

**San Marcos Country Club Estates
Homeowners Association**

**ARCHITECTURAL COMMITTEE
GUIDELINES**

Dear Builder/Lot Owner:

Congratulations on your investment in San Marcos Country Club Estates. Below you will find the guidelines and recommendations of the Architectural Committee of the San Marcos Country Club Estates Homeowners Association (HOA).

These are presented as an aid in the planning and development of your custom home site. We strongly recommend that you review all applicable documents to become familiar with the zoning requirements and covenants, conditions and restrictions for your home site. While planning and designing your home, please pay special attention to the following sections of the following documents:

- Page 1-3 of the "Zoning Requirements" pamphlet provided herewith;
- Article 1.2(a) - (1) of the Tract Declarations"; and
- Articles 4.1 - 4.3 of the "Third Amended and Restated Declaration of Covenants, Conditions and Restrictions and Easements (herein referred as CC & R's)".

Additional information and documentation on zoning can be acquired by calling the Planning Department of the City of Chandler (reference San Marcos Country Club Estates). A "plot plan for your specific lot is available from the HOA and will specify setbacks, easements, and building envelope. Tract declarations and CC& R's are available from the HOA if you have misplaced your copy.

The guidelines stated herein shall be construed as being the only restrictions applying to the development of your home site. The Developer/Homeowner shall look to the above-stated documents and the City of Chandler for the complete listing of guidelines, zoning ordinances, covenants, conditions, and restrictions applying to the specific lot purchased.

GUIDELINES

Architectural Design: Existing homes in San Marcos range in their architecture from traditional desert ranch house and pueblo to Mediterranean and ultra-modern simplicity. The result is dear informality and freedom in building design.

Building Envelope: Front yard - minimum 30 feet; rear yard - minimum 30 feet; and side yards - minimum 8 feet.

Colors: Exterior colors shall be in a range of shades of white, conservative Pastels, soft earth tones, or of a conservative and attractive brick, block, stone, or wood.

Construction Activities: A pre-permitting meeting between the Owner, Contractor, and a member of the Architectural Committee is required. The meeting will be scheduled at the earliest, mutually agreed-upon time, at the home site, to personally review construction activity guidelines and requirements. Adherence to the guidelines and requirements is the responsibility of the Owner and Contractor and violations will be subject to warnings and levies in accordance with the policies adopted by the HOA Board of Directors. Normal construction activities associated with the building of Homes are acceptable and normal noise and disruption is inevitable, however, efforts by the Owner and Contractor are expected to result in recognition of the rights of the existing residents and regard for regulations within the neighborhood.

Drainage: No Builder/Lot Owner shall change, interfere, or obstruct the drainage pattern over the Lot as that pattern has already been established.

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 area in San Marcos Country Club Estates (whether attached to a building, structure, or otherwise) so as to be visible from neighboring property, unless approved by the Architectural Committee. No basketball backboards, goals, or flagpoles shall be installed so as to be visible from neighboring property, unless approved by the Architectural Committee.

Garage: The structure shall include, at a minimum, an enclosed garage for two (2) vehicles. Preference is for the garage not to be front-entry, but instead, to be side-entry or located toward the rear of the Lot. On-street parking is not allowed except temporarily for special or social functions so design should accommodate visitor parking off the street (e.g., front yard drive-through).

Golf Ball Netting Guidelines: Golf ball nets may be installed on Golf Course Lots with rear yards adjoining San Marcos Golf Course. Golf ball nets must be approved by the Architectural committee and meet the following guidelines:

Vertical Post: Vertical post must be made of square steel tube with a minimum dimension of 3" square. Post must be embedded or attached to a concrete foundation. Post must be black in color and not exceed the height of the home.

Netting: Typical golf rope netting will be used, netting must be black in color and fastened at the top and bottom of the net using wire rope tensioned from post to post. Horizontal post at any elevation will not be allowed.

Maintenance: Structure must be maintained in good condition with no tears, holes or sagging in the net. Maintenance of structure is subject to Article X part 10.3 of the CC&R's.

Engineering: Homeowner is responsible for all engineering associated with the structure, specifically foundation sizes, post size, post thickness, spacing, cabling sizes, etc. These guidelines are for architectural purposes only.

Intensity of Lot Use: Gross building area shall not exceed forty percent (40%) of the Lot area.

Landscaping: All landscaping materials used on the Lot shall be limited to plant materials from the aerospace list approved by the Architectural Committee. That portion of any Lot which is visible from neighboring property, streets, or common areas shall be completely landscaped and planted prior to occupancy. The front yard of each Lot shall contain at least two (2) shade trees planted within twelve (12) feet of the edge of the paved surface of the roadway, and shall comply with zoning requirements of the City of Chandler.

Lighting: All exterior lighting shall be diffused and indirect whereby no light sources is directly visible from any Lot or from any private street or access Way.

Adjoining Lots. Each Lot within Phase I shall have two (2) curbside lights installed, one of which must be located on one side of the driveway. The style of curbside lights shall be either "Ballard" (specifications are available from the Architectural Committee) or an incandescent option (designed and mounted 40 to 48 inches above grade with a minimum of 60 watts per fixture).

Curbside lights must operate on a solar cell for illumination from dusk to dawn. Curbside and security (which only functions when triggered by a motion detector and stays on only briefly thereafter) lighting may be direct, need not be diffused, and may be visible from any point.

Maximum Height: Twenty-four (24) feet.

Minimum Living Area: Two Thousand Four Hundred (2,400) square feet.

Perimeter Walls: All perimeter walls within Phase I shall be six (6) feet in height and shall be constructed of a minimum of four (4) inch block with columns located every twelve (12) feet on center. All wall returns extending the side yard wall to the dwelling shall bear the same color and texture as contained on the dwelling unit.

Roofs Tanks: All solar panel, air conditioning unit, evaporative cooler, heating, cooling or ventilation equipment or other apparatus, structure or object shall be screened from view and located so as not to be visible from neighboring property, streets or common areas. Roof mounted heating, cooling and ventilation equipment shall be permitted to be placed on the roof of a dwelling unit only where complete visual screening is integral with the form and building materials of the building or structure upon which said equipment is located and such placement has been permitted by the Architectural Committee. Any solar panel approved by the Architectural Committee for placement on a roof must be flush mounted if visible from neighboring property. No elevated tanks of any kind shall be erected, placed or permitted upon any of the Lots. Any tanks for use in connection with any residential construction, including tanks for storage of gas and fuel oil, must be buried or walled in or kept screened by adequate planting so it will not be visible from neighboring property, streets, or common areas.

Signs: No signs, no matter the nature, visible from neighboring property, shall be placed on any Lot except: (i) signs required by legal proceedings; and (ii) signs, the nature, number, locations, contact, and design of which shall be approved in advance and in writing by the Architectural Committee, including "for sale" and "for lease" signs, builder signs, lender signs, and subdivision signs.

Trash Containers: Trash containers shall be maintained and stored so as to not be visible from neighboring property except to make the same available for collection.

When submitting your application for Architectural Committee review, please refer to the attached Building Plan Submittal Checklist, complete the top half and include with your packet. The packet should be forwarded to:

San Marcos Country Club Estates HOA
C/o VISION Community Management
16625 S. Desert Foothills Pkwy
Phoenix, AZ 85048
SanMarcos@WeAreVision.com

The Owner/Builder shall need to apply to the Architectural Committee by delivering two (2) complete packets of the required material. The Architectural Committee will then consider the plans and respond within thirty (30) days with its approval or questions and concerns. The Owner/Builder then has whatever time necessary to address the questions and concerns and resubmit the plans. The Architectural Committee then has fifteen (15) days within which to act. All communication shall be in writing.

We look forward to reviewing your plans. If the Architectural Committee can be of assistance during your preparation, you may contact VISION Community Management at (480) 759-4945 or SanMarcos@WeAreVision.com.