

PARKE PLACE PHOENIX
HOMEOWNER'S ASSOCIATION

ARCHITECTURAL GUIDELINES

Adopted 10/15/1996

Architectural Review Committee

Purpose [Section 11.1-1 page 24] The intention of the Committee is to provide for an orderly and attractive development of the Property, to ensure that a new construction, building alterations, landscaping or paintings conform to the existing architectural continuity and to maintain the standard of quality in the Community. The rules adopted through the Architectural Review Committee will allow for proper development and operation of the Property. The Committee reserves the right to disapprove any item that is offensive, in poor condition or in any way detracts from the overall aesthetics of the Community.

Establishment of Committee [Section 11.1.2 page 24] The Committee is limited to five (5) members. Three (3) members are from your Homeowners Association Board and two (2) are other interested Homeowners in the Community. The committee members have been appointed by the Board as their agent.

The terms "Architectural Review Committee" and "Committee," means the same.

Operation of Committee [Section 11.4 page 25]

Documentation Required [Section 11.4.1 page 25] The Committee requires submission of a written Improvement proposal but is not limited to the following:

- a. Show the address
- b. Provide one copy for each committee member (5 members)
- c. Letter describing the extent of the work
- d. Plans and specification
- e. Schematics
- f. Elevations indicating new and existing materials and colors
- g. A plot plan showing improvement location
- h. Timetables
- i. Samples of exterior finish color

Committee Discretion [Section 11.4.3 page 26] The Committee, before giving final approval, may require changes to be made to comply with the Community Rules and City building codes as to the type of materials used, or other features or characteristics not covered here. The Committee will consider the Improvement proposal for the general architectural style and character of existing Improvement with the Property, Lot and overall Community.

Conditional Approval [Section 11.4.4 page 26] The Committee may impose conditions or require changes to the proposed Improvement which detracts from or is detrimental to the appearance of the Property and Lot, or creates a condition disadvantageous to other Qwners, before giving its approval.

Evidence of Approval [Section 11.4.5 page 27] Each Committee member will sign their approval, or rejection of the application. Each Committee member may write stipulations setting conditions before approval can be given. The Committee Chairman will forward their documentation to the Management Company to maintain a copy on file and to forward the information to the Homeowner. It is the duty of the Committee to act on the Improvement proposal within sixty (60) days.

Professional Advisors [Section 11.4.12 page 27] The Committee reserves the right to employ professional advisors for the purpose of reviewing the Improvement proposal submitted plans, with the costs of hiring to be paid by the Owner submitting the plans.

Access to Property [Section 11.5 page 28] Each Committee member or agent of the Homeowners Association Board has the right to access any part of the Property, and Lot for purposes of Improvement inspection or Compliance with the Community Regulations.

Alterations and Improvements Nothing shall be excavated, constructed, hung, erected, placed, stored or maintained on the Property of Lot without prior Committee written approval. In addition, all improvements, alterations, additions, or modifications are subject to the City of Phoenix permits and inspections.

Note that Holiday decorations are permitted as long as they are conservative and in good taste. The committee reserves the right to disapprove any decorations.

Landscaping Maintenance by Owner [Section 10.7 page 17] The Lot whether granite or grass will be kept weed free, trees and shrubs shall be maintained, groomed and well trimmed. Grass Lots are to adequately water to maintain a lush green appearance at all times. Grass Lots choosing not to plant winter grass, shall maintain the grass in a mowed and weed free manner at all times. Trim and restrain all trees, shrubs or plantings. No trees, shrubs or plantings of any kind will be permitted to hang over, or encroach any walkway, adjoining Lot or Common Area.

Chemicals [Section 10.17 page 19] The Committee reserves the right to determine the use of chemicals on any Lot which could constitute a danger to the Community residents and others, and to prohibit their use. In addition, the Committee may prohibit pesticides or herbicides, usage from any Lot and Common Area.

Poisonous Plants and Allergens [Section 10.18 page 20] The Committee reserves the right to determine the use of plants and landscaping on any Lot or Common Area which could constitute a danger to the Community residents and others because of the poisonous nature of the plant or likelihood of allergic reactions caused by contact, ingestion of the plant, or airborne pollens. No prohibited plant shall be used on any Lot or Common Area.

~~**Windows and Awnings** [Section 10.25 page 22] No reflective materials are permitted on the outside or inside of any windows or any part of the Lot. No awnings or screens will be permitted on the outside of the Property, or Lot, except those of the Developer. The Committee reserves the right to approve window coverings of specific materials, manufacturer, model number or other specifications in its sole discretion.~~

Windows Coverings No aluminum material or other reflective material(s) may be installed to the exterior or interior of the window(s). Black, charcoal or the community developer Centex original light grey screen material may be installed. The frame or window screens must match the screen material or the existing window frames. Architectural approval must be obtained when making any changes to the exterior.

Antennas and Dishes [Section 10.26 page 22] No visible towers, antennas, dishes, aerials or other facilities for the reception or transmission of radio or television broadcasts or other means of communication shall be erected on any Property or Lot. No installations inside dwellings or by underground conduits are permitted without prior written consent of the Committee.

Photovoltaic Collector Panels and Solar Water Panels (Amended 04/12/2012)

Installation of solar devices is permitted pursuant to Arizona Statue A.R.S. 33-8816. The homeowners association reserves the right by law and the association's governing documents to make determinations regarding the placement of solar energy devices, to minimize their visibility; this includes but is not limited to panels, equipment, wiring, plumbing piping, electrical conduits, materials, and colors of all such materials related to a solar installation, without causing any cost increase to the installation or loss of efficiency to the owner.

Fence Restrictions (Amended 04/12/2012) [Section 10.27 page 22] No fencing or structures along the northern boundary of Lot 1, and Lots 18, through 27, or on the southern boundary of Lots 30 and 31, or on the eastern boundary of Lots 34 through 37, or the western boundary of Lots 38 through 41 are permitted which impede views from or through the Lot. Fencing of a masonry base not to exceed five (5) feet in height with wrought iron fence not to exceed five (5) feet in height is subject to the approval of the Committee.

Front and Back View Fence Landscaping New or modified front yards landscaping SHALL NOT require approval of the Architectural Review Committee if it conforms to the following guidelines:

1. Irrigation of plant materials shall be provided by a permanent, underground watering system.
2. All required landscape areas shall be occupied by plant material or ground cover. All bare earth surface must be covered. (exception: flower beds)
3. Ground cover may be of two types:
 - a. Vegetative ground cover consisting of living materials characterized by horizontal, as well as vertical, growth, generally not exceeding eighteen (18') inches in height.
 - b. Inert ground cover consisting of ¾" or less decomposed granite or rock with accent areas of river rock.
4. No artificially colored rock shall be allowed.
5. Hardscape accents (i.e. salito tile and brick pavers) used to construct stepping stones and borders will be permitted if colors are compatible with the Community. Acceptable colors are desert hues and other earth tones, including muted reds and oranges.

The following front yard landscaping SHALL require approval of the Architectural Review Committee:

1. Lawn ornaments, bird baths, statues, fountains, etc. (exception: Holiday decorations)
2. Hardscape (i.e. concrete, brick, flagstone, tile, etc.)
 - a. New or modified walkways
 - b. New driveways or driveway extensions
 - c. Free standing walls or retaining walls
 - d. Porch, patio, or seating area

The Architectural Review Committee SHALL RESERVE THE RIGHT to request reasonable modifications to front and back yard view fence landscaping if deemed appropriate.

Fining Policy – Architectural Standards (Amended 2015) The purpose of this Fining Policy is to maintain the Architectural Standards and Guidelines of the Association, and to support and enforce the decisions and rulings of the Architectural Review Committee, (“Committee”) within the committee’s duties as set forth in Article XI of the Declaration of Covenants, Conditions, Restrictions and Easements governing the Association (“CC&R’s”).

An architectural violation within this policy shall be deemed to have incurred when one or more of the following acts have occurred.

1. An owner initiates or carries out any alteration and/or improvement within the meaning of Article X of the CC&R’s without obtaining prior approval of the Committee.
2. An owner who, having been required by the Committee to submit any document of documents to the Committee, in support of such owners Application under the provisions of Article XI, Section 11.4.1 of the CC&R’s; fails to submit such document or documents and thereafter initiates or carries out such alteration and/or improvement to such owner’s property.
3. An owner who submits an Application to the Committee, which Application fails to contain the information required under Article 11, Section 11.4.2 of the CC&R’s and therefore initiates or carries out such alteration and/or improvements to such owner’s property.
4. An owner who having received a Conditional Approval from the Committee under **Article 11**, Section 11.4.4 of the CC&R’s thereafter initiates or carries out such alteration or improvement not in conformity with such Conditional Approval.

A subsequent violation within the policy shall be deemed to have occurred if any violation set forth above shall not have been abated or corrected within (15) days following the mailing to the owner at such owner’s last known address of the notice of violation, specifying the violation and the steps required to abate or correct the violation. All subsequent violations shall be deemed to have occurred if (30) days have passed since the immediate prior violation without abatement or correction.

Fines

First Violation \$50.00

Second Subsequent Violation \$100.00

All Subsequent Violation \$100.00