

## San Tan Ranch Design Guideline Amendments

At the February 17, 2004 Board of Directors Meeting of the San Tan Ranch Homeowners Association Board of Directors, the following rule changes were adopted.

*The new rules will be effective May 1, 2004.*

- Any non-street legal motorized vehicles, including but not limited to ATV's, three-wheel vehicles, go-carts, scooters, go-peds, mini bikes, etc., are not permitted on streets, sidewalks or common areas within San Tan Ranch Homeowners Association. Homeowners will be fined \$100.00 upon second notice of violation.
- If common walls removed by a homeowner, pool contractor, neither landscape contractor, including but not limited to, etc. not previously approved by the Board of Directors, the owner of the lot will be find \$250.00 without warning.
- Pool draining or pool backwashing into the streets or common areas of San Tan Ranch Homeowners Association is strictly prohibited. Homeowners will receive a fine in the amount of \$100.00 upon second notice. Water resulting from pool drainage or backwashing must be contained on the lot of the homeowner, or drained into the clean out of the home.
- Guidelines for placement for storage sheds within San Tan Ranch Homeowners Association are as follows:

Sheds:

- 1) Shed structures must not be higher then 18" above the fence line.
- 2) A singular Shed structure, not visible above the fence line does not require approval by the Architectural Review Committee.
- 3) It is strongly recommended that the shed color match the base colors of the house. The A.R.C. committee will consider earth tone, or other subdued colors for approval.
- 4) A ten-foot set back is required from the fence line closest to the front of the house.