

**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
SIERRA DE OESTE COMMUNITY ASSOCIATION
c/o AAM, LLC
1600 W. Broadway Rd., Ste 200
Tempe, AZ 85282
(602) 957-9191**

The undersigned, constituting all of the members of the Board of Directors of Sierra De Oeste Community Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED that the Board of Directors hereby adopts the attached Design Review Guidelines and Association Rules dated December 1, 2017.

IN WITNESS WHEREOF, the undersigned have executed this consent as of the 1st day of December, 2017.



Lauren Van Tussenbroek
President and Director, Board of Directors

DocuSigned by:
Albert Kingsbury
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Albert Kingsbury
Vice President and Director, Board of Directors



Sam Mills
Secretary and Director, Board of Directors

**DESIGN REVIEW GUIDELINES AND
ASSOCIATION RULES
FOR
SIERRA DE OESTE**

December 1st, 2017

The Design Review Guidelines and Association Rules ("Guidelines"), as set forth in this document, shall interpret and implement procedures for the Design Review Committee's ("Committee") review and standards, including (but not limited to) architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance the property values and maintain the vision and high standards of development that exist within Sierra de Oeste. Unless specifically identified as not requiring a submittal for approval within this document, prior approval from the Committee is required. The Guidelines are established to assist owners in conforming to the standards established, and may be amended or supplemented from time to time by the Committee and/or the Board of Directors ("Board") pursuant to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Sierra de Oeste as may be amended ("Declaration").

Each application will be reviewed on a case-by-case basis. When reviewing all applications, the Committee will review any proposed improvements against the approved project plans/documents and will also consider the interest of neighboring properties. This may include making reasonable provisions for access, surface water drainage, sight and sound buffers, light and air, and other aspects of design which could have a substantial effect on neighboring properties.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED). IF APPROVAL IS REQUIRED FROM A GOVERNMENTAL AGENCY (I.E., CITY, COUNTY, STATE), IT IS UP TO THE OWNER TO INSURE THAT THE GOVERNMENTAL PERMITS/APPROVALS ARE RECEIVED PRIOR TO THE START OF CONSTRUCTION.

APPLICATION PROCEDURE

Submittal

Application and plans (which will be kept on file with the Association) shall be sent to:

Sierra de Oeste Community Association

c/o AAM, LLC

215 W. Giaconda Way, Suite 161

Tucson, AZ 85704

(520) 219-7200 / FAX (520) 219-9324

The following information should be included with the submittal:

1. **Design Review Committee Submittal Form:** A completed application form (attached or additional copies may be obtained from the management office).
2. **Plot Plan:** A site plan showing dimensions, relation to existing dwelling, property lines, building setbacks, and maximum grading envelope (if applicable). Measurements must be written on the plans. A plot plan would have been provided by the Builder at purchase or available from the Pima County Assessor's website.
3. **Elevation Plans:** Plans showing finished appearance of improvement in relation to existing dwelling.
4. **Specifications:** Detailed description of exterior material and fixtures to be used, color samples, and dimensions must be submitted.
5. **Photograph:** If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.

All buildings, structures, and other improvements erected within Sierra de Oeste, and the use and appearance of all land within Sierra de Oeste, shall comply with all applicable City/County/State zoning and code requirements, as well as the Declaration and these Guidelines.

REVIEW-APPROVAL AND/OR DISAPPROVAL

The Committee shall have forty-five (45) days after submittal of requests to approve or disapprove submittals. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Mail.

Review will include, but is not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the lot, size of Lot, and impact on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Committee, the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications, or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration: Construction must be started within ninety (90) days of the date of the Committee's approval of the application or as otherwise specified, or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules.

Construction Period: Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within one hundred and eighty (180) days of the date of the Committee's approval of the application.

Appeal: Any appeal of the Committee's decision must be submitted in writing, within thirty (30) days of the mailing date of the Committee decision to:

Sierra de Oeste Community Association

c/o AAM, LLC

215 W. Giaconda Way, Suite 161

Tucson, AZ 85704

**SIERRA DE OESTE
DESIGN REVIEW GUIDELINES AND ASSOCIATION RULES
MAY BE AMENDED FROM TIME TO TIME
BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS
AND/OR THE DESIGN REVIEW COMMITTEE,
AS FURTHER OUTLINED IN THE DECLARATION.**

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DESIGN REVIEW GUIDELINES SIERRA DE OESTE

1. ACCESSORY STRUCTURES. Accessory structures shall include any structures not specifically called out in this document or the Declaration. Unless specifically stated herein, these structures must be set back at least ten (10') from all surrounding property lines. They require Committee approval if they are taller than the surrounding fences. The intent is to use colors that are consistent with the community; however, materials are subject to review by the Committee. If it is felt that the materials will not last in the Arizona weather, the Committee has the authority to request additional information or require that the materials be better suited to our climate. Lattice and/or trellis structures will be required to be painted to match the base color of the Dwelling Unit or left natural redwood (redwood may be sealed so that it looks good for a longer period of time). All accessory structures must be maintained in like-new condition at all times.

2. ADDITIONS. When considering an addition to an existing structure, the Committee will only approve the application if:

- (1) The height of any addition shall be no higher than the existing Dwelling Unit.
- (2) All additions shall be built within the setback lines originally established for Sierra de Oeste, regardless of more lenient requirements of governmental authority.
- (3) When additions, alterations, or renovations are performed, the established Lot drainage must not be altered. All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof may drain directly onto a neighboring property.

3. ANIMALS. As stated more specifically within the Declaration (Section 18 of Exhibit B of the CC&Rs), no animal, livestock, poultry or fowl of any kind, other than a reasonable number of generally recognized house pets, 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. A reasonable number of pets is defined as two (2) dogs and two (2) cats. No house pets shall be permitted to make an unreasonable amount of noise or create a nuisance. No structure for the care, housing or confinement of any permitted pet shall be Visible from Neighboring Property. No permitted pets may be kept on or in any Lot which result in an annoyance to other Owners or Occupants in the vicinity. All permitted pets shall be leashed when not on a Lot owned by the pet's owner or on which the pet's owner is a tenant, guest or invitee. Persons walking pets shall carry a "pooper scooper" with them at all times and shall remove the pet's excrement from the Covered Property.

4. ANTENNAS. To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Committee unless applicable law prohibits the Committee from requiring such approval. If the applicable law prohibits the Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows with the preferred installation locations listed in descending order of preference:

- (1) A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
- (2) An unscreened location in the backyard of the Lot;
- (3) On the roof, but completely below the highest point on the roofline;
- (4) A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
- (5) On the roof above the roofline;
- (6) An unscreened location in the side yard;
- (7) A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

If no location is available where the antenna will not be visible from neighboring properties, the antenna and all appurtenances must be painted to match the structure to which it is attached so that it is less obtrusive.

5. AWNINGS. All awnings must be approved by the Committee, whether attached to the house or free-standing. Awnings over all windows shall be canvas or similar material, of solid color on both sides, which match the color of the body of the exterior of the Dwelling Unit or roof color and shall be installed only on the side and/or rear of the Dwelling Unit. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning, is required. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing, ripping, etc.

6. BASKETBALL GOALS. Permanent and portable basketball goals will be considered if they meet the following requirements:

- (1) Portable basketball equipment must be stored in the backyard, below fence line when not in use.
- (2) All basketball structures, if permanently installed, must be installed within fenced backyard. Installation shall be at least 10' from property line.
- (3) Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the Dwelling Unit. (Clear backboards are acceptable without painting.)
- (4) Basketball poles must be painted to match the color of the body of the exterior of the Dwelling Unit or black or white.
- (5) All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped torn nets, chipped and/or peeling paint, etc., should be promptly removed, repaired or replaced.

- (6) Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
- (7) Painting of "keys" on driveways is prohibited.
- (8) Lighting of basketball equipment for night play is expressly prohibited.

7. **CASITAS/GUEST HOUSES.** Casitas/guest houses are prohibited.

8. **CHIMNEYS.** Chimneys attached to the house shall be constructed of the same material, texture, and color of the Dwelling Unit. Exposed flues are prohibited. Gas shall be provided to each fireplace. All fireplaces shall meet the requirements of all governing authorities.

9. **DECORATIVE ITEMS.** Front yard item(s) as well as back yard item(s) that will be Visible from Neighboring Property must be submitted for approval by the Committee. Submittal shall include a color picture of the proposed item. Decorative items include, but shall not be limited to, iron, ceramic, plastic, clay or wood figures, carts, wagons, bridges, unnatural or man-made items. Decorative pots are not required to be submitted for approval unless they are larger than four feet (4') tall or four feet (4') wide or are of a non-neutral or non-earth tone color (see "Flower Pots" below for additional information). Commercially produced outdoor furniture need not be submitted for approval. The Board reserves the right to require removal of decorative items based on size, quantity, color and location and any other criteria that the Board may determine.

- A. **Benches.** Benches will be considered in the front yard area. The location of any Benches will be reviewed by the Committee. Bench materials must be made of elements that will last in the Arizona climate. Plastic benches and furniture will not be allowed or approved for front yards. Swings will also not be approved for installation in front yards.
- B. **Flower Pots.** Flower pots or decorative pots may be placed in front yards, but cannot exceed three (3) in number, be larger than four feet (4') tall or four feet (4') wide or be of a non-neutral or non-earth tone color (see "Decorative Items" above). Pots shall be located within three feet (3') of the front of the Dwelling Unit or garage. Pots must be maintained in like-new condition at all times, and must be continually planted with live foliage. Artificial plants and/or flowers are expressly prohibited. Flower boxes attached to the Dwelling Unit will not be approved by the Committee.
- C. **Seasonal and Decorative Flags.** One (1) bracket for seasonal and decorative flags, house mounted below the roofline, does not require approval. Pole shall be a maximum of five feet (5') long with attaching bracket painted to match the attachment area. Seasonal flags must be removed within thirty (30) days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags that are torn, ripped, faded, etc., constitute grounds for fines and removal. Flags shall not be offensive to the Association. The Board shall make this determination at its sole discretion.
- D. **Holiday Decorations.** Owners may display holiday decorations which are Visible from Neighboring Property only if the decorations are of the kinds normally displayed in single family residential neighborhoods, are of reasonable

size and scope and do not disturb other Owners by excessive light or sound or by causing an unreasonable amount of spectator traffic. Holiday decorations may be displayed no more than thirty (30) days before or more than twenty-one (21) days after any nationally recognized holiday.

E. Decorative and Seasonal Items. The Board reserves the right to require the removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board, at its sole discretion, shall make its determination on a case-by-case basis.

F. Decorative Art on Houses. Decorative Art on houses is permitted with prior Committee approval.

10. DOORS. Replacing any door that is Visible from Neighboring Property (front door, garage door, and side garage door) requires Committee approval unless the replacement door is exactly the same in color and design as that which was installed by the builder. If changing to a different design or color, a picture/brochure of the new door (or a paint chip) is required with the submittal.

11. DRAINAGE. Providing for proper drainage on your Lot is extremely important. When any changes are made to the Lot, drainage should be considered and not changed unless absolutely necessary. Drainage may not be altered to create any condition that could lead to off-site soil erosion in open spaces. Any change in drainage patterns will require review and approval by the Committee and possibly the municipality prior to installation.

12. DRIVEWAYS AND PRIVATE SIDEWALKS. Driveway and private sidewalk replacements, extensions as well as backyard access extensions will be reviewed on a case-by-case basis with particular attention given to how the improvement will complement the existing architectural character of the neighborhood. No replacement or extensions shall be completed without the prior written approval of the Committee. Submittals will be reviewed on the following:

- (1) A plat with exact lot dimensions to include current driveway and/or sidewalk dimensions and the location and dimensions of the proposed replacement/extension shall be included with submittal.
- (2) Sidewalks may be installed with concrete, exposed aggregate concrete, pavers, decomposed granite, or any such other materials as may be approved by the Committee. Additional sidewalks shall not exceed four feet (4') in width and should have landscaping installed on each side of the sidewalk. Sidewalks should have a minimum of one foot (1') setback from the side property line and shall not impede the Lot drainage design.
- (3) Proposed driveway extensions attached to the existing driveway that do not exceed ten feet (10') in width may be installed with concrete, exposed aggregate concrete, pavers, decomposed granite or any such other materials as may be approved by the Committee. Such ten feet (10') extensions may be installed on either or both sides of the existing driveway as long as such is set back a minimum of one foot (1') from the property line.

- (4) Backyard access extensions (not attached to the existing driveway providing access to the backyard) shall be installed with pavers, color exposed aggregate concrete or stabilized decomposed granite only. Stabilized decomposed granite shall be of a different color and/or size from primary yard decomposed granite material. A permanent border (wood, timber, and railroad ties are prohibited) shall be constructed to prevent different granite colors from mixing. Materials used for backyard access extensions shall be maintained and re-stabilized on a regular basis. **NO NON-EXPOSED AGGREGATE CONCRETE BACKYARD ACCESS EXTENSIONS SHALL BE PERMITTED.** Parking of no more than one vehicle is permitted on backyard access extensions in front of the side yard fence as long as the vehicle is currently registered and insured, in good operating condition and appearance, not under repair or being stored. The back yard access extension width area when combined with the existing driveway may not exceed fifty percent (50%) of the lot width. Additionally, the backyard access extension width may not exceed sixteen feet (16'). Backyard access extensions are permitted in side yards only and such extensions shall not impede the Lot drainage design. One designated backyard access extension is permitted per Lot.
- (5) All applicable municipal permits must be acquired prior to installation.

It is recommended that Owner research Pima County ordinances and codes prior to submitting a backyard access extension. All driveways and sidewalks must be kept clean and free from oil, rust or other stains.

13. FENCES AND WALLS, INCLUDING DECORATIVE WALLS. Plans for new fences or walls must be submitted to the Committee prior to construction. Walls must match the existing wall in texture and color. If changing a shared wall between Lots, the owners of both Lots must sign their approval on the submittal and both owners are responsible for maintenance thereof.

Party Walls installed on side and rear yard property lines shall consist of standard Sierra de Oeste wall or wrought iron fencing, shall not exceed seventy-two (72) inches in height from the original developer final grade, and shall not project past the front corners of the Dwelling Unit.

Decorative or garden walls may not exceed forty-eight inches (48") in height. Decorative or garden walls must be submitted for approval prior to installation, and be finished to match the Dwelling Unit in color and texture. Other materials not on the Dwelling Unit will be considered on a case-by-case basis. When submitting, be sure to include enough detail and/or samples for the Committee to properly review the submittal.

14. FLAGPOLES. Flag display requirements:

- (1) No more than two (2) flags may be displayed at once and only flags pursuant to ARS §33-1808 are permitted to include: (a) the American flag, (b) United States army, navy, air force, marine corps or coast guard, (c) the POW/MIA flag, (d) the Arizona state flag, (e) an Arizona Indian nations flag, (f) the Gadsden flag.
- (2) The maximum size of any flag shall be three feet by five feet (3' x 5').

- (3) Flags must be made of fabric; flags cannot be plastic, made of colored lights, painted objects, etc.
- (4) The maximum height of a permanent, removable or freestanding pole shall be no higher than the height of the roof peak.
- (5) Wall mounted flag poles shall be a maximum of five feet (5') long with attaching brackets painted to match the attachment area and will not require prior approval.
- (6) All poles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, U.S.C., Chapter 10.
- (7) Only one (1) permanent, removable, wall mounted or freestanding pole will be permitted per residence or Lot.
- (8) It will be the responsibility of the homeowner or resident of the Lot on which a flag is displayed to do so with proper respect and flag etiquette.

15. GARAGES. Garages shall be used only for the parking of vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or recreational activities after the initial construction. Garage doors shall be left open only as needed for ingress and egress.

16. RV GARAGES. Detached or attached RV garages are prohibited.

17. GATES. All requests for additional gates or gates other than those which were originally installed must be submitted for approval. Placement of gate(s) must be approved by the Committee. Double gates may be installed to allow wider access to back yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates, unless approved by the Committee. Gates may be painted to match the fence with approval from the Committee.

18. GUTTERS AND DOWNSPOUTS. Gutters and downspouts will be considered for approval if the finish matches the color of the Dwelling Unit in the area to which they are attached. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times. Downspouts must be directed so as not to drain directly onto neighboring property.

19. OIL PANS. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being visible.

20. OUTDOOR FIREPLACES, FIRE PITS, BUILT IN BARBECUES. Outdoor fireplaces shall be permitted in rear or sides yards (private areas only) and require a ten-foot (10') setback from property lines. Fireplaces contained within a patio or courtyards that are not visible over fence do not require a setback. Chimney elements must be located and sized so as not to obstruct views from adjacent properties. Built in barbecues, fire pits or fireplaces in private areas must be located inside the development envelope and may not exceed a height of two feet (2') above adjacent walls. Outdoor fire-pits and outdoor fireplaces must be gas burning or electric. Wood-burning outdoor fire-pits or outdoor fireplaces are not permitted.

21. PAINT COLORS (EXTERIOR). Exterior paint colors must be selected from the color palette originally approved by the Builder. Owners who are painting their house in the exact same paint color as the originally approved color palette do not need to seek prior approval of the Committee. Other compatible colors not originally existing on the Dwelling Unit may be considered and must be submitted for approval prior to painting.

22. PATIO COVERS. Roofing materials should match those which were installed by the builder on the original roof of the Dwelling Unit or that which were offered as an option by the builder for a patio cover, though other types of materials will be considered if they will hold up to the Arizona weather. Asphalt shingles and rolled roofing are expressly prohibited. Color and material of supports should match the Dwelling Unit. Roofs shall be flat or match the pitch of the roof of the Dwelling Unit. All patio covers not installed by the builder will need to be reviewed by the Committee on an individual basis prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

23. PLAYGROUND EQUIPMENT. Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors, and to assure aesthetic appeal.

The maximum height that will be considered for approval of play structures is twelve feet (12'). The maximum height for any deck/platform is four feet (4') above ground level.

Any play structure which is ten feet (10') tall or less must be placed at least ten feet (10') from any Lot line. For each additional foot of play structure height over ten feet (10'), the setback from all surrounding walls shall increase by two feet (2') per foot of height of the structure. (For example, a structure that is twelve feet (12') tall will need to be set back fourteen feet (14') from all surrounding walls.)

When considering plans, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or brochure of the structure, total dimensions, materials, colors, and a map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color of any canopy of the play structure must be a "neutral" or "earth tone" color.

24. POOLS AND SPAS. Pools and spas are permitted in the rear yard with approval of the Committee.

Slides, diving boards, rock waterfalls, rock climbing walls or other like accessories ("Accessories") that are Visible from Neighboring Property must be submitted for prior approval of the Committee. Accessories items will be reviewed on a case-by-case basis with no such items permitted to exceed five feet (5') in height from the ground or decking. On Lots with wrought iron view fencing, the installation of landscape to limit the visibility of Accessories from neighboring property shall be required.

Access for pool installation must be through the front gate access or by removing a portion of the front (return) wall. Repairs to the wall must be completed in a timely fashion and must include repairing the wall to match the height, texture and color of the remaining wall. Corner Lots must receive prior approval to remove a portion of the side wall, though this practice is discouraged. **A \$3,000.00 deposit** will be required for this activity, as well as a signed

agreement that the area will be returned to the condition it was prior to the fence removal, including all sidewalks, landscaping, ground cover, etc.

Furthermore, the pool installation Contractor shall not be allowed to disturb beyond the approved maximum lot disturbance envelope (if applicable). A construction access plan shall be submitted for review and approval by the Committee.

All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for screening for approval by the Committee.

Pools may not be backwashed into any common area or off of the Lot on which the pool has been installed. Check with your pool contractor concerning municipal ordinance requirements for backwashing. Damage to common areas due to backwashing, including erosion, will be repaired by the Association, and all expenses incurred by the Association will be billed to the homeowner.

25. POOL FENCING AND EQUIPMENT. Backyard wrought iron pool fencing installed on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the Dwelling Unit and must meet all City, County, State, and/or Federal requirements.

Pool equipment on Lots with view fencing must be screened from view from common areas. Screening may be through plant material or hardscape enclosure. All screening material requires approval from the Committee.

26. RAMADAS AND GAZEBOS. Ramadas and gazebos may be installed in back yards after receiving Committee approval. Ramadas and gazebos must meet the following requirements:

- (1) Maximum height will be reviewed on a case-by-case basis by the Committee.
- (2) Building must be set back at least ten feet (10') from side and meet the rear yard setback requirements.
- (3) Structure can be a pre-colored aluminum product or wood. If wood is to be used it must be painted to match the house color or be natural redwood, other materials that will hold up in the Arizona weather will be considered, and preferred.
- (4) Structure must be maintained in like new condition at all times.
- (5) Roofing materials must match the house.
- (6) Lighting of the structure must not shine onto neighboring properties, and should be subdued (accent lighting as opposed to bright lighting). No flood lighting will be permitted. Lighting must be approved by the Committee prior to installation. Photos of the proposed lighting will aid in this respect.

27. SECURITY LIGHTING/VIDEO AND SURVEILLANCE CAMERAS. Security lighting and cameras must be directed so as to not shine or cause glare Visible from Neighboring Property

and shall be directed to view subject property only. Such lights and cameras shall be installed beneath eave overhangs and screened, wherever possible, with walls, plant materials or internal shielding. No flood lights will be permitted. No outside video or other surveillance cameras shall be placed or utilized upon any Lot or any structure erected thereon, except as approved by the Committee.

No additional lighting shall be installed, or existing light fixtures replaced, without Committee approval.

Security features, including, but not limited to, doors and windows, must be submitted for approval. See also Landscape Lighting for additional lighting information.

28. SECURITY/SCREEN DOORS/SUNSCREENS. Wrought iron security/screen doors shall be submitted for approval to include exact design of door as well as color proposed. Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and does not need to be submitted for approval, provided that the window frame matches the sunscreen material or the existing window frames. The Committee will not allow the installation of a sunscreen material that does not aesthetically blend with the color of the Dwelling Unit. This decision can be made solely at the discretion of the Committee.

Window films with a reflectivity over twenty percent (20%) are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed, but requires approval of the Committee prior to installation.

29. SIDEWALKS. Please refer to DRIVEWAY EXTENSIONS AND SIDEWALKS.

30. SIGNS. No signs shall be displayed on any Lot except the following:

- (1) Signs as required by legal proceedings;
- (2) No more than two (2) identification signs for individual Dwelling Unit, each with a maximum face area of seventy-two (72) square inches or less;
- (3) One standard size realty company "for sale" or "for lease" sign;
- (4) Project identification signs and other promotional or marketing signs installed by Declarant, Developers or the Association;
- (5) Political signs cannot be in place more than seventy-one (71) days before an election and must be removed within three (3) days after the election to which the sign pertains; Signs may not exceed an aggregate total of nine (9) square feet.
- (6) Two security signs located a maximum distance of two feet (2') from the front of the Dwelling Unit. Security signs must not exceed twelve inches (12") by twelve inches (12") and must be maintained in good condition at all times;

- (7) One temporary advertising sign not to exceed twenty-four inches (24") by twenty-four inches (24") for a landscape contractor, pool contractor, etc. Such temporary signage must be removed within forty-eight (48) hours of completion of work.

All signs shall conform and comply with appropriate governmental authority ordinances. Signs advertising landscaping or pool contractors, etc., must be removed within forty-eight (48) hours of completion of work.

31. SOLAR PANELS AND EQUIPMENT. The Association recognizes 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, the Association's desire is to promote and preserve the attractive appearance of the community and the Improvements thereon, thereby protecting the property value of the Owner's investments.

The Association recognizes the Owner's right to install and use solar energy devices, as set forth in A.R.S. § 33-1816. The Association hereby sets forth these guidelines in order to regulate the placement of solar energy devices that are governed by A.R.S. § 33-1816 and A.R.S § 44-1761.

The placement of the solar energy device must be approved in advance by the Committee. Such solar energy device must comply with the following regulations, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

- (1) A sample or illustrated brochure of the proposed solar unit must be submitted with the application, which clearly depicts the unit and defines the materials to be used in the installation.
- (2) No solar energy device may encroach upon the Common Area or the property of another Owner.
- (3) A solar energy device shall be placed in accordance with the following descending order of locations, with Owners required to use the first available location that does not impair the functioning of the device or adversely affect the cost or efficiency of the device:
 - (a) A location in the back yard of the Lot so as to not be Visible from Neighboring Property.
 - (b) On the roof facing the back yard of the Lot, limiting Visibility from Neighboring Property and subject to additional restrictions included below.
 - (c) On tile roof facing the side yard of the Lot, limiting Visibility from Neighboring Property and subject to additional restrictions included below,
- (4) The solar energy device shall be installed to limit Visibility from Neighboring Property. The landscaping or structure used to shield the solar energy device must be approved in advance by the Committee.

- (5) The solar energy device must comply with all applicable City, County and State laws, regulations and codes.
- (6) Placement and installation must be pursuant to the manufacturer's instructions.
- (7) Solar panels must be an integrated part of the roof design and mounted flush, directly to the roof plane. Panels shall not break the roof ridgeline.
- (8) Solar panels should be dark in color.
- (9) Aluminum trim, if used and visible, shall be anodized or otherwise color treated.
- (10) All exterior plumbing lines shall be painted in a color scheme which matches as closely as possible to the color of the structure and materials adjacent to the plumbing lines (i.e., plumbing lines on walls shall be painted the color of the walls while roof plumbing shall match the color of the roof).
- (11) Any visible cabling must be securely attached and painted to match the surface to which they are attached.
- (12) Solar units not mounted on the roof (ground mounted) shall be installed according to the City setback requirements. Any such structures should be concealed from View of Neighboring Property, when reasonably possible, and be free of all future likelihood of shading from fences, trees, shrubbery and other vegetation.
- (13) The Owner is liable for all damages arising from the installation and/or repair of the solar energy system.
- (14) Installing Owner should consider and discuss potential glare issues onto adjacent properties with solar installer prior to installation to avoid nuisances after the solar panels become active. The Committee does not review solar panel submissions for potential glare due to the numerous potential factors involved and information that is not readily available to the Committee for such review. Any subsequent-to-installation glare or nuisance related to adjacent properties will need to be resolved by the installing owner and the adjacent property owner, not by the Association.

Notwithstanding the above; enforcement shall not commence in any way that (1) prevents the installation of a solar energy device; (2) impairs the functioning of a solar energy device; (3) restricts the use of a solar energy device; or (4) adversely affects the cost or efficiency of a solar energy device.

32. STORAGE SHEDS. Storage sheds will be permitted and need not be submitted for approval, provided the maximum height of the shed, including roof, do not exceed ten feet (10') in height.

Sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must be submitted for review and approval prior to construction, must be constructed of block, stuccoed and painted to match the Dwelling Unit, and have a tile roof to match the existing tile on the Dwelling Unit. Additional setbacks will be required based on height of shed being submitted.

Storage sheds on Lots with a view fence are subject to the above provisions, as well as the following provisions: (1) the shed may not be placed adjacent to the view fence; (2) the shed must be screened from view with approved plant materials; and (3) placement of the shed must be approved prior to installation.

33. TRAMPOLINES. Trampolines will be approved for installation in backyards, but the maximum height that shall be approved for trampolines and safety netting is ten feet (10'). Trampolines must be placed at least ten feet (10') from all side property lines and fifteen feet (15') from the rear property line. The Committee prefers that safety nets and their supports (top and side) be muted, neutral or desert colors. Equipment must be maintained in good condition at all times.

34. TRASH CONTAINERS AND COLLECTION. No garbage or trash may be placed on any Lot or parcel except in covered containers meeting the City specifications, and these must be stored out of sight except when being made available for pick-up. Trash cans may be placed out for pick-up no more than twelve (12) hours prior to pick-up and must be removed from view no more than twelve (12) hours after pick-up. Rubbish, debris and garbage shall not be allowed to accumulate on any Lot. The suggested time for a trash can to be placed at the curb is from the evening of the day before pick-up to the evening the day of pick-up.

Each owner shall be responsible for removal of rubbish, debris and garbage not only from his Lot or parcel, but also from all public right-of-ways or common areas either fronting or alongside his Lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City or the Association. No outdoor incinerators shall be kept or maintained on any Lot.

35. WATER FEATURES AND FOUNTAINS. Fountains and water features are permitted in backyards and in front courtyards only, and shall not exceed the height of the adjacent wall or yard enclosure and shall be screened with courtyard walls or other means as approved by the Committee. The design and color of such features must be compatible with the architectural character of the residence. All fountains must be maintained in new condition and shall not be permitted to drain into a common area.

36. WINDOWS. Permanent draperies or suitable window treatments shall be installed on windows facing any street within sixty (60) days of occupancy. All window coverings facing the street must show white or beige colors unless otherwise approved in writing by the Committee. No reflective materials with a reflectivity greater than twenty percent (20%), including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. No temporary coverings such as bed sheets or newspapers shall be permitted. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the Dwelling Unit and require Committee approval.

37. YARD SALES. Owners may hold "yard sales" to sell personal property of such Owners only in compliance with the following requirements: (i) yard sales shall be limited to two (2) days per year on any Lot; (ii) no yard sale shall commence prior to 6:00 a.m. (MST) or continue after 5:00 p.m. (MST); (iii) no Owner shall post any signs advertising any yard sale anywhere on the Covered Property, except that a temporary sign may be posted on such Owner's Lot on the day that a yard sale is being held and shall be removed immediately thereafter; (iv) if the Association ever adopts standard yard sale dates for the Covered Property, yard sales shall be held only on such dates; and (v) yard sales shall conform with any local ordinance. The Association shall give reasonable notice to all Owners if it adopts standard yard sale dates for yard sales on the Covered Property.

38. LANDSCAPE REQUIREMENTS. Unless installed by the Declarant, within ninety (90) days after becoming the Owner of a Lot, each Owner shall install landscaping Improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements in the front yard of their Lot, within the disturbed areas of the lot, but excluding any portion of the Lot designated on the Plat as Natural Area or Riparian Habitat Mitigation Easement, which Natural Area or Riparian Habitat Mitigation Easement shall remain natural and undisturbed. All landscaping Improvements installed in such areas must be approved by the Committee prior to installation.

These landscape design guidelines are intended to promote a design theme and character for the community that enhances the existing natural setting and reflects the unique characteristics of upper Sonoran desert. To accomplish this goal, specific design and material requirements are presented within this section.

Landscape materials and design criteria within these guidelines are intended to:

- Establish a landscape character for the community that is harmonious with the surrounding natural desert environment.
- Minimize allergen-producing materials.
- Utilize appropriate low-water use, arid region plants.
- Create shade and micro-climatic cooling.
- Allow flexibility to create an environment that complements the lifestyle of the homeowner.
- Maintain continuity within the community.
- Maintain property values.
- Minimize hazards and liabilities.
- Educate residents on the beauty of arid-region plants.

A. Front Yard Minimum Requirements. Front yards should be designed to include minimum quantities and sizes depending on the size of the Lot and amounts of disturbance. The following minimum plant material sizes and plant quantities are strongly recommended; however, the Committee will consider variations of these requirements as long as the completed landscape plan results in an attractive front yard:

B. Pad Graded Lots:

- A Minimum of 60% coverage with Decomposed Granite or approved hydroseed mix is required in front yards of these Lots;
- Planting Requirements:
 - Two (2) trees - (2) 24" box trees.

- Six (6) 5-gallon shrubs; and
- Six (6) 5-gallon ground cover or accent plants
- A Saguaro Cactus, minimum height of five feet (5') may be used as a substitute for one of the tree requirements.
- Automatic underground irrigation system will be installed for all new plantings.

Note: plant quantities for the front yards may be modified with the installation of patios, courtyards and other hardscape areas.

C. Plant Material

Proposed plant materials shall reflect the design philosophies and criteria presented within this document. Landscaping should be created to establish continuity within the community and to create a harmonious relationship with the surrounding natural desert landscape.

All portions of the Yard shall be kept free of invasive, non-native plant species. The Association shall be responsible for removal and maintenance with respect to the common Areas, and each Owner shall be responsible for removal and maintenance with respect to its Lot.

D. Landscape Grading

Landscape grading for aesthetic purposes is encouraged and shall complement the contours found in the surrounding landscape. Slopes must be gently rounded with varying side slopes, with a maximum allowable slope of 3:1. Grading shall be accomplished without creating sharp transitions or unnatural shapes. All proposed grading shall blend subtly with the adjacent terrain. Landscape grading must also be accomplished without interrupting established drainage patterns such as natural wash corridors or drainage ways. When applicable, all proposed landscaping grading shall occur within the approved Grading Envelopes for each lot.

E. Drainage

Landscaping, filling or rerouting of existing natural washes or drainage easements may result in flooding, erosion or other undesirable situations. Therefore, disturbance to any natural wash corridor or designated drainage ways on or adjacent to a Lot or parcel must be approved by the Committee.

F. Decomposed Granite

Earth tone decomposed granite in gold, brown or red tones are permitted. White, green, brick red and/or other "unnatural" colors are not permitted. No more than two (2) different colors of decomposed granite shall be permitted in the front yard. Granite must be treated with pre-emergent at regular intervals to retard weed growth. Submittal shall include the size and color name of the granite.

G. Boulders and Rip-Rap

Use of boulders in the landscape is encouraged to create a natural setting subject to the following criteria:

- Boulders must be "surface select" consistent with existing environment boulders.
- If significant scarring of the boulder surface is present, the boulders should be placed to hide scarring or treated with a man-made desert varnish product such as Eonite or Permeon.
- Boulders shall be installed in naturalistic manner (i.e., buried approximately one-third below grade) and integrated within the landscape, including other boulders, berming or landscape materials such as plants, decomposed granite and contouring.
- Boulders shall be a minimum size diameter of eighteen (18) inches and a maximum diameter of four (4) feet, unless otherwise approved by the Committee.

Rip-rap may be used for erosion protection, storm water management or aesthetic applications subject to the following criteria:

- Rip-rap must be rock that matches or complements the color of the decomposed granite used within the Lot.
- Rip-rap may not be grouted unless dictated by erosion or drainage conditions (subject to the approval of the Committee).
- Maximum size of rip-rap cobbles shall be twelve inches (12") in diameter unless erosion or drainage conditions require larger material (subject to the approval of the Committee).
- Rip-rap may not **exceed ten percent (10%) of the total landscape area.**

H. Landscape Lighting

Landscape lighting is allowed in the community subject to the following criteria:

- Landscape lighting shall be low-voltage only.
- Landscape lighting must be controlled with an electric clock or photo-cell device.
- All light sources must be shielded from view; unshielded up-lighting is not permitted.
- All wiring for light fixtures must be buried below grade per the manufacturer's requirements.
- Controller equipment must be located in a discrete location or screened from view from the street or adjacent property.
- Colored light bulbs, lenses, or reflectors are not permitted.

I. Palm Trees

Sago Palms, Mediterranean Fan Palms and Pygmy Date Palms may be utilized within the enclosed back yard of the Lot. All other palm trees are prohibited.

J. Turf Grass

Turf grass (Real Hybrid Bermuda Sod) is permitted in rear yards. Any turf grass in the rear yard that is Visible from Neighboring Property must be over-seeded and kept green year round. No turf or spray irrigation shall abut walls or fences. Planting areas of at least five feet (5') are recommended between walls, fences, structures and turf or spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Drainage should flow away from all walls and any structures.

Homeowners may submit approval requests for high quality artificial turf. Such installation shall be approved by the Committee on a case-by-case determination based on installation location and submitting high quality material. In the event artificial turf is approved, homeowner must maintain the appearance of the artificial turf in a clean, "like-new" condition. Association retains the right to determine when the artificial turf must be replaced due to weathering or other types of damage.

All turf must have a permanent border such as, extruded concrete curbing, brick border or other permanent material approved by the Committee.

Artificial turf products must meet the following minimum requirements with a materials sample and specifications for approval as listed hereafter:

- 75 oz., 142 stitch rate/yard, a gauge of 1/2 inch
- Anti-aging properties
- UV resistant materials
- PE+PP monofilament yarn
- Minimum pile height of 1-1/2 inch
- Poly-urethane backing
- Minimum 10-year pro rated warranty on yarn and 12-year warrant on the backing

K. Maintenance

Maintenance of the landscape and other incidental landscape materials on individual Lots is the sole responsibility of the owner, further:

- The homeowner shall maintain all visible landscape areas in a clean, neat and weed-free condition.
- All dead and dying plants must be replaced with the same species or other compatible plants.
- There is a clear zone in the right of way ("ROW") of each lot that owners are required to maintain.
- Clean/remove any silt to ensure proper drainage.
- Remove "noxious weeds" (see <https://agriculture.az.gov/r3-4-245-prohibited-noxious-weeds> for a full list of Arizona prohibited noxious weeds).

L. Other Miscellaneous Requirements

Any modifications to approved landscape installations shall comply with the Landscape Requirements section of this document and all landscape installations require the approval of the Committee.

PROHIBITED PLANT LIST

INVASIVE OR OUT OF CHARACTER WITH THE AREA

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
CEDRUS SPECIES	CEDAR	OLEA EUROPAEA	OLIVE TREES
CHAMAECYPARIS SPECIES	FALSE CYPRESS	PALMS	ALL PALMS
CITRUS	CITRUS	PENNISETUM SETACEUM	FOUNTAIN GRASS
CUPRESSUS SPECIES	CYPRESS	PINUS SPECIES	ALL PINES
EUCALYPTUS SPECIES	ALL EUCALYPTUS	QUERICUS SP, EXCEPT	OAKS, EXCEPT DESERT
FICUS SPECIES	ALL FICUS	TURBINELLIA	SCRUB OAK
JUNIPERUS SPECIES	JUNIPER	RHUS LANCEA	AFRICAN SUMAC
NERIUM OLEADER	OLEANDERS	THEVETIA SPECIES	THEVETIA

Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia spp.</i>	Pampas grass
<i>Cyndonon dactylon</i>	Bermuda grass (exclude sod hybrid)
<i>Digitaria spp.</i>	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis spp.</i>	Lovegrass (exclude <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum spp.</i>	Iceplant
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola spp.</i>	Russian thistle
<i>Schinus spp.</i>	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix spp.</i>	Tamarisk

Note: Palm Trees

Sago Palms, Mediterranean Fan Palms and Pygmy Date Palms may be utilized within the enclosed back yard of the Lot. All other palm trees are prohibited in the front and back yard of the Lot.

Other Prohibited Materials

- Polyethylene film under desert landscape areas.
- Steel, scalloped concrete, or wooden headers or borders.
- Colored rock other than that described herein.

Hydroseed Mix:

SEED MIX

Scientific Name	Common Name	Pound live seed/acre
SHRUBS		
<i>Anisacanthus thurberi</i>	Desert Honeysuckle	4
<i>Celtis ehrenbergiana</i>	Desert Hackberry	3
<i>Lycium andersonii</i> Var. <i>andersonii</i>	Anderson Wolfberry	3
<i>Isocoma tenisecta</i>	Burroweed	2
ANNUALS/PERENNIALS/VINES		
<i>Maurandya antirrhiniflora</i>	Snapdragon vine	3
<i>Dichelostemma capitatum</i>	Bluedicks	5
<i>Dicliptera resupinata</i>	Arizona foldwing	3
<i>Zinnia acerosa</i>	Desert Zinnia	3
GRASSES		
<i>Dasyochloa pulchella</i>	Fluffgrass	2
<i>Distichlis stricta</i>	Desert saltgrass	2
<i>Leptochloa dubia</i>	Green sprangletop	2
<i>Mulhenbergia rigens</i>	Deergrass	2

ARCHITECTURAL AND LANDSCAPING DESIGN REVIEW SUBMITTAL FORM

Please mail to:
Sierra De Oeste Community Association
c/o AAM, LLC
215 W. Giaconda Way, Ste 161
Tucson, AZ 85704
Phone: (520) 219-7200 / Fax: (520) 219-9324

PLEASE CHECK APPROPRIATE BOX BELOW:
 I AM SUBMITTING PRIOR TO LIVING IN THE COMMUNITY
 I AM CURRENTLY LIVING IN THE COMMUNITY

Name: _____ Date: _____

Community: _____ Lot#: _____

Property Address: _____ Phone#: _____

Current Mailing Address: _____

Submittal Type (i.e., landscaping changes to be made to my property and changes to the exterior of my home, etc.): _____

Type of Material to be used - (attach samples / pictures / brochures): _____

Color to be used – (attach samples / pictures / brochures): _____

MUST INCLUDE A PLOT PLAN INDICATING LOCATION OF SUBMITTAL AND INCLUDE APPLICABLE MEASUREMENTS AND DIMENSIONS.

INCOMPLETE SUBMITTALS WILL BE DENIED

Owner agrees to comply with all applicable City and State laws, and to obtain all necessary permits. Approval by the Committee shall not be deemed a warranty or representation as to the quality of 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.

Committee requests will be reviewed within 45 days. Requests will be either be approved, denied or returned for additional information.

Owner's Signature: _____ Date: _____

Owner's E-mail address: _____

"Office Use Only"

The Above Described Change Has Been:

APPROVED Subject to the following condition(s): _____

DISAPPROVED Comments: _____

SIGNATURE: _____ Date: _____

SIGNATURE: _____ Date: _____