

SUNWEST TRAILS HOMEOWNERS ASSOCIATION DESIGN GUIDELINES

In accordance with the Declaration of Covenants, Conditions and Restrictions for SunWest Trails Homeowners Association, (the "Declaration"), the Board of Directors has adopted the following Design Guidelines at the open Board of Directors meeting held on September 19, 2018.

The Board of Directors may amend these Design Guidelines from time to time. This document is intended to enhance property values and the high standards of development that exists within SunWest Trails. These guidelines have been established to assist residents in preparing an application to the Design Review committee for structural and landscape improvements. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE DESIGN REVIEW COMMITTEE. Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval. Because each situation may have different conditions, e.g., different locations, physical conditions, or any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All design review approvals will be conditioned upon compliance with applicable City codes and permits.

APPLICATION PROCEDURE

Submittal

Application and plans will be kept on file with the Association. Owners shall submit via mail, email, fax, or hand deliver to:

Sunwest Trails
% Vision Community Management
16625 S. Desert Foothills Pkwy
Phoenix, AZ 85048

The following information should be included:

1. Application Form – a completed application form (copies of which can be obtained from the web portal or Management).
2. Plot Plan – A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. Elevation Plans – Plans showing finished appearance of addition in relation to existing dwelling. An accompanying photograph of the proposed locations is recommended.
4. Specifications – Detailed description of materials to be used and color samples must be submitted.

Review – Approval and/or Disapproval

The Design Review Committee shall have 30 days after submittal of all information required to approve or disapprove the plans.

Review and approval or disapproval will include, but is not limited to, consideration of material quality of workmanship, colors, consistency with the external design, and color of existing structures on the lot and on neighboring lots. The location of the improvement with respect to topography and finished elevation will also be considered.

Neither the Design Review Committee, nor the Board, nor the Declarant shall have a 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 addition nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

APPEAL:

Any appeal of the Design Review Committee's decision must be submitted in writing to the Board of Directors, % the HOA's Management Company within 30 days following the date of mailing of the Design Review Committee's decision.

DESIGN GUIDELINES

Antennas & Satellite Dishes

Satellite dishes of over one meter must have approval from the Design Review Committee. Approval is not required for installation of antennas and satellite dishes of one meter or less. The Committee recommends the installation locations in descending order of preference in order to place it in the least conspicuous location, not to be visible from neighboring property.

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 below the roof line
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 roof line
6. An unscreened location in the side yard
7. A location in the yard of the lot where the receiver will be screened from view by landscaping or other improvements.

Awnings

Awnings over windows shall be:

1. Canvas or similar material
2. A solid color matching the exterior body or roof color on the home
3. The same color on the inside and exterior face
4. Installed only on the side and rear of the home.

When submitting, be sure to provide the specs to include manufacturer's name, sample color swatch, type, and number of years' warranty and drawing showing location of proposed awnings for approval prior to installation. Association retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing, ripping, etc.

Basketball Goals or Other Sports Equipment

Permanent basketball goals are not permitted unless approved by the Design Review Committee. If a homeowner chooses a permanent basketball goal, the goal needs to be installed on the inner most side of the driveway, unless it will interfere with the functionality of the driveway. Portable basketball goals are allowed if they are either stored out of sight (collapsed and stored behind the fence or in the garage) from dusk to dawn or left upright in a playable position on the homeowners' property.

Children's Play Structures

Plans for children's play structures must be submitted for approval. In most instances they protrude over the fence. This requirement is not intended to preclude play structures, but to assure that nothing unsightly is erected and they are the proper distance from the property lines. Play structures may not be installed closer than four (4) feet from any perimeter wall and measures to screen areas of the structure visible above the wall **must** be included in the submittal.

Decorative Items

Front yard decorative item(s) must be submitted to the Design Review Committee for approval. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color, location, and any other criteria that the Board 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 and drainage between lots. The driveway extension should end within one (1) foot or more of the adjoining property line.

Fences and Walls

Plans for new fences or walls or additions to existing structures must be submitted to the Design Review Committee for approval prior to construction (this includes decorative walls). Submittal must include permits from the City of Chandler when necessary. Stucco and paint must match the existing dwelling in texture and color.

Committee approval is NOT required to increase the height of a party wall up to 2 courses. The Committee recommends notification to neighboring properties prior to beginning the project and any disputes shall be forwarded to the Board.

Gates (side or courtyard)

Gates should be the same type, design, and color as the originally installed gates unless otherwise approved by Architectural Committee. When gates are in need of maintenance, homeowners must refurbish them as originally installed or submit a request for any changes.

Gutters and Downspouts

Gutters and downspouts may be considered for approval. The finish must match the dwelling in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain the addition in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of materials to be used, warranty by the manufacturer, and the name and telephone number of the installer. Care is required upon installation to ensure water flow does not enter into neighboring properties from this installation.

Landscape Changes

Minor landscape changes do not require submittal however renovations and artificial turf require submittal and committee review prior to the project. **Sissoo trees are prohibited** from being planted within the community.

Patio Covers

Patio covers require the prior approval of the Design Review Committee. Asphalt shingles (including rolled shingles) are expressly prohibited. Color of supports and material should match the color of the body, trim and roof of the home.

Pools and Spas

Pools and uncovered spas require the prior approval of the Design Review Committee. Perimeter walls on lots bordering common areas and shared Homeowner's Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the fence on the side of the home. Repairs to the fence 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. Entry must be made from the homeowner's property only.

Seasonal Decorations

Seasonal decorations do not require approval if the following guidelines are met:

1. Decorations may be installed up to 45 days prior and must be removed no later than 30 days after the date of the observed holiday.

Flag/Flagpoles

Flag and flagpoles do not require approval if installed in accordance with Arizona Revised Statute and/or Federal Law if the following guidelines are met:

1. One (1) freestanding flagpole or house-mounted flag may be installed.
2. Freestanding flagpoles shall be no higher than 16 ft. (exposed height) and shall be designed as a removable pole-in-sleeve installation. This is to facilitate the removal when a flag is not being displayed.
3. When not displaying a flag, flagpoles shall be removed from their anchors.
4. Freestanding flagpoles shall observe a setback of 8 ft. from public sidewalks and neighboring properties.
5. Flags attached to the eaves or to the face of the dwelling shall be mounted below the roofline and secured to a wooden stud.
6. All flagpole fittings (i.e., truck-assembly, snap-hooks, halyard, cleats, etc.) shall be constructed of noise abating materials or construction techniques. As an example, snap - hooks should be made of nylon or other similar materials.
7. The Association requires that all members who choose to display the U.S. flag shall display a flag proportional to the exposed height of the flagpole and follow etiquette as prescribed in the United States Code, Title 36, Chapter 10, Sections 173-178.9. Seasonal flags and/or decorations shall be removed no later than 30 days after the date of the observed holiday.
9. Seasonal flags shall remain in good condition at all times. Torn, ripped, faded, etc. flags will constitute grounds for removal and are subject to fines.

Security Doors and Sunscreens

Visible security doors and sunscreens need to be submitted for approval by the Design Review Committee. Security doors need to match the exterior scheme of the house.

Signs

No signs shall be displayed on any lot except the following in accordance with Arizona Revised Statute:

1. Signs used by the Declarant to advertise the lots and residences for sale.
2. One temporary "For Sale" or "For Rent" sign.
3. Such signs as may be required by law.
4. Signs approved by the Design Review Committee
5. Political signs should be removed within 30 days after event.
6. Security signs must be located a maximum distance of two (2) feet from the front of the home. Security signs must not exceed 12 inches by 12 inches and must be maintained in good condition at all times.

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

Storage Sheds and Similar Structures

Plans for storage sheds or similar structures shall be submitted for approval.

Sheds may not be installed closer than four (4) feet from any perimeter wall and measures to screen areas of the shed visible above the wall must be included in the submittal. Sheds must be painted to match the home upon installation and maintained with the same standard of the exterior of the home.