



DESIGN GUIDELINES

Revised April 11, 2018

APPLICATION PROCEDURE

The Exeter Place Covenants, Conditions, and Restrictions (CC&R's) require that homeowners obtain written approval from the Architectural Committee/Board of Directors prior to making any changes to the exterior of their units, yards, or walls visible to the street.

SUBMITTAL

Application and plans (which will be kept on file with the Association) should be sent to the HOA Management company. Forms are available on Management company website.

The following information should be included:

1. *Application Form* – a fully completed application form
2. *Plot Plan* (if applicable) – A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. *Elevation Plans* (if applicable) – Plans showing finished appearance of addition in relation to existing dwelling. An accompanying photograph of the proposed locations would be helpful.
4. *Specifications* – Detailed description of materials to be used.

All building and structures erected within Exeter Place and the use and appearance of all land within Exeter Place shall comply with all applicable City of Mesa zoning and code requirements, as well as, HOA CC&R's and Design Guidelines.

REVIEW — APPROVAL AND/OR DISAPPROVAL

The Architectural Committee/Board of Directors shall have 30 days after receipt of all necessary information and plans to approve or disapprove application.

Review and approval/disapproval will include, but not limited to, consideration of material, 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 grade elevation will also be considered.

The Board of Directors shall have no liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean the 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 Architectural Committee/Board of Directors decision must be submitted in writing to the Board of Directors via HOA Management, within 15 days following the date of disapproval by the Board's decision.

GENERAL RULE

Homeowners are required to obtain permission from the Architectural Committee/Board of Directors **PRIOR TO** making any changes to the exterior appearance of your home or lot (typically, a front yard or open side yard of a lot but include any changes that are visible from any lot, street or common area). These include but are not limited to landscaping changes, carriage lights on the garage, house painting changes, concrete pads and sidewalks, adding or replacing trees or shrubs with something substantially different, changes to windows, doors, gates, garage doors, etc.

NOTE: Architectural requests submitted after the project has started or has been completed, without prior approval, are subject to a fine and requirements to make additional changes to meet compliance.

PATIO APPEARANCE

The Architectural Committee/Board of Directors must review any changes made to the patio areas within each unit. Plantings and maintenance within the patio areas (behind pony wall) of each unit is not the responsibility of the Association. Plantings within courtyards must not encroach into common areas. Any plantings or décor items, including planters and pots, put outside the pony walls without approval that are subject to the HOA's landscaping maintenance may be removed without notice or remuneration.

ANTENNAS, SATELLITE DISHES, & SOLAR PANELS

The installation of any visible antennas, satellite dishes, or solar panels must be submitted to and approved by the Board in writing prior to installation.

DECORATIVE ITEMS

Visible decorative items are permitted within reason and should be in congruence with community architecture and color schemes. The Architectural Committee/Board reserves the right to request removal of items it deems inappropriate.

Generally permitted items: (size must be congruent with space)

- Bistro or small seating areas (tables, chairs, side tables)
- Small market umbrellas
- Small park benches
- Potted plants (plantings must be maintained)

Prohibited items: (size must be congruent with space)

- Picnic tables
- Large benches
- Swing seats
- Awnings or sunshades
- Large umbrellas

Holiday decorations are allowed without approval, within reason. Lights can go up 30 days prior and must be removed within 30 days after the holiday.

LIGHTS

No spotlights, flood lights, or other high-intensity lighting shall be placed or utilized upon any lot or structure erected thereon which in any manner will allow light to be directed or reflected on any other lot or adjacent street.

SECURITY DEVICES

Security features including but not limited to lights, doors, and window covering must be submitted for approval. Security alarms need not be submitted for approval unless installed on the exterior of the property.

SCREEN DOORS & SECURITY DOORS

Screen doors and security doors need to be submitted for approval. Please provide a brochure image of design and color selection. Screen door color must be consistent with community design.

YARD / PATIO ENTRY DOORS

Patio entry doors must be painted an approved color, or dark brown stain. Wood yard gates can be painted an approved color, dark brown stain or left the original wood if cedar or redwood or synthetic wood.

PAINT COLORS

You must submit an Architectural Request PRIOR to painting the exterior of your home.

It is required that the exterior of all homes be painted with a low (matte) sheen in the following colors:

Body of home (Stucco):

Dunn Edwards – Navajo White – Code DEC772 – Base: L

Trim/Fascia:

Dunn Edwards – Briar (Brown) – Code DEC712 – Base: U

Garage door & Entrance Doors:

You may select from Navajo White – DEC772 or Briar (Brown) - DEC712

It is highly recommended that the paint used is purchased directly from Dunn Edwards, as color matches may not always be equivalent. It is at your own risk if you use another brand of paint, as if the color doesn't match the Dunn Edwards color swatches, the Architectural Committee/Board of Directors will require that you repaint the home to specifically match the Dunn Edwards colors and finish.

Please indicate on your application if you are changing the existing paint colors on your garage door, other outside doors, and trim areas, so the Architecture Committee/Board of Directors can review.

APPROVED LANDSCAPE PLANTS

The following list of approved plantings has been chosen for low water usage, growing habits, low-litter, and non-allergenic properties. Refer to the "Landscape Plants for the Arizona Desert" guide for growing Low-Water-Use plants for more information (<http://www.amwua.org/plants/>).

SHRUBS

- Baja Fairy Duster
- Baja Ruellia
- Barberry
- Bird of Paradise
- Bougainvillea
- Boxwoods
- Brittlebush
- Chihuahuan Sage
- Coral Fountain
- Dwarf Oleander
- Firecracker
- Flame Honeysuckle
- Langman's Sage
- Little leaf Cordia
- Red Eremophila
- Shrubby Senna
- Texas Mountain Laurel
- Texas Sage
- Turpentine Bush

- Violet Silverleaf
- Woolly Butterfly Bush
- Yellow Bells

GROUNDCOVER (clumping or mounding)

- Bush Morning Glory
- Damianita
- Katie Ruella
- Lantana
- Red Spike Ice plant
- Verbena

SUCCULENTS & ACCENTS

- Agave
- Aloe (rosette)
- Barrel Cactus
- Blue Yucca
- Desert Spoon
- Lechuguilla Verde
- Octillo
- Red Yucca
- Sago Palm

TREES

- Aleppo Pine
- Arizona Ash
- Cascalote
- Cassia
- Chinese Elm
- Citrus (only upon review)
- Desert Fern
- Desert Willow
- Eldarica Pine
- Ficaus

- Indian Laurel
- Indian Rosewood
- Live Oak
- Mexican Redbud
- Mulga Tree
- Palo Brea
- Shoestring Acacia
- Sweet Acacia
- Texas Ebony
- Texas Mountain Laurel
- Texas Redbud
- Thornless Hybrid Mesquite