, and in that event the Developer may require, for so long as the Developer is a Member of the Association, that specified actions of the Architectural Committee, as described in a Recorded Instrument executed by the Developer, be approved by the Developer before they become effective. The Architectural Committee may adopt, amend and repeal architectural guidelines, standards and procedures to be used in rendering its decisions. Such guidelines, standards and procedures may include, without limitation, provisions regarding: (i) the size of Residential Units; (ii) architectural design, with particular regard to the harmony of the design with the surrounding structures and topography; (iii) placement of Residential Units and other buildings; (iv) driveway alignments for Residential Units; (v) landscaping design, content and conformance with the character of the Property and permitted and prohibited plants; (vi) requirements concerning exterior color schemes, exterior finishes and materials; (vii) signage; and (viii) perimeter and screen wall design and appearance. The decision of the Architectural Committee shall be final on all matters submitted to it pursuant to this Declaration. The Design Guidelines may contain general provisions which are applicable to all of the Neighborhoods within the Project as well as provisions which vary from one Neighborhood to another depending upon the location, unique characteristics and intended use thereof. The Architectural Committee may establish one or more subcommittees consisting of one or more members of the Architectural Committee and may delegate to such subcommittee or subcommittees the authority and power of the Architectural Committee to approve or disapprove the construction, installation or alteration of Improvements within a specified Neighborhood.***

The following are the initial Architectural Control and Design Guidelines for the Project that have been established by the Architectural Committee pursuant to Section 4.1 of the CC&Rs.

### General.

All buildings and structures erected within the Project, and the use and appearance of all land within the Project, shall comply with all City of Surprise Municipal Code and zoning requirements applicable to the Project, as well as the requirements contained in the CC&Rs for the Project.

The following activities to be conducted on any Lot or Residential Unit require the prior written approval of the Architectural Committee:

- Excavation or grading work, unless such work is performed in the normal course of landscaping and does not alter or impair the direction or flow of water in accordance with the drainage plans for the

Project or otherwise violate Section 5.7 of the CC&Rs

- Construction of any Improvement which would be Visible From Neighboring Property (including, without limitation, landscaping In rear yards which may grow to be Visible From Neighboring Property) or swimming pool
- Any addition, alteration, repair, change or other work which in any way alters a swimming pool, a wall or fence, the exterior appearance (including, without limitation, the exterior color scheme) of any part of a Lot, or any Improvements located thereon which are or may become Visible From Neighboring Property, from the condition of their appearance on the recording date of the CC&Rs
- Any change, deletion or addition to plans and specifications previously approved by the Architectural Committee
- Temporary construction buildings or trailers to be installed or kept on a Lot and which shall be removed immediately after the completion of construction (and in no event maintained or kept on any Lot for a period in excess of twelve months)
- Storage areas for building materials or construction equipment on a Lot (and any required screening of the storage area)
- Any antenna, aerial, satellite television dish or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation which exceeds one meter in diameter or diagonal measurement or a mast which exceeds 12 feet in height above the roof line of a Residential Unit
- Lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals which are contained in conduits or cables installed and maintained underground or concealed in, under or on buildings or other structures
- Flagpoles
- Skylights, solar tubes and solar energy devices
- Signs (except as provided in the CC&Rs)
- Detached ramadas and gazebos
- Permanent outdoor fireplaces, barbecues and fire pits
- Play equipment (including playsets, swingsets and basketball hoops, trampolines) that would be Visible From Neighboring Property
- First-time or major renovations to rear-yard landscaping that would be Visible From Neighboring Property or major renovations to Front Yard Landscaping (as defined herein), including water features, stepping stones, lawn ornaments, lattices and trellises
- Driveway coatings, walkways, security doors, screen doors and other entry treatments
- Exterior window coverings, including roll-shade screen devices, security shutters, and sunscreens

Application, Design Review and Approval Process.

An Owner shall submit (i) a written request for approval to the Architectural Committee, substantially in the

form of Exhibit A attached hereto, specifying in detail the nature and extent of the addition, alteration, repair, change or other work the Owner desires to perform, including, without limitation, the distance of such work from neighboring properties, if applicable, (ii) any additional information, plans and specifications which the Architectural Committee may request, and (iii) any review fee imposed by the Architectural Committee pursuant to Section 4.1.1 of the CC&Rs (collectively, the "Application").

If the Architectural Committee does not respond to an Owner within 45 days after receiving a fully completed Application and confirmation of receipt of plans by Management Office or Architectural Review Committee, the application shall be deemed disapproved.

When reviewing an Application, the Architectural Committee may consider, among other things, the quality of workmanship and design, harmony of external design with existing structures and location in relation to surrounding structures, topography and finished grade elevation. The Architectural Committee may disapprove an Application if the Architectural Committee determines that the proposed construction, installation, addition, alteration, repair, change or other work (i) would violate any provision of the CC&Rs, (ii) does not comply with the Association Rules or any of the Architectural Control and Design Guidelines, (iii) is not in compatible with existing Improvements in the Project or Improvements previously approved by the Architectural Committee but not yet constructed, (iv) is not aesthetically acceptable, (v) would be detrimental to or adversely affect another Owner or the appearance of the Project, or (vi) is otherwise not in accord with the general plan of development for the Project.

If the Architectural Committee approves an Application, the owner shall proceed with the work contemplated under the Application as soon as practicable and diligently pursue such work so that it is completed as soon as reasonably practicable and within any time limit prescribed by the Architectural Committee.

The approval of an Application by the Architectural Committee shall be in addition to and not in lieu of any approvals or permits which may be required under any federal, state or local law, statute, ordinance, rule or regulation.

The approval of an Application by the Architectural Committee shall not be deemed a warranty or representation by the Architectural Committee as to the quality of such construction, installation, addition, alteration, repair, change or other work or that such construction, installation, addition, alteration, repair, change or other work conforms to any applicable building codes or other federal, state or local law, statute, ordinance, rule or regulation.

The Architectural Committee may condition its approval of an Application upon the agreement of the Owner to furnish to the Association with a bond or other security, in a form and amount acceptable to the Architectural Committee, that is reasonably sufficient to (i) assure the completion of the proposed Improvements or the availability of funds adequate to remedy any nuisance or unsightly conditions occurring as a result of the partial completion of such Improvement, and (ii) to repair any damage which might be caused to any Area of Association Responsibility as a result of such work. Any such bond or security shall be released or fully refundable to the Owner upon (a) the Owner's written request to the Architectural Committee and (b) the completion of the Improvements in accordance with the approved Application, provided that there is no damage caused to any Area of Association Responsibility by the Owner or its agents or contractors.

If the Application pertains to an Improvement which is within an Area of Association Responsibility so that the Association will be responsible for the maintenance, repair and replacement of such Improvement, the Architectural Committee may condition its approval of the Application on the agreement of the Owner to reimburse the Association for the future cost of the repair, maintenance or replacement of such Improvement.

#### Specific Design Guidelines - Landscaping.

Irrigation of plant materials should be provided by automatic underground watering systems (such as automatic drip systems for planting areas and pop-up spray systems for turf areas), unless the plant material consists of cactus or some other plant material that does not require irrigation or is in separate above-ground

pots or planters.

All areas Visible From Neighboring Property should be covered by plant material or inert groundcover (decorative rock). No bare earth surfaces should be visible.

Vegetable gardens not exceeding 100 square feet with plants growing to a height of no more than five (5) feet may be planted only in the back yard of a Lot.

Berms may be used to add interest to landscaping; however, the height and scale of the berm must be compatible with the rest of the yard and not cause drainage onto adjacent Lots. All soil imported for berming must be free of weeds and debris and be compacted and covered with inert material to prevent erosion.

#### Specific Design Guidelines - Pools and Spas.

Above-ground pools are not permitted.

Plans and specifications for a pool or spa, as prepared by the pool or spa contractor, must include any proposed fencing. *The City of Surprise has specific rules governing swimming pool fence enclosures, and an Owner should submit a proposal for a swimming pool fence only after being assured by the City that the proposed fence will not violate those rules.*

Pool motors and associated equipment should be concealed from view from adjacent Lots and Common Areas (including streets) and placed in a location on the Lot so that the noise generated from such equipment will be the least disruptive to neighbors.

To the greatest extent possible, hot tubs and spas shall be located in such a manner that they will be unobtrusive and not visible from adjacent Lots and Common Areas (including streets).

Backwash water from pools and spas must be contained wholly on an Owner's Lot and may not be permitted to seep or flow onto an adjacent Lot or Common Area (including a street). No common area perimeter walls may be removed for pool installation. Only return walls on Owner Lots may be removed. Walls must be promptly replaced after installation.

#### Specific Design Guidelines - Antennas and Satellite Dishes.

An antenna one meter or less in diameter or diagonal measurement which is designed to receive signals from direct broadcast satellites (DBS) or designed to receive video programming services from multi-channel multi-point distribution (wireless cable) providers (MMDS) or an antenna that is designed to receive television broadcast signals (TVBS) may be placed, installed, or kept on a Lot if the antenna complies with the following restrictions:

The antenna must be placed on the Lot in such a manner as to not be Visible from Neighboring Property.

If the antenna cannot be placed on the Lot in such a manner as to not be Visible from Neighboring Property without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS, then the antenna must be screened by landscaping or by some other means so that it is not Visible from Neighboring Property, unless such screening would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS, in which event the antenna must be screened by landscaping or by some other means to reduce to the greatest extent possible its Visibility from Neighboring Property without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS.

If the antenna is mounted on a residence or other structure and is Visible from Neighboring Property, it must be placed on the rear or back of the home.

An antenna that is less than one meter in diameter and is designed to receive video program services from

MMD5 or an antenna designed to receive TVBS may be mounted on a mast, provided that the mast may be no higher than 12 feet above the roof line or the height necessary to establish line of sight contact with the transmitter, whichever is lower. If the mast or antenna is Visible from Neighboring Property, the mast or antenna must be painted a color that will blend into the background against which the antenna is mounted, so long as the painting of the antenna does not impair the user's ability to receive signals from the MMD5 or TVBS provider.

The antenna may not be installed, erected or placed on the Lot until 7 days after the Architectural Committee receives written notice of the proposed installation. The notice to the Architectural Committee must contain information regarding the proposed location of the antenna on the Lot and the manner in which the antenna will be installed in order to be in compliance with the restrictions set forth in this section.

#### Specific Design Guidelines - Lighting.

Security lighting attached to the exterior of a Residential Unit or other structure shall be limited to lighting that is triggered by motion on the Lot (but not by motion on neighboring properties) and reasonably illuminates the area of the Lot immediately surrounding the Residential Unit. Any security light intended to operate after 10:00 p.m. must be operated by a motion detector. The motion detector shall be programmed to shut off the light(s) no longer than 5 minutes after motion is detected and the light has been illuminated.

Lighting mounted on the front or side of a Residential Unit shall be in decorative fixtures that diffuse light and shall not contain colored bulbs or bulbs with wattage greater than 60 watts.

Exterior ground mounted lights used for driveways or walkways shall be low voltage or indirect and not have colored bulbs nor bulbs with wattage greater than 20 watts.

Low-pressure sodium bulbs are prohibited.

#### Specific Design Guidelines - Window Coverings.

Window awnings are prohibited.

No window which would be Visible From Neighboring Property shall at any time be covered with aluminum foil, bed sheets, newspapers or any other like materials.

Permanent draperies or suitable window treatments must be installed on all front-facing windows within 120 days of occupancy of a Residential Unit.

#### Specific Design Guidelines - Signs.

No signs whatsoever are allowed except:

- a) Signs required by legal proceeding.
- b) Political signs, not more than 45 days before an election and no later than 7 days after an election.
- c) Not more than 2 identification signs for individual detached residences, each with a face area of 72 square inches and not more than one sign with a face area of 72 square inches or less for each attached residence.
- d) "For Sale" and "For Lease" signs may not exceed 5 square feet in diameter.

## **VIOLATIONS; IMPOSITION OF FINES; OTHER CORRECTIVE ACTION**

### **Violations of Section 14.1 of the CC&Rs - Architectural Control; Violations of the Architectural Control and Design Guidelines.**

The Board may establish a reasonable processing fee to defer the costs of the Association and the Architectural Committee in considering any requests for approvals submitted to it, which fee shall be paid at the time the request for approval is submitted.

**Compliance Deposit.** The Architectural Review Committee shall have the right, on a case-by-case basis and in its sole discretion, to condition the approval by the Architectural Review Committee of plans submitted by an Owner, upon the receipt by Architectural Review Committee of a deposit to secure the performance of the Owner's obligations under this Article to clean up and/or remove equipment, building materials, dirt, debris and similar materials, and to protect from damage and repair and damage to improvements sustained, in connection with construction activities by or for the benefit of Owner and to ensure that the construction or modification will be made in accordance with the plans and specifications approved by the Committee. The Compliance Deposit may be in such amount as may reasonably be determined by the Architectural Review Committee.

### **Other Violations.**

Pursuant to Section 33-1803 of the Arizona Revised Statutes, the Board of Directors shall have the power to impose monetary penalties upon the Owners of Lots for violations of the Declaration of Covenants, Conditions and Restrictions, Bylaws and Rules of the Association. This power shall apply to violations by the Owner(s) and the Owner(s) shall also be liable for any violation committed by a family member, guest, tenant or other occupant of the Lot of the Owner(s). The amount of the monetary penalties shall be determined based on the nature of the offense, the attitude of the offending Owner(s) and the number of violations and the amount so established by the Board of Directors shall range from \$10.00 to a maximum of \$500.00 per day. The Owner(s) in question shall be given an opportunity to be heard by the Board prior to the assessing of any monetary penalties, and written notice of said hearing shall be given at least 10 days in advance of the hearing by regular mail or by hand delivery at the last known address of the Owner(s). Once it has been determined that the Owner(s) is guilty of a continuing violation, the Board may impose reasonable daily monetary penalties for each subsequent day of the violation and such continuing penalties shall continue to accrue until the Owner(s) notifies the Board that the violation has ceased and the Board has confirmed that, this, in fact, is the case. Any penalties assessed against the Owner(s) may be enforced in the same manner established in the Declaration in regard to delinquent maintenance assessments and said Owner(s) shall be liable in this manner for all violations committed by the family members, guests, tenants or any other occupant of the Owner(s).

**Notice of Violation.** Under Section 14.1 of the CC&Rs, the Association has the right (but not the obligation) to record against a Lot a notice of violation with respect to any violation of the Project Documents by the Owner, Lessee or Resident of the Lot.

**Imposition of Fines.** No fines for the violation of any provision of the Project Documents will be assessed against an Owner until the Board has provided written notice of the violation to the Owner and given the Owner an opportunity to request a hearing on the violation. Article 14 of the CC&Rs sets forth the notice and hearing procedures for fines. Any fine imposed after an Owner has waived the right to be heard, or any fine affirmed by the Board after hearing, shall be paid in accordance with Article 14 of the CC&Rs.

**Suspension of Voting Rights.** Section 7.1 of the CC&Rs provides that if any Owner fails to pay any Assessments or other amounts due to the Association under the Project Documents within fifteen (15) days after such payment is due or if any Owner violates any other provision of the Project Documents and such violation is not cured within fifteen (15) days after the Association notifies the Owner of the violation, the

Board shall have the right to suspend such Owner's right to vote until such time as all payments, including interest and attorneys' fees, are brought current, and until any other infractions or violations of the Project Documents are corrected.

Suspension of Right to Use Common Area. Section 8.2 of the CC&Rs provides that the Association has the right to suspend an Owner's right to use the Common Area (other than the right of an Owner and such Owner's family, tenants and guests to cross over a portion of the Common Area used as access to the Lot and to use any streets which are part of the Common Area for ingress or egress to the Owner's Lot) if such Owner is more than fifteen (15) days delinquent in the payment of Assessments or other amounts due to the Association or if the Owner has violated any other provisions of the Project Documents and has failed to cure such violation within fifteen (15) days after the Association notifies the Owner of the violation. Any suspension of an Owner's right to use the Common Area shall also extend to the Lessees and Residents of the Owner's Lot and their guests and invitees.

Assessment Lien. Pursuant to Article 8 of the CC&Rs, and Arizona Revised Statutes 33-1256, the Association may pursue the collection of fees for use of the common areas, fees for the recordation of amendments and fees for providing a statement of assessments through Judgments.

## EXHIBIT A

### REQUEST FOR ARCHITECTURAL COMMITTEE APPROVAL

Legacy Parc North Homeowners Association  
c/o Denise Frazier  
City Property Management Company  
4645 East Cotton Gin Loop  
Phoenix, Arizona 85040

Telephone: (602) 437-4777 Fax: (602) 437-4770

**SECTION 1 - GENERAL INFORMATION**

Applicant Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Lot Number: \_\_\_\_\_

Identity of Applicant (check one):

Owner \_\_\_\_\_ Lessee \_\_\_\_\_ Resident

**SECTION 2 - REQUEST FOR APPROVAL** Narrative Description of Request:

Specific Details of Request:

1. Contractor Information:
2. Dimensions:
3. Location:
4. Materials:
5. Colors:

Work Schedule:

1. Anticipated start date: \_\_\_\_\_
2. Anticipated completion date: \_\_\_\_\_

Permits Required (list any applicable):

1. Local:
2. County:
3. State:

4. Other:

**SECTION 3 - ATTACHMENTS** Sketch,

Drawing or Plot Plan [**REQUIRED**]

Material Samples, Pictures or Brochures [IF APPLICABLE] Color

Samples, Pictures or Brochures [IF APPLICABLE] **Other**

[**DESCRIBE**]

**SECTION 4 - SIGNATURE AND ACKNOWLEDGMENT**

The Applicant hereby agrees to comply with all applicable local, county, state and federal laws and to obtain all necessary permits for the work described in this Application.

Approval of this Application by the Architectural Committee shall not be deemed a warranty or representation as to the quality of such work or that the work conforms to any applicable building codes or federal, state, county or local laws, statutes, ordinances, rules or regulations.

This Application will be reviewed by the Architectural Committee and approved, denied or returned for additional information within thirty (30) days after the Architectural Committee receives the Application.

If this Application is approved, the Applicant agrees to promptly perform the work contemplated in the Application. If the work involves the construction of an Improvement, the Applicant also agrees to maintain the Improvement in accordance with any applicable terms of the Project Documents.

Signature of Applicant

Date Signed

**SECTION 5 - FOR ASSOCIATION USE ONLY**

Approved

Date: \_\_\_\_\_

Disapproved

Date: \_\_\_\_\_

Approved, with the following conditions:

bate: \_\_\_\_\_

Authorized Signature (on behalf of the Association)