

LANDSCAPE AND DESIGN GUIDELINES FOR SAN TAN RANCH

Adopted June, 1999

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

DESIGN GUIDELINES:

Awnings

Awnings permanently set or retractable over all windows shall be canvas or similar material, of solid color on both sides which matches the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home.

Basketball Goals

Basketball goals shall be installed on the "interior" side of the driveway if located in the front yard and on the "interior" of the lot, if located in the rear yard, so not to be visible. Basketball goals attached to the front of the home are prohibited.

Basketball poles must be painted to match the color of the body of the exterior of the home.

Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable without painting.

All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc., constitute grounds for fines and/or removal.

Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.

Courts may not be painted or permanently outlined on the driveway or other concrete surfaces. Lighting for night use of the equipment is prohibited.

Portable basketball goals are expressly prohibited.

Basketball goals located in the rear yard must comply with all above applicable guidelines and be out of view from the front of the property.

Decorative Items

Decorative items are allowed in rear yards and must be screened from view of neighbors and common areas. Front yard decorative items must be submitted for approval by the Architectural Committee. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color, location and any criteria that the Board of Directors may determine.

Driveway Extensions

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. If the driveway extension ends within one (1) foot or less of the property line, it shall require the written input of the adjacent neighbor closest to the edge of the proposed extension. Such input should include the homeowner's printed name, lot number, address, date, signature and clear statement of what they are approving. Painted paved surfaces are prohibited.

Fences & Walls

Plans to raise the height of a party wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Architectural Review Committee prior to construction.

Fine Grading and Mounding

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or burming is proposed. Every effort should be made to make mounding appear natural.

Front yard landscaping

Front yard landscaping must have a minimum of one (1) fifteen-gallon tree, six (6), five-gallon shrubs, organic or inorganic ground cover and underground irrigation to plant material.

Gazebo Structure

Gazebo structure must not exceed a maximum height of 8'feet with a ten (10) foot set back from any fence line. It is strongly recommended that the Gazebo structure and colors match the base colors of the house. Architectural Committee at it discretion may change height from 8 to 10 feet. Structure to be constructed of permanent materials as shall be from time to time deemed appropriate and approved by the architectural committee; Such approval not to be unreasonably withheld. Approved colors for painted and/or unpainted structures shall be of the approved palette for San Tan Ranch and must be included with plan submittal. No construction changes will be accepted after committee approval without resubmission of plans and material lists and color schemes.

Gazebos must meet all Town of Gilbert requirements for permanent structures and if so deemed, must include approval with architectural application.

Gutters & Downspouts

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

Hardscape

Any hardscape items proposed for front yard installation must be approved by the Architectural Committee. Only hardscape items that will be visible from neighboring property in the rear yard will require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

Holiday Lights

Holiday decorative lighting shall not be installed more than thirty (30) days prior to a holiday and shall not be displayed more than thirty (30) days after the actual holiday.

Paint Colors

The preferred colors are earth tones. Trim colors shall not dominate the exterior appearance and shall be of the same color range of the major color. The Architectural Committee prior to painting must approve colors.

Plant Material (Prohibited)

The following vegetation types and varieties are expressly prohibited:

- (A) Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
- (B) Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia*. (*Thevetia* species).
- (C) Fountain grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
- (D) All varieties of Citrus are permissible within the confines of the rear yard only.
- (E) Mexican Palo Verde (*Parkinsonia aculeata*).
- (F) All varieties of mulberry trees.

Playground Structure or Swing sets

Canvas covers shall be of a "neutral" color, off white, beige or light brown.

Minimum set backs from side and rear wall shall be 10 feet and a maximum height of 8 feet

Homeowner must submit written input of all adjacent neighbors for review by the Committee. Neighbor input shall include a statement acknowledging the proposed equipment, its height, material and color. Neighbor's name and lot number must be noted.

Pools and Spas

Pools and spas do not require the prior approval of the Architectural Committee. Perimeter walls on lots bordering common areas and shared Homeowners Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for approval by the Architectural Committee.

Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors. Artificially colored rock(s) or granite is prohibited. All rock areas shall be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River rock shall be one (1) to six (6) inches in diameter. Not more than ten percent (10%) of the front yard landscape may be river rock.

Screen Doors / Security Doors

Compliance with these guidelines negates the requirement for approval by the Architectural Committee: (a) painted to match the exterior color of the body of the home (b) are of a neutral earth tone color to match or blend with the exterior of the home (c) match exterior window frames. Silver-colored aluminum screen doors are prohibited.

Storage Shed

Shed structure must not be higher than 18" above the fence line

A singular shed structure, not visible above the fence line does not require approval by the Architectural Review Committee (ARC).

It is strongly recommended that the shed color match the base colors of the house. The ARC will consider earth tone, or other subdued colors for approval.

A ten-foot set back is required from the fence line closest to the front of the house.

Turf

The Association encourages water conservation. Turf is not prohibited; however it is recommended that you consider desert landscape. If you choose to install turf, you have the option to over seed with winter rye, but are not required to do so. The bermuda grass in the summer must be fertilized and well-maintained.

Trampolines are not approved as play structures in San Tan Ranch

Window Treatments

Permanent draperies or suitable window treatments shall be installed on all front facing windows within thirty (30) days of occupancy. In no event shall the interior or exterior of any windows be covered with reflective materials, such as foil, or with paper, bed sheets or other temporary coverings.

LANDSCAPE GUIDELINES:

WITHIN NINETY (90) DAYS OF THE DATE OF CLOSING, THE OWNER OF A LOT SHALL COMPLETE INSTALLATION AND IRRIGATION IMPROVEMENTS IN COMPLIANCE WITH THE SAN TAN RANCH CC&R'S AND THE FOLLOWING GUIDELINES AS ADOPTED AND AMENDED FROM TIME TO TIME, IN THAT PORTION OF THE LOT WHICH IS BETWEEN THE STREET (S) ADJACENT TO THE LOT AND THE EXTERIOR WALL OF THE RESIDENTIAL UNIT OR ANY WALL SEPARATING THE SIDE OR BACK YARD OF THE LOT FROM THE FRONT YARD OF THE LOT. BACK YARDS WHICH ARE VISIBLE FROM COMMON AREAS SHALL ALSO ADHERE TO THIS INSTALLATION TIME FRAME.

PRIOR TO INSTALLATION OF THE LANDSCAPING, OWNER SHALL MAINTAIN THE LOT IN A WEED-FREE CONDITION.

PLANS FOR LANDSCAPE MUST BE SUBMITTED FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE. THE FOLLOWING MINIMUM GUIDELINES ARE REQUIRED; Front yard landscaping must have a minimum of one (1) fifteen-gallon tree, six (6), five-gallon shrubs, organic or inorganic ground cover and underground irrigation to plant material.

Model Flag Policy adopted 8/9/02

Definition: As used herein, the term "flagpole" shall mean a pole or staff of wood or metal for display of the American Flag, whether such pole or staff is horizontal or vertical, or free-standing or attached to a structure.

Definition: The "union" portion of the flag is the portion with the stars on the blue background.

Display of the United States Flag:

1. The American Flag may only be displayed from sunrise to sunset unless appropriate lighting is installed that properly illuminates the flag without disturbing the quiet use and enjoyment of the neighboring property. If an Owner wishes to illuminate the flag, the Owner must submit, in writing, a request to install lighting to illuminate the flag along with lighting plans and specifications to the Architectural Control Committee prior to illuminating the flag.
2. The flag should not be displayed on days when the weather is inclement, except when an all weather flag is displayed.
3. No other flag or pennant should be placed above or, if on the same level, to the right of the flag of the United States of America.
4. If the flag of the United States is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from the windowsill, balcony, or front of a Unit, the union of the flag should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
5. When displayed either horizontally or vertically against a wall, the union should be uppermost and to the flag's own right, that is, to the observer's left. When displayed in a window, the flag should be displayed in the same way, with the union or blue field to the left of the observer in the street.
6. The flag, when flown at half-staff (the term "half-staff" means the position of the flag when it is one-half the distance between the top and bottom of the staff), should be first hoisted to the peak for an instant and then lowered to the half-staff position. The flag should be again raised to the peak before it is lowered for the day. On Memorial Day the flag should be displayed at half-staff until noon only, then raised to the top of the staff. By order of the President, the flag shall be flown at half-staff upon the death of principal figures of the United States Government and the Governor of a State, territory, or possession, as a mark of respect to their memory. In the event of the death of other officials or foreign dignitaries, the flag is to be displayed at half-staff according to Presidential instructions or orders, or in accordance with recognized customs or

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practices not inconsistent with law. In the event of the death of a present or former official of the government of any State, territory, or possession of the United States, the Governor of that State, territory, or possession may proclaim that the National flag shall be flown at half-staff. The flag shall be flown at half-staff 30 days from the death of the President or a former President; 10 days from the day of death of the Vice President, the Chief Justice or a retired Chief Justice of the United States, or the Speaker of the House of Representatives; from the day of death until interment of an Associate Justice of the Supreme Court, a Secretary of an executive or military department, a former Vice President, or the Governor of a State, territory, or possession; and on the day of death and the following day for a Member of Congress. The flag shall be flown at half-staff on Peace Officers Memorial Day, unless that day is also Armed Forces Day.

7. The flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.
8. The flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.
9. The flag should never be fastened, displayed, used, or stored in such a manner as to permit it to be easily torn, soiled, or damaged in any way.
10. The flag, when it is in such condition that it is no longer a fitting emblem for display, removed and replaced with a new flag.

Placement of American Flag Display; Poles; Number of Flags:

1. Prior to installing a flagpole on any Lot/Unit, the Owner of said Lot/Unit must, in writing, submit a request including specific plans detailing the height, type, location, method of installation and color of the flagpole to the Architectural Control Committee for approval.
2. The height of a flagpole can be no greater than the distance between the point of placement of the pole in the yard and the closest point of either of the following:
 1. the sidewalk or the street if no sidewalk;
 2. any common area; or
 3. any neighbor's property line.