

NORTH RANCH ARCHITECTURAL RULES

(Revised 04/2008)

The North Ranch Community Association (NRCA) is administered by a Board of Directors (Board) elected by homeowners and responsible to the Association for the maintenance of the Common Areas, streets, the community's recreation facilities, and the architectural harmony and integrity of North Ranch. Much of the Board's work is delegated to Committees, which, with the professional management company, administer different areas of the Board's responsibilities.

Believing that an informed community is essential to carrying out its responsibilities effectively, the Board has provided this publication, which collects in one booklet the IMPORTANT GUIDELINES designed to help maintain the value of our properties, personal and common, and to keep our community attractive, clean and safe. Rules and Regulations are in another booklet, along with Enforcement Procedures. These Architectural Rules, developed by Committees and approved by the Board, are presented as follows:

ARCHITECTURAL REVIEW COMMITTEE

LANDSCAPE COMMITTEE

STREETS, LIGHTS AND COMMON AREA COMMITTEE

INTRODUCTION

North Ranch is a master-planned community located northwest of Tucson in Pima County. It is surrounded on the north and east by the Tortolita Mountains and the Santa Catalina Mountains, affording exceptional views in all directions. These Guidelines were developed to maintain an aesthetic consistency while providing an individualistic approach to the creation of each member's living areas.

The overall intent for North Ranch is to create a self-sufficient master-planned community set respectfully into the natural desert with large open spaces. The community has been planned to respect the natural setting of this unique location. When viewed from a distance, no one home should stand out from the rest or from the desert background.

The purpose of these Guidelines is to provide an overall framework for maintaining a cohesive community at North Ranch. These Guidelines may be amended at any time with a majority vote of the Board of Directors of North Ranch Community Association.

1. ARCHITECTURAL REVIEW PROCESS

(Reference: CC&Rs Article IV Section 2(a) and Article XI, Sections 1 & 2)

1.1. Application Procedures. Requests shall be submitted in writing to the Architectural Review Committee (ARC) via the Management Company in accordance with the procedures set forth herein. Requests for approvals shall be reviewed by the ARC in accordance with these Rules.

1.2. Review Fees. The Board of Directors may adopt a fee schedule in connection with its review

and appeal procedures. The fees, if any, will be specified as a requirement for architectural review of individual project submissions, on a case-by-case basis. At the ARC's discretion, the services of an architect or other professional may be retained at the submitting Owner's expense, to review submitted plans.

1.3. Security Bond. A refundable Security Bond in a minimum amount of \$250.00 shall be specified by the ARC based on the scope of the project. A homeowner must deposit the required bond (which shall be set at the ARC's discretion) prior to beginning any project involving any structural modification of a wall, structural addition, or structural remodeling on his or her lot. If the homeowner, contractor, or any of his or her agents should violate the conditions of the approved project requirements or these Architectural Rules, and it becomes necessary for the ARC to remedy the violation, the cost of the remedy will be charged against the security bond. Any additional amounts will be collectible like homeowner assessments. Such amounts shall include replacement of the removed wall and/or any vegetation if not replaced to its pre-construction condition at the completion of the project.

1.4. Meetings of the ARC. The ARC shall schedule a monthly meeting, as needed, to review applications for ARC approval. Meetings are open to all homeowners, with participation as permitted at the discretion of the ARC. Meetings dates are published, whenever possible, in the Newsletter.

1.5. Submission Requirements.

1.5.1. Review and Adherence to Architectural Rules. Prior to preparing preliminary plans for any proposed exterior modification, the builder, owner, or representative thereof should review these Architectural Rules. Any questions should be directed to the Management Company.

1.5.2. Building Permits. Each Owner is responsible for obtaining any required building permits from the appropriate governmental authority. However, obtaining governmental approval of proposed plans does not negate the requirement of obtaining the approval of the ARC prior to commencing construction.

1.5.3. Submission of Plans. The homeowner shall submit, at least ten (10) days prior to the regular ARC meeting, one (1) complete set of plans for the proposed project. These must include the specifications, color, and a plot plan indicating the location of the proposed project on the Lot. Plans must be in sufficient detail indicating the location of the proposed project. Plans also must be in sufficient detail to enable the ARC to make its determination and, if necessary, for the homeowner to obtain any permits that may be required.

1.6. Review Process. The ARC shall review all applications submitted to it and shall by an affirmative vote of a majority of members of the ARC approve or disapproved submission. The ARC may postpone action on an application if there is not sufficient information submitted for the ARC to exercise judgment required by the Guidelines, and a written request for additional information will be sent to the homeowner. Approval of submitted plans is deemed denied if the ARC does not act on the submission within 30 days.

1.7. Appeal to the Board. Any homeowner who believes he/she was aggrieved by the decision of the ARC may appeal the decision to the Board of Directors.

1.8. Recordkeeping. The Management Company shall keep and safeguard for a reasonable period of time written records of all applications for approval submitted to the Association. All approvals, denials, requests for additional information, and homeowner appeals will be documented and sent to the homeowner. A copy of each will be placed in the Lot's file and retained for a reasonable period of time. All approvals must be in writing.

1.9. Required Approval and Limitation of Liability. Unless otherwise noted in these Guidelines, all exterior modification projects within North Ranch require prior written submission and written approval of plans, specifications or proposed construction. This approval shall be only for the purpose of permitting construction of proposed improvements within North Ranch and shall not presume compliance with town, county, and state laws. Such approval shall not constitute an approval, ratification or endorsement of the quality, architectural or engineering soundness of the proposed improvement, and neither ARC, its members, the Board of Directors, the officers of the association, nor the management company shall have any liability in connection with or related to approved plans, specifications or improvements. The Management Company or the ARC may inspect completed jobs to confirm that they are completed per the approved architectural request.

1.10 Procedures and Penalties for Violations. See North Ranch Rules.

1.11 Modifications to Property without Prior Approval. See Article IV Section 2 (a) of the CC&R's (page 11) and North Ranch Rules Section 9.

2. LIGHTING (Requires ARC approval prior to installation)

In general, other than for reasons of safety, the Association advocates the use of lighting at a minimum level. Accent lighting can be used for landscape illumination, safety lighting of pathways, sidewalks, and pools. Security/motion, flood, pole/wall lamplights can be used to highlight areas and create safety enhancements. NOTE: Illumination of lighting should be directed only on the homeowner's property and away from neighboring property. Actual wattage, bulb color, shielding of lighting, and illumination pattern will be reviewed and considered on a submission basis, and may require post-installation inspection to determine if the intensity of the lighting meets the community standard of low intensity/low usage level.

The submitted lighting layout must show placement/location, direction and elevation of illumination, color of lights, wattage of each light, type of lighting, height of pole-mounted fixture, and whether lighting is continuous/automatic (on timers) or intermittent (triggered by switches or motion detectors).

Holiday lighting may be installed thirty days prior to the recognized holiday and must be removed thirty days after the holiday associated with the lighting.

Pole mounted lamp/light will be painted black, bronze or will match color of house. Pole will not exceed 6' in height from the ground. The light must be shielded from neighboring properties.

3. STRUCTURAL ADDITIONS

(Require ARC approval prior to installation and deposit may be required).

In general, the ARC reviews structural addition plans for architectural consistency with existing structures within the community. The ARC encourages homeowners who are planning any of these projects to consider minimizing neighboring property interference (views, color selections, lighting). Homeowners should discuss with neighbors any addition or change to their property that would affect their neighbors and get the affected neighbor(s) written approval to submit with the ARC form. (Neighbors' approval is advisory only and not determinative.) The structure is required to be at least 48" from privacy walls. An approval from the Association does not imply an approval by any governmental organization or of any engineering specifications.

Structural Projects that need ARC approval include but are not limited to:

Ramadas
Gazebos
Sheds
Detached Structures
Patio Additions
Patio Enclosure
Patio Covers
House Expansion
Outdoor Fireplace
Wall Additions
Permanent placement of any structure in front yard or outside walls

Structural Projects NOT allowed include but are not limited to:

Carports
Driveway expansions/extensions
Painting of driveways or walkways except for application of clear coat; colors not allowed

Design layout with structural specifications must be submitted noting the following (at a minimum): type of material, dimensions (width, height, length) of structure, color of structure, lighting installation, relationship to existing house structure, location of structure on property elevations, pictorial and/or photo of proposed structure if available.

Structure material and color selection must match the architectural construction and the color of the existing house, with the exception of non-attached gazebo which must be painted to match the existing structure, redwood stained, or natural redwood finish.

All types of storage sheds must be submitted to the ARC for approval when storage unit exceeds the height of the wall. Storage sheds are not permitted in front or side yards in front of the privacy wall.

Outdoor Fireplaces: Require ARC approval prior to installation and must comply with all building codes. A deposit may be required.

The visible portion above any wall cannot exceed 3' in width or 30" in height and must be installed with a spark arrestor

The preferred location for installation is no closer than 48" to a shared party wall. If installed against a wall, the fireplace must have a firebox as part of the structure

Must not be visible from the street

Color to match adjacent structure or main exterior color of house

Driveway Expansions – These are not permitted.

4. RECREATIONAL EQUIPMENT (Temporary or permanent)

Requires ARC approval prior to installation

General Association Guidelines Pertaining to Recreational Equipment. In general, the Association encourages the use of recreational equipment to promote leisure time activities for adults and children in the community. However, the Association discourages and does not endorse the installation of recreational equipment which forces users of such equipment onto the streets to use the equipment. Also, homeowners should consider the effect the placement and use of the equipment will have on neighbors.

Commonly-Used Recreational Equipment:

Playhouses

Play gyms

Swing sets

Volleyball

Tetherball

Field Hockey/Loose Equipment

Trampolines; including ones with screens

Submission Requirements. Layout of the area where recreational equipment is to be installed must be submitted with a description of equipment including proposed color, design and dimensions of equipment. Sample brochures, pictorial drawings, or photographs of similar equipment are helpful.

Placement in Rear Yard. When placing recreation equipment, such as playhouses, play gyms, etc., in the rear yard, the equipment must be at least 48" from any neighboring wall and must be well maintained. The top of a playhouse, tree house, or any permanent recreational equipment cannot exceed 8 feet.

Basketball Hoops. Only portable basketball hoops are allowed. When not in use, the portable basketball hoops should be put away in the garage, backyard or dismantled.

5. UTILITY EQUIPMENT Common

Utility Equipment Projects

Curbside Boxes (TEP box, cable box, phone box) house Boxes (cable box, gas meter)

In general, the Association neither encourages nor discourages members who wish to screen the utility boxes located on their properties. The Association neither encourages nor discourages members to paint or screen utility boxes mounted on the home. If the homeowner chooses to screen the utility boxes, upkeep and maintenance must comply with the CC&R's (Encroachments, Building Repair). **NOTE: If the utility company needs to work on the boxes, they have the right-of way to displace any landscaping or screening (at homeowners expense) to work on their equipment**

Utility equipment area may be screened and/or painted with approved paint colors to match house or with landscaping plants. In screening curbside boxes with landscaping (plants, bushes, etc), consider placement of plantings near curb, so that future growth of the plants does not block/encroach on curb. Since utility workers will need access to these boxes, consider a landscape-screening material that will be easy to work

around and that does not have any sharp thorny branches or limbs.

6. MECHANICAL EQUIPMENT

Air Conditioning Units
Evaporative Coolers
Water Softeners/Conditioners

General Association Guidelines

The Association requires the placement of mechanical equipment in garages or behind privacy walls to shield it from neighboring views.

Layout must be submitted to ARC which includes area to be screened and/or painted. Plans need to include type of plants or materials to be used; including color of materials,

No mechanical equipment may be installed on mission tile roofing.

7. EXTERIOR PAINTING

ARC approval is required. Contact the Management Company for assistance.

All exterior house painting projects must be submitted to the Management Company for approval prior to painting. Colors must be selected from "Approved Colors" as listed.

Exterior and adjoining perpendicular sides of wrought iron fencing are to be painted black, white or matching to whatever it is attached. Structures attached to house should be painted to match body color of house. Paint colors will be limited to pre-approved paint colors for your lot. (See attachment #1)

8. POOLS/SPAS/RELATED EQUIPMENT

Pool & Spa Projects - Require ARC approval prior to installation & \$250.00 construction deposit.

Below ground pools
Above ground pools
Jacuzzis/Hot tubs
Heaters
Filters
Pool Lighting
Diving Boards
Pool Slides
Pool Decking

General Association Guidelines. In general, the Association reviews pool/spa plans for specific safety considerations to be followed during construction and to consider if the equipment installation provides minimal neighboring property interference, (i.e. equipment noise, views).

Submission Requirements - A design layout for new in-ground and above-ground swimming pools/spas must be submitted with specifications noting the following (at a minimum): type of pool/spa filtering system, wall up/down access to pool/spa area during construction, lighting enhancement around pool/spa area, location and height of pool equipment (filters, heaters, diving boards, slides). A pool/spa contractor will usually provide a layout with specifications to meet the above requirements.

If a pool/spa installation includes a gazebo/ramada addition, refer to Structural Additions Guidelines.

If a pool/spa installation includes landscaping additions, refer to Yardscaping Guidelines.

If lighting is part of the pool installation, refer to Lighting Guidelines.

Specific approval conditions & exclusions -

Diving boards are restricted to springboard types. No platform types are permitted. Slides may not exceed 8” in height and must be white, blue, or desert hues. A design layout which specifies back flushing into common areas, arroyos, or onto streets is prohibited. (Pima County Code) NOTE: Diatomaceous earth or sand filters require back flushing which are subject to regulation by Pima County. Please check with Pima County on the actual regulations for this installation. Mechanical equipment must be located inside the privacy wall.

Homeowner is responsible for complying with all safety regulations per Pima County requirements.

An approval granted for pool/spa installation will require safety measures to be followed by the member and pool/spa contractor during construction and must be signed by both prior to beginning of pool/spa excavation.

9. LANDSCAPING - Front/Side Yards – ARC Approval required

General Association Guidelines. The North Ranch Community Association landscape concept is based on a philosophy of compatibility with the existing Sonoran desert, sensitivity to its fragile ecosystems, and a commitment to low water usage vegetation. To this end, existing natural features such as stands of saguaros, unique vegetative groups, rock outcroppings, and washes are preserved whenever possible. The majority of introduced plant materials should be indigenous, arid, or semi-arid plants, ensuring minimal water usage and compatibility with the built and natural environments. The Association promotes the seven principles of "Xeriscape" which include:

1. Water conserving design
2. Low water use/drought tolerant plants
3. Reduction in turf
4. Water harvesting techniques
5. Appropriate irrigation methods
6. Soil improvements and use of mulches, and
7. Proper maintenance practices

Landscaping Projects

Vegetation (ground cover, shrubs, trees, cactus, vines, grass, and flowers)

Gravel

Irrigation and Drainage

Accent walls/planter boxes
Trellis, Fencing, Staking, Shade Cloth Screening
Fountains
Flagstone, Brick/Pavers, Slate, Concrete, Steps & Walkways
Any permanent structure in yard outside patio walls

Submission Requirements. A conceptual landscape layout plan must be submitted for front or side landscaping which identifies location of vegetation, common name of vegetation, colors included in foundation/ground cover, irrigation installation, any gravel and/or pictorial samples.

Specific approval conditions & exclusions -

1. Planting of grass vegetation is permitted but is restricted to hybrid Bermuda or other non-pollen producing grasses and must be properly maintained. Grass may only be planted in the backyard.
2. All grass & rock must be separated by a barrier to prevent the two from mixing. A change of vegetation in front of privacy walls requires ARC approval.
3. No tree, shrub, or plant of any kind on any Lot or Parcel may overhang or otherwise encroach upon street or street signage, (including, but not limited to, stop signs, street name signs and speed limit signs, etc.), neighboring property sidewalk or other pedestrian way or bikeway from ground level to a height of 13 feet, 6 inches above the road, per Pima County Code.
4. Homeowners dumping trash or debris in washes shall be penalized. The penalty shall be commensurate with the cost of clean up plus a penalty to be determined by the Board of Directors.
5. All landscaping including trees, shrubs, bushes, etc. must be maintained. If the homeowner fails to trim the trees encroaching on a property, that owner may trim the tree off their property.
6. Gravel colors of front and visible side yards require ARC approval. No decomposed granite ground cover will be permitted in front yard areas. Any new gravel ground cover must be crushed rock. Bare dirt is not allowed. When installing landscaping and/or irrigation, care should be given to maintain proper grading on property lot to eliminate any undue drainage onto neighboring lots. Irrigation systems should not produce excessive watering on walls or streets.
7. Accent walls require ARC approval
8. Temporary fencing, staking, and shade cloths must be properly maintained when visible from neighboring property (as defined in the CC&Rs).
9. Theme Landscaping (i.e., sculptor trees/bushes that reflect animals and/or other architectural designs) will be reviewed on a case-by-case basis.
10. Desert Broom and Mistletoe are considered noxious weeds and must be removed from the property.
11. Tree debris should be kept at a minimum and removed from the roadway and property at least monthly.
12. Trellis along privacy walls shall not exceed the height of the wall.
13. Number of trees shall not exceed 1 tree per 400 square foot area or a maximum of 5 which ever is less.

10. SIGNAGE

General Association Guidelines. No signs, whatsoever, (including but not limited to, commercial, political, and similar signs), which are Visible from Neighboring Property shall be erected or maintained on any Lot or Parcel except;

1. Signs required by legal proceedings,
2. No more than one (1) identification signs for individual residences
3. Signs, the nature, number, and location of which have been approved in advance and in writing by the

ARC

4. Signs of builders on any Lot or Parcel approved from time to time by the Association as to number size, colors, design, message content, location and type.
5. Such other signs (including but not limited to construction job identification signs, builder signs, and subdivision, shopping center, apartment and business identification signs) which are in conformance with the requirements of the County of Pima and which have been approved in writing by the ARC as to size, colors, design, message content and location.

Notwithstanding the above, the Association shall have the right, in its sole discretion, to permit a single "For Sale" sign to be placed on any portion of North Ranch and to condition such permission on any matters the Association shall deem appropriate, such as (but not limited to) size of the sign, language content, design, color, and length of time placement may continue.

Property for Sale/Lease: One (1), post-mounted, sign not to exceed 5' high, "For Sale/Lease by Realtor/Owner" sign (professionally designed and mounted) is permitted per property lot and placed only on the specific home for sale. This sign is prohibited from being placed on ^{Association} common ^{areas}, nature trails/paths, buffer zones, or walls. One additional small, ground level bandit and/or A-frame realtor sign (similar in design and less than 24" in height) is permitted only in Association buffer zones from Saturday, 8:00 a.m. through Sunday 6:00 p.m. No other "For Sale Realtor/Owner" signs are permitted for posting. No flyer-type (paper) "For Sale/Lease Realtor/Owner" signs are allowed for posting on lots, parcels, common areas, buffer zones, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage or buffer walls/plantings. Signs must be removed within two weeks after close of sale,

Open House: In conjunction with the "For Sale Realtor/Owner" sign, a Lot owner may also have one (1) sign (professionally designed and mounted) announcing an open house event on the lot and one (1) small, ground level bandit and/or A-Frame realtor sign (similar in design and less than 24" in height) only in Association buffer zones for the duration of open house. No flyer type (paper) signs for open houses are allowed for posting on lots, parcels, common areas, buffer zones, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, or buffer walls/plantings.

Announcements: School Announcements, Garage Sale, and Bake Sale: Signs (paper and professionally designed/mounted) are allowed on property lots and buffer zones only for the short-term duration of the event. Once the event has been completed, all the signs are to be removed immediately. Signs are not allowed on postal /mail units, regulatory poles/signs, utility boxes, fire hydrants, common bufferwalls/plantings, or in any public right of way. Submission on these types of signs is not required

Lost/Found: The Association encourages signs to be placed on the bulletin board at either pool.

Lot Identification Signs: Non-illuminated alarm/security identification signs are permitted without ARC approval providing signs are placed on Lot within three (3) feet of structure and no more than 18" to top of sign.

Vehicle For Sale Signs: "Vehicle For Sale" signs are permitted on vehicles within the community, providing signs are placed in vehicle windows, made of quality construction material or store bought signs (no signage painted on vehicle and/or hand written on windows). No "Vehicle For Sale" signs are allowed for posting on lots, parcels, common areas, buffer zones, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, or buffer walls/plantings. The Association encourages the use of bulletin boards in the Ramada Pool Areas.

Specific approval conditions & exclusions - The following signs (as noted below) are not permitted in the Community without proper authorization from ARC:

1. Promotional and advertising signs within the Association.
2. During political seasons, signage for elections and political events.
3. Identification signs for residential usage that number more than one (1) per Lot or are larger than 72 square inches.

Approval must designate the number of signs, the size of all signs, colors associated with each sign, design and message content, community location, and construction material type.

11. ORNAMENTATION – ARC Approval required

General Association Guidelines: In general, the Association promotes ornamentation in harmony with the surrounding southwestern desert theme and colors. Furniture, wall ornamentation, and yard ornamentation should be used in unobtrusive proportion to the size of the house and yard. Observance of holiday and patriotic events is permitted by the Association with appropriate colors and decorations. The primary function of a permanently installed, ground mounted flagpole is to display U. S. or state flags.

Ornamentation Projects

Yard Furniture

Exterior Wall Ornamentation

Yard Ornaments

Roof Ornamentation

Statues

Hanging Ornamentation (flags, wind socks, banners)

Specific approval conditions & exclusions -

1. Permanent placement of lawn/garden patio furniture or decorative wrought iron furniture/benches in front yard requires ARC approval.
2. Holiday decorations may be installed 30 days prior to the holiday and must be removed 30 days after the holiday associated with the decorations. No ARC submission is required.
3. Permanent roof mounted ornamentation is not allowed.
4. Flagpoles cannot exceed 16' in height. The flag(s) must be displayed starting at the top of the pole and the actual size of the flag(s) must be in proportion to the height of the flagpole. Proper flag etiquette should be followed at all times. (Only state and U.S. flags are allowed).
5. Flags displaying advertising are not permitted.
6. House mounted flagpole bracket kits do not require an ARC submission.

12. WALLS, GATES, WROUGHT IRON/RAILINGS

General Association Guidelines. Walls and fences in North Ranch have two functions. The most basic use of walls and fences relate to privacy and security both of which are extremely important. The Guidelines, however, are concerned with the potential to provide handsome and unifying elements for the overall community.

Enclosure Projects

Walls
Gates/Gate Screening
Wrought Iron
Railings

Submission Requirements: Layout of existing and proposed enclosures on property must be submitted noting height of existing walls, proposed height of additional courses of brick, gate/screening material and colors. If submitting plans for screening, the color of the screen is required.

Specific approval conditions & exclusions -

1. If raising the height of a party wall, the approval of all the affected owners is required.
2. All walls and fences shall be of masonry and must match the existing wall.
3. Gates as part of the wall enclosure must be wooden or wrought iron, the appearance of which must be properly maintained to prevent structural disrepair and/or weathering conditions. Metal Gates must be painted black, white, or to match the existing structure/wall.
4. Wood gates must be painted to match the house.
5. Front privacy walls, which enclose the front yard, cannot be installed beyond the furthest frontal point of the existing house structure.

13. ANTENNA PROJECTS – Approval Required

Conventional
Dish/Microwave
Cabling/mounting hardware

Antenna installation will conform to the Federal FCC regulations as they are updated.

Antennas: Antennas and Broadband dishes which are 39" or smaller in diameter are permitted provided that they are placed in the least obtrusive place on the Lot so as to minimize their visibility without affecting the reception of the signal. Mast antennas may not exceed 12' from the top of the roof.

Antenna Definitions

1. Antennas are defined as any antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation (including related hardware, cables, brackets) which is erected, used, or maintained outdoors on any Lot or whether attached to a building or structure or otherwise.
2. The definition of antenna is universal and pertains to all manufacturers and technologies.

Any cable associated with antenna dish must be painted to match whatever cable is attached to house, eaves, etc.

14. DOORS, WINDOWS AND AWNINGS - Approval Required

External Window Treatment
Entry Door
Security Door

Storm/Screen Door
Gated Entry
Shade Structures (cloth and bamboo)
Window Framing
Sunscreen (solar and film)
Gutters
Rolling Shutters

General Association Guidelines

In general, the Association promotes installation of exterior treatments in harmony with the surrounding southwestern desert theme in colors. Exterior additions and changes should be used in an unobtrusive proportion to the size of the house and yard. Exterior treatments are subject to weathering and periodic maintenance is required. Awnings installed both front and back must be of a solid color fabric material to be in harmony of the color scheme of the house.

Layout of the house where the project is to be installed must be submitted along with the description, proposed color, design, dimensions. Product sample brochures, pictorial drawings and/or photographs should also be submitted whenever possible.

Specific approval conditions and exclusions.

1. Gutters and downspouts must closely match the color of the structure to which they are attached to. Highly reflective aluminum is prohibited.
2. Sunscreen material must be white, black, bronze, gray or tan.
3. Exterior shade coverings affixed to the house must match trim, accent or main house color.
4. Entry doors must match color of trim or main house. They should be constructed of wood, fiberglass or metal and be solid.
5. Security doors must be painted the same color as the house, trim, or white. Application must be submitted and approved prior to installation and doors must be made of welded steel tube or wrought iron. Product sample brochures should also be submitted whenever possible.
6. Aluminum screen/storm doors with glass/screen inserts are prohibited.
7. No aluminum material or other high reflectivity material may be installed on windows or doors.
8. Exterior wrought iron window treatment must be keyed and painted to match the main structure of the house, trim color or black. Installation must conform to Pima County Building Code 1204, which generally states that the mechanisms function without the use of a key or special knowledge or effort.
9. The storage area for rolling shutters must be incorporated into the window frame structure to be as unobtrusive as possible. Color must be painted to match main house color.

15. ROOF-MOUNTED DEVICES – Approval Required

Roof-Mounted Projects

Solar tube
Skylights
Roof Ventilators

External Gable Ventilator

General Association Guidelines. In general, the Association encourages the use of energy efficient devices, provided the devices, including materials of construction, colors, and screening are aesthetically acceptable to the community.

Submission Requirements. A layout of the area showing where roof mounted device is to be installed on the property/structure must be submitted. Information must include type of device, dimensions of device, proposed color of device, if possible, pictorial/brochure of device to be installed. No mechanical equipment can be installed.

Specific approval conditions & exclusions

1. Roof mounted devices, such as solar tubes and skylights must be painted to closely match the roof tile material (except the actual skylight glass panels).
2. Solar systems are not to be mounted on the roof.

16. ROOFING PROJECTS (Approval Required for Modification)

Mission Tile

Patios

Structural Additions

Roof Replacement

General Association Guidelines. In general, roofing material already installed by the builder was approved during the initial development stage. Materials and colors of roof materials currently part of the community are required.

Submission Requirements. For roofing submissions, if possible, include an actual sample of roof tile material. If that is not possible, on the submission, note if the roofing material exists on another home in the community. Refer to Section on Structural Additions, for specific submission requirements for roofing on patios and structural additions. If the roofing project is to replace broken/missing tiles that match the existing color and material, no submission is required.

Specific approval conditions & exclusions

1. High reflectivity and high glaze color are not permitted.
2. On mission tile roofs, no more than one roof material design is permitted.
3. Structural addition roofing color/style materials are to be the same as the existing main house color/style.
4. Aluminum flashing material must be painted to match existing main tile color.

17. MISCELLANEOUS ITEMS

Refuse Containers

Maintenance Equipment (tools, ladders, hoses)

General Association Guidelines (expected approved uses): Refuse containers and maintenance equipment should be visible only on an as needed/usage basis.

1. Refuse containers are to be stored out of sight except for the hours of 6 PM the night before trash pickup to 6 PM on

the day of trash pick-up.

2. Garden hoses should be coiled and properly stored. All other refuse containers and maintenance equipment are not permitted for permanent storage in front of the privacy wall.

18. EXCAVATION OF STREETS

General Association Guidelines. From time to time, in order to restore or alter utility service, it may become necessary to excavate a North Ranch street. Although a blanket easement exists for utilities for this purpose, this easement is contingent on the area being restored to its original condition to the satisfaction of the Association.

Notification Required. When the homeowner becomes aware that street excavation is required for service alteration or restoration, the homeowner shall notify the Management Company with contact information for the purposes of identifying the utility company and contractor for appropriate follow-up.

ARC shall determine if the affected area where excavation occurred has been restored to its original condition or if additional restoration is required for approval.