



Mountainview Ranch North Homeowners Association Architectural Guidelines Effective: May 1, 2012

Antenna & Satellite Dishes

Unless governed by the Over-the-Air Reception Devices Rule (47 C.F.R. Section 1.40000), (i.e. any satellite dishes one meter or less in diameter, any antenna that is one meter or less in diameter or diagonal measurement, or any mast less than 12 feet in height), any antenna, dish, or other device for the transmission or reception of television or radio signals or any form of electromagnetic radiation (including but not limited to antennas or dishes for AM/FM radio, amateur ("HAM") radio, Citizens Band ("CB") radio, Digital Audio Radio Services ("DARS") signals, non-local television broadcast signals, and any antennas or dishes in excess of one meter (39.37 inches) used for any purpose) and all associated equipment shall not be Visible from Neighboring Property and are prohibited without prior written approval of the ARCHITECTURAL COMMITTEE. All non "customer-end antennas," hub or relay antennas, or antennas used to transmit signals to and/or receive signals from multiple customer locations shall be reviewed on a case-by-case basis, but under no circumstances shall be permitted on any residential lot. Any device governed by 47 C.F.R. Section 1.4000 shall be mounted to minimize visual impact and shall comply with the following criteria.

1. The device (and any associated equipment) shall be mounted inside the roof structure of the home or in a location so as not to be Visible from Neighboring Property if such location does not preclude an acceptable quality signal or unreasonably increase the costs of the installation of the device.
2. If criteria 1 cannot be satisfied, the device (and any associated equipment) must be painted to match the principal exterior color of the house and be located in the rear yard of the lot and as low to the ground as possible without precluding an acceptable quality signal.
3. If criteria 1 and 2 cannot be satisfied without precluding an acceptable quality signal or unreasonably increasing the costs of installation, the device (and any associated equipment) must be painted to match the color of the home and located in the side yard of the lot and as low to the ground

as possible without precluding an acceptable quality signal.

4. If criteria 1 through 3 cannot be satisfied and roof-mounting is the only manner in which an acceptable quality signal can be obtained, the device (and any associated equipment) should be located on the rear-yard side of the roof and as low as possible without precluding an acceptable quality signal.
5. Front yard or fence mounting of a device is prohibited if another location on the lot would provide an acceptable quality signal and not otherwise unreasonably increase the costs of installation.
6. If an alternative to a device exists which is reasonably available, does not unreasonably increase the costs, and would meet a more restrictive criteria, such alternative must be used.
7. Under no circumstances may a device be mounted on, in, or over, or otherwise encroach upon, a common area. The mounting of any device must comply with all applicable safety ordinances and compliance codes.

Basketball Structures

All basketball equipment must receive Architectural Committee approval with respect to type and location prior to installation. Applications for approval of basketball structures must be accompanied by a site plan indicating location and setback measurements, and must indicate the type of materials to be used as well as the paint color(s). Pole color must match the color of the residence or painted black.

Permanent structures are permitted; however, portable structures will be reviewed on a case-by-case basis and may be allowed provided that they are placed and remain in a permanent location. Base structure must be inconspicuous to the neighboring properties.

Poles, backboards, hoops and nets must be maintained and in good condition at all times.



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Backboards must be approved by the Architectural Committee.

Clotheslines

Clotheslines or other outside facilities for drying clothes are not allowed unless they are placed exclusively within a fenced yard or otherwise concealed. Such facilities may not be Visible from Neighboring Property.

Construction Hours

Unless otherwise designated in writing by the ARCHITECTURAL COMMITTEE, working hours for all lot improvements shall be from 6:00 a.m. (5:00 a.m. May through September) until 6:00 p.m. Monday through Friday. There shall be no work that creates exterior noise after 4:00 p.m. on Saturday, all day Sunday and the following holidays: January 1st, Memorial Day, Easter, and July 4th, Labor Day, Thanksgiving and December 25th. If the Construction Hours Guidelines is not met, a fine up to \$250.00 per occurrence will be assessed to the lot owner.

Decorative Ornaments, Fountains, Waterfalls

Decorative ornaments, fountains and waterfalls must be submitted to the ARCHITECTURAL COMMITTEE for approval and must be kept operational during daylight hours.

Driveways

Driveway may not be expanded without the prior written approval of the ARCHITECTURAL COMMITTEE. Driveway expansions over the side or front yard are prohibited. Epoxy or other types of driveway resurfacing must receive prior written approval from the ARCHITECTURAL COMMITTEE.

Flagpoles & Flags

Homeowners are explicitly allowed to fly flags in rear yards or front yards. Additionally, you will be limited to the number of flags to more than two (2) flags at once and can limit the height of a flag pole to no higher than the "rooftop of the homeowner's rooftop home." An

owner may fly the flags which are listed in A.R.S 33-1808, or as amended.

All flags and flagpoles will be maintained in good condition in accordance with community standards and the American flag or military flag must be flown in accordance with the federal flag code (the manager may provide a copy of the federal flag code). Lanyards and up-lighting are not permitted to disturb the peace of the neighborhood. A map of the lot indicating the location of the pole must be submitted to the ARCHITECTURAL COMMITTEE prior to installation regardless of intended flag to be displayed. Applications for flagpoles and flags must detail the site location, size, material, color, finish, and content of the pole, flag, lanyard, light source/fixture and any other improvements for the intended use.

Gates (Access)

Gates are not permitted on any fence that would allow access to the Common Area.

Gates (Double)

Upon written approval, and subject to additional landscape requirements, double gates may be installed to allow wider access ways to back yards. Double gates must be of the same type, design and color as the originally installed single gates.

Gazebos, Ramadas & Similar Structures

Member must receive approval from ARCHITECTURAL COMMITTEE prior to construction of gazebos, armadas or similar structures. Unless otherwise approved, the ARCHITECTURAL COMMITTEE applies the following guidelines to the construction of gazebos, armadas or similar structures:

1. Maximum square footage: 100 sq. feet
2. Maximum height above grade: 8 feet
3. Minimum side yard setbacks: 10 feet
4. Minimum rear yard setbacks: 10 feet
5. Color is to match the color of the house (at minimum, deemed reasonable to blend in with community).
6. No lighting on exterior of any roof is permitted.



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Lighting

Decorative holiday string lights may not be installed prior to Thanksgiving Day and must be removed by January 15th. Holiday lighting does not require ARCHITECTURAL COMMITTEE approval. Any ***other use*** of such lights requires prior written approval of the ARCHITECTURAL COMMITTEE.

All exterior lighting shall be approved in writing by the ARCHITECTURAL COMMITTEE and shall have shields (especially wall mounted "flood" lights) to prevent any light from exiting the property or disturbing neighbors. Standard low voltage lighting for the rear yards of interior lots (not Visible from Neighboring Property) does not require approval. Members are encouraged to use the lowest wattage necessary to reduce light pollution.

Lot Grading

Any change in the grading of a lot requires the prior written approval of the ARCHITECTURAL COMMITTEE.

Ornamentation

The utilization of non-living objects, such as ornaments in the landscape, is not permitted without prior written approval. Ornamentation such as driftwood, wagons, animal skulls, wagon wheels and sculptures (flamingos, deer, etc.) are not permitted. The goal of any landscape improvement is to promote a pleasing and harmonious neighborhood character. Individual expression is permissible so long as it does not detract from this goal.

Painting

Any change in the exterior color of any structure located on a Parcel or Lot (including, but not limited to, house, trim, stucco walls and entry gates) is not permitted without the prior written approval of the ARCHITECTURAL COMMITTEE.

Original house colors will also be submitted for approval to verify paint manufacturer, color and update the Owners lot file. The color selection must be compatible with, and not depart from, the existing color theme of the subdivision. Please call the management company

for the original colors used by the developer. An eight (8) inch by eleven (11) inch sample of the paint color will be included with the submittal (include manufacturer, color code and color name). Owner must also provide a drawing or photograph illustrating the exact location of where each sample is to be applied (i.e. house, trim, garage doors, etc.). The ARCHITECTURAL COMMITTEE may, at its discretion, require a larger sample be painted on the house, trim, garage door, etc. before rendering a decision.

Sidewalks

Sidewalks must be no wider than three (3) feet unless otherwise approved by the ARCHITECTURAL COMMITTEE. Maximum walkway width to a side yard gate is three (3) feet, with a maximum flare width of five (5) feet at the point where the sidewalk meets the driveway. The maximum walkway width to the front door is six (6) feet with a maximum flare width of ten (10) feet at the point where the walkway meets the driveway.

Planters and Landscape Pots

All containers for plants (i.e. concrete, ceramic, wooden, clay, etc., pots or planters) and other hardscape features Visible from Neighboring Property must be reviewed and approved by the ARCHITECTURAL COMMITTEE. Surface textures and colors should be compatible with the paint color and materials of the house (See "*Hardscape / Landscape Requirements, numbers 2, 6, 7 & 8 on page 4 for additional information*").

Roof Equipment

No device, including evaporative coolers and air conditioning units shall be placed on any roof unless screened from neighboring views and approved by the ARCHITECTURAL COMMITTEE.

Room, Garages, Patio Covers, Shade & Accessory Structures

All additions to a home including patio covers, shade structures and other building additions must be submitted to the ARCHITECTURAL COMMITTEE for



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written approval prior to construction. To be considered by the ARCHITECTURAL COMMITTEE, a proposed addition to a single-family home cannot be higher than its existing roof line. Any alteration or addition to a residence must match architectural details, windows, colors, materials (stucco and roof tile) and setbacks of the homes in the subdivision and, in particular, those of the immediate neighborhood. Built up, "rolled" or shingled roofing systems are not permitted unless fully screened from view using a parapet. Re-landscaping (by adding trees, shrubs etc.) compatible with the neighborhood may also be required.

All additions shall be connected to the main dwelling or by another architectural element approved by the ARCHITECTURAL COMMITTEE.

Side yard setbacks are to be a minimum of ten (10) feet, and rear yard setbacks are to be a minimum of twenty (20) feet unless otherwise approved by the ARCHITECTURAL COMMITTEE.

Based on the preliminary review by the ARCHITECTURAL COMMITTEE and the complex nature of the addition, the applicant may be required to review final drawings of the proposed changes with homeowner's in the immediate vicinity prior to final submission to the ARCHITECTURAL COMMITTEE. The results of that survey must accompany the formal application to the ARCHITECTURAL COMMITTEE and will be an important consideration when reviewing the application.

Signs

1. Advertising signs of any kind may not be placed or maintained on any lot or parcel without the prior approval and authorization of the Architectural Committee, except residential nameplates and "for sale," "for lease," "for rent" and "open house" signs may be placed and maintained in conformity with Arizona State statute.

2. The Architectural Committee shall consider all exterior signs, not identified in Article 6, Section 6.22 of the Declaration. . The applicant must submit size, color, number, location and graphics, as well as explanation of

need to the Committee. Approval of these signs is at the discretion of the Architectural Committee.

For Sale or Lease & Legal:

A. Permitted signs:

Mountainview Ranch North allows these signs in accordance with the following:

B. For Sale/Lease Signs

- For sale and For Lease signs shall conform to real estate standards and shall not exceed a size of 18 x 24 inches; sign riders may not exceed a size of 6 x 24 inches and are limited to two (2) per For Sale or For Lease sign.
- For Sale and For Lease signs shall be mounted on 4 inches by 4 inches painted wooden posts or painted metal stand of a height not to exceed five (5) feet above ground, and shall be set back from the sidewalk or right of way not less than three (3) feet, provided however, that no sign may extend beyond a property owner's lot boundary.
- A maximum of (2) For Sale or For Lease signs are permitted per property and such signs shall be removed no later than twenty-four hours following the closing of the sale or the signing of a lease.

C. Open House Signs

- Open House signs shall conform to real estate standards and shall not exceed a size of 18 by 24 inches.
- Realtors representing MVR homeowners' interest at Open Houses and MVR homeowners who wish to sell without realtor representation may place their own signs on the property offered for sale during the Open House hours.
- All other Open House signs must be placed in accordance with City of Phoenix sign ordinances and may not be placed on



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sidewalks, medians, in plantings, suspended from trees or posts or obstruct the vision of drivers.

- Open houses may be held between the hours of 8:00 a.m. and 6:00 p.m. Such signs may be set in place not more than one (1) hour prior to the commencement of the Open House and must be removed within one (1) hour following the closure of the Open House. During the Open House session, an owner's agent or an owner must be on the premises to receive interested individuals.
- Improperly placed signs will be removed by MVR staff. Signs decorated with balloons and similar festoonery will also be removed.

Security:

Each yard is permitted one (1) security sign, which should not exceed 11"x14". The sign may state the name of the security company, its logo and phone number.

The security sign should be placed near the front entryway.

The security sign should be supported by a post that is painted or stained a color that is compatible with the residence.

Solar Energy Devices Installation Guidelines

The objective of the Guidelines provided here in is to define requirements for Solar Energy Devices, as defined by A.R.S. § 44-1761 that are installed on residences and other structures within the Mountainview Ranch North Community Association.

These guidelines are intended to encourage Solar Energy Devices while, at the same time, protect values by ensuring that Solar Energy Devices are visually consistent with the existing architecture, including colors, of the community. All Solar Energy Devices, as with all improvements or exterior alterations, must receive prior written approval of the ARCHITECTURAL COMMITTEE.

1. SOLAR ENERGY DEVICE

A "solar energy device" is defined by A.R.S. Section 44-1761 or future amendments thereto. A "solar device" is a device that converts the sun's energy into usable heat or electricity. Generally, these devices fall into one of two categories:

- 1.1 Solar Thermal Device. These devices are called solar collectors, and they are used, for example, to heat swimming pools, or domestic hot water, or living space.
- 1.2 Solar Electric Device. These devices are called solar modules, and they convert sunlight directly into electricity.

2. FIXED SOLAR ENERGY DEVICE

A fixed solar device is a device that does not move (i.e., it does not track the sun.)

3. TRACKING SOLAR ENERGY DEVICES

A tracking solar device is a device that points in the general direction of the sun and therefore typically moves from sunrise to sunset. Tracking solar devices are prohibited in the Mountainview Ranch North Community if they are Visible from Neighboring Property.

4. VISUALLY ACCEPTABLE

Installation of solar devices must meet the intent of the Mountainview Ranch North Design Guidelines and be consistent with the existing architecture of the Mountainview Ranch North Community. Visually Acceptable means that the installation meets these requirements as judged solely by the members of the ARCHITECTURAL COMMITTEE.

5. PERMIT & APPROVAL

- 5.1 Solar Device Installation. Permit shall be approved by the ARCHITECTURAL COMMITTEE and is required prior to beginning installation of any Solar Energy Device.



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5.2 SOLAR DEVICE APPLICATION

1. Installation application may be obtained from the Management Company.
2. The application must be submitted with professional quality scaled drawings showing construction details, and clearly showing elevations, location of the solar device, location and routing of all associated plumbing or electrical runs to and from the solar device, and all associated components (pumps, filters, electrical control / safety devices).
3. Product literature for the proposed solar device and associated components must be submitted with the drawing package.
4. The color of solar devices and associated components (including electrical and plumbing runs) are to be included.
5. The application must be accompanied by documentation showing compliance with A.R.S. Section 44- 1762 including a written statement of performance data for the Solar Energy Device pursuant to A.R.S. Section 44- 1762(B) and proof of licensing of the installer of the Solar Energy Device pursuant to A.R.S. Section 44-1762(E).

5.5 Application Review. The ARCHITECTURAL COMMITTEE will review the application within 30 days of receipt and, if acceptable, will issue an Installation Permit. The permit shall be valid for 150 days.

5.6 Post Installation Inspection. Upon completion of the installation and prior to operation of the Solar Device, the homeowner must schedule a Final Inspection with the ARCHITECTURAL COMMITTEE to ensure compliance with the conditions of approval. At such time, the homeowner must supply to ARCHITECTURAL COMMITTEE, a copy of the certificate of compliance required of the installer pursuant to A.R.S. Section 44-1762(C).

6. INSTALLATION GUIDELINES

6.1 There are many varieties of Solar Energy Devices, mounting techniques, and mounting locations. In order to accommodate as many of these varieties and combinations as possible, guidelines, rather than strict requirements are provided. The ARCHITECTURAL COMMITTEE has the responsibility (and authority) to ensure that the installation meets the Mountainview Ranch North Design Guidelines and is "visually acceptable."

6.2 Solar Energy Devices shall be made commercially (not homemade), and shall be certified by an independent accredited testing laboratory per nationally or internationally recognized standards, such as those established by the Solar Rating and Certification Corporation (SRCC), PowerMark Corporation (PCM) or the Institute of Electrical and Electronic Engineers (IEEE).

Storage Sheds

Metal or other backyard storage sheds detached from the house with a footprint of 80 square feet or less are allowed when they are lower than the homes surrounding block wall and can not be Visible from Neighboring Property. Architectural review and approval is not required in these cases. Any accessory structure greater than 80 square feet and all permanent additions to a home including patio covers and buildings must be submitted to the ARCHITECTURAL COMMITTEE for written approval prior to construction.

Structures (Miscellaneous)

Shade structures and temporary canopies of any type are considered on a case-by-case basis and must be submitted to the ARCHITECTURAL COMMITTEE for approval prior to installation/construction.

Vehicles

A resident who is an employee of a public service corporation or a municipality and are required to prepare for an emergency deployments of personnel and equipment for repair or maintenance of natural gas, electrical, telecommunications providers or water infrastructures are allowed to park a vehicle in front of their lot or in their driveway pursuant to A.R.S. 33-1809.



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The vehicle must weigh less than 20,000 lbs and bear the official emblem or other visible designation of a public service corporation or a municipality.

Landscape Improvements, Replacement and Maintenance

All improvements/replacements to an Owner's front yard of his Lot and the adjacent Common Area strip require approval by the Architectural Committee. The Owner shall submit an application specifying the improvement/replacement to the trees, shrubs, other plant material, granite and other landscaping improvements. The Owner must receive approval from the Architectural Committee prior to the installation of these landscape improvements. The application shall include sufficient detail including a drawing to identify the location, type and quantity of the trees, shrubs or other plant material being used. Grass installed in the front yard landscaping must be maintained green year round. If decomposed granite or other landscape rock is used, it must be of an "earth tone" color, not white, green, blue or other bright color. River rock shall be one (1) to six (6) inches in diameter and not more than fifteen percent (15%) of the front yard landscaping.

Prohibited Plants:

The following plants are prohibited:

1. All varieties of olive tree
2. All varieties of mulberry trees
3. Carob tree (Ceratonia Siliqua)
4. Mexican Palo Verde (Parkinsonia Aculeata)
5. The long-leaf variety of Eucalyptus tree (Eucalyptus Camaldulensis)
6. Cypress (Cupressus) and False Cypress (Chamaecyparis)
7. Fountain grass (Pennisetum Setaceum) and Pampas grass (Cortaderia Selloana)
8. Nerium oleander is prohibited in front yards (but is allowed in back yards)

Minimum Plants per Front Yard:

A minimum of eight (8) five (5) gallon live plants is required and no more than two (2) trees per front yard. The total number of plants and/or trees shall not be less than eight (8).

Rental Guidelines

By an amendment to its Declaration recorded at the Maricopa County Recorder's Office at 2008-0029825, no more than **11 Dwelling Units** in the Association may be leased at one time. The Owner leasing the Dwelling Unit must provide a copy of the written lease agreement, along with the names and phone numbers of all persons residing in the Dwelling Unit within 30 days after commencement of the lease. The lease shall be for six months. The Association may also require that a tenant registration form be completed as well. If the Owner does not provide a copy of the lease and the completed tenant registration form as required by the Association, the Association may impose monetary penalties.

Parking of Recreational Vehicles

Parking of any recreational vehicle of any type which includes mobile home, motor home, trailer, truck with the capacity of more than $\frac{3}{4}$ tons, camper, boat or similar type vehicles may not be parked on an Owner's Lot or streets within the Association for more than a total of 48 hours in any 7 day period. For example, Owners may park their recreational vehicle on their Lot or adjacent street for up to 24 hours to load and if the Owners return within the same 7 day period, they may park the recreational vehicle on the Lot or adjacent street for another 24 hours to unload. The parking of recreational vehicles for greater than 48 hours in a 7 day period is strictly prohibited within the Association.