

SUNLAND VILLAGE EAST (SVE)

ARCHITECTURAL GUIDELINES

REVISED AUGUST 11, 2016

The Architectural Control Committee (ACC) is established through Bylaw 8.6 by the Board of Directors (BOD). The ACC's existence and purpose are contained in 8.6 through 8.7.2. These Bylaws as originally adopted empower the ACC to create guidelines to support the Restrictions, Covenants, Conditions and Reservations (RCC&R's) for SVE. Guidelines when written or amended and are adopted by the BOD become enforceable. It is the responsibility of each Homeowner to request authorization from the ACC prior to making any exterior alterations to their property. By doing so, the Homeowner is assured that planned changes are in compliance with the following guidelines and applicable SVE RCC&R's.

The following guidelines have been recommended by the ACC and approved by the HOA BOD. They supplement the RCC&R's and serve to guide Homeowners in the design of a project and the ACC in its deliberations. Special conditions may, from time to time, occur and will be considered by the ACC on an individual basis.

Architectural Change Forms are available at the Association Office during normal business hours. A plot plan, drawings, and specifications must be submitted with each application. No changes or deviations of approved plans and/or specifications may be made without further written approval of the ACC. All documents submitted with the application will become a permanent record and will not be returned. The requirement of a City of Mesa building permit is the sole responsibility of the Homeowner or their contractor, a copy of which must be on file in the HOA office prior to the start of construction.

Allow up to thirty (30) working days for approval. Normally, a verbal approval should be received within a week to ten (10) days following receipt at the Association Office. A letter will follow within the thirty (30) days.

The ACC has the authority to stop all work being performed by either the Homeowner and/or his contractor for which an application has not been approved or which is deemed in violation of the SVE RCC&R's. Failure of the Homeowner to comply may be a cause of an action at law or in equity, either for injunction, action for damages or such other remedy as may be available.

(Note: *Italicized items are from the RCC&R's*)

1. Additions – See RCC&R 4.1.6.

Additions must be of similar design with materials and colors compatible with the existing residential unit. A City of Mesa building permit shall be on file with the HOA prior to the start of an approved change request.

***Building Additions:** No building additions whatsoever, including, but not limited to any add-on improvements or fixtures, carports, utility or storage units or sheds, whether temporary or permanent in nature, and whether or not actually attached to the home (“building addition”), shall be commenced, constructed, placed or stored upon any lot in Sunland Village East without the prior written approval of the ACC and in compliance with the RCC&R’s.*

2. Antenna and Satellite Dish Restrictions – See RCC&R 4.1.14

One meter (39 inches) in diameter or diagonal measurement is regulated by the Telecommunication Act of 1996. Recent FCC rulings have stated that Homeowners Associations are prohibited from enforcing antenna restrictions and rules that 1) prevent or unreasonably delay antenna installation, maintenance or use; 2) unreasonably increase the cost of antenna installation, maintenance or use; or 3) preclude reception of acceptable quality signals. Some invalid provisions include: Prohibitions on installing antennas and requirement that an antenna application go through an Architectural Review process.

Based on the above, we cannot require a review of the installation, but to preserve the appearance of our community it is the desire of the HOA that an attempt should be made to place all antennas and satellite dishes on the rear or side elevation of the roof.

3. Heating and Cooling Equipment (Revised 12/9/10 & 12/11/14)

Heating and Cooling units are subject to compatibility with neighboring houses. Window or wall units should not encroach upon accessible walkways. No new roof mounted Heating & Cooling units shall be permitted on houses. (BOD approved 12/9/10) The ground mounted units must be hidden from view of the street. Replacement of an existing, previously approved, roof unit with a similar unit will be approved.

4. Basketball Backboards – See RCC&R 4.1.10

None permitted, fixed or portable.

5. Bird Houses and Bird Feeders

Houses and feeders may be placed in the backyard only and may not exceed six (6) feet high, no larger than one (1) foot square, and no closer than five (5) feet from any lot line and are limited to one solid and one liquid feeder per lot. The scattering or broadcasting of bird seed is prohibited.

6. Clotheslines

Clotheslines should never be visible from the front of the property. Clothes must be removed promptly when dry.

7. Concrete (Revised 12/11/14)

All additional concrete, driveway expansions, sidewalks, patios, and patio extensions after close of escrow must be approved. Sidewalks and/or driveways cannot run into easements or onto neighboring property. Any water runoff caused by patio additions or landscaping must be contained to the owner's lot or natural drainage.

8. Holiday Decorations (Revised 3/12/15)

ALL Christmas decorations, including lights, shall not be placed in any yard or attached to houses until November 1st of each year and not lighted before Thanksgiving Day. Decorations must be removed by January 15th.

All other Holiday Decorations (including lights) may be placed in any yard or attached to houses no more than two weeks (14 days) before the holiday and removed no later than two weeks (14 days) after the holiday.

The displaying of all other decorative (ornamental rather than functional) lights will be evaluated on a case by case basis.

9. Sun and/or Observation Decks and Patios (Revised 12/11/14)

Patio furniture and patio appliances (no indoor furniture) shall be selected to furnish these structures. These areas are not to be used for storage of either passenger or non passenger vehicles as defined in SVE RCC&R #4.1.5.

10. Driveway, Walks and Patios

The design, pattern and color must be compatible with the residence and the general community décor. The color and design selection shall be chosen from the BOD approved list available in the HOA office.

11. Driveway Barricades

Barricades are permitted only during construction, repair or coating and is limited to seven (7) days after completion.

12. Exterior Painting See RCC&R 4.1.15 (Revised 12/11/14)

The color selection for all exterior repainting of residential units and additions thereto or structures on a residential lot shall be chosen from BOD approved body only and trim only color lists. The SVE Paint books are available to check out in the SVE HOA office. Colors that are similar with a very slight variation from the approved colors may be approved. Proper selection and use of the two colors should ensure visual compatibility within the community. Trim color may not be used as a dominant color. Preauthorization must be obtained from the HOA ACC prior to repainting regardless of same or a change of color selected.

13. Flags (Revised 12/11/14)

SB1055 became effective September 21, 2006. SB1055 amends A.R.S.33-1261 [Arizona Condominium Act] and A.R.S.33-1808 [planned communities] to include the following flags, in addition to the American flag, in the list of flags the HOA cannot prohibit the outdoor display of:

1. An official or replica of a flag of the United States Army;
2. An official or replica of a flag of the United States Navy;
3. An official or replica of a flag of the United States Air Force;
4. An official or replica of a flag of the United States Marine Corps;
5. An official or replica of a flag of the United States Coast Guard;
6. The POW/MIA flag;
7. The Arizona State Flag; or
8. An Arizona Indian Nations Flag.
9. The Gadsden flag.

All other flags are prohibited.

Arizona State law and the SVE HOA limit the display to no more than two (2) flags (of those listed above) at one time on the flag pole.

Sports team flags or banners may be displayed elsewhere on your property on game days only. Holiday flags are covered under Holiday Decorations.

14. Flag Poles (Revised 12/11/14)

Flag poles are limited to one (1) per lot. Arizona State Legislature SB 1326 restricts flag pole heights to “no more than the height of the building.” The flag pole should be neutral in color, and located at least eight (8) feet back from the front sidewalk as per Mesa City Code.

15. Garbage Cans – See RCC&R 4.1.19

All garbage and recycle containers must be completely invisible from view by a six (6) foot person walking on the sidewalk in front of the house from property line to property line.

RCC&R 4.1.19: Garbage Cans: All garbage cans and similar items must be either kept in the garage or screened from the view of all neighbors, except for when the cans or similar items are placed on the sidewalk or on the front of the residential unit and are not to be placed on the street or in front of the residential unit prior to 4:00 PM the day prior and to be removed by 6:00 PM the day serviced by collectors.

16. Gazebos, Pergolas, or Similar Structure (Revised 08/11/16)

16a. Gazebos or Similar Structures

Defined as a structure intended for human occupancy for scenic viewing, relaxation and shielding from the sun during the day, cannot be used as a guest house or as a sleeping facility. They may be located in the rear yard, or side of rear yard provided they are behind the rear most part of the dwelling, and may not exceed ten (10) feet in height, nor shall they be located in the rear yard of a corner lot closer to the street than any dwelling on an adjacent key lot. The setback from the rear lot line shall not be less than five (5) feet. Roof overhangs may project two (2) feet into the minimum setbacks.

16b. Pergolas

Defined as a structure intended for human occupancy for scenic viewing, relaxation and shielding from the sun during the day, cannot be used as guest house or as a sleeping facility. They may be located as follows:

(1.) In the rear yard or side of rear yard provided they are behind the rear most part of the dwelling, and may not exceed ten (10) feet in height, nor shall they be located in the rear yard of a corner lot closer to the street than any dwelling on an adjacent key lot. The setback from the rear lot line shall not be less than five (5) feet. Roof overhangs may project no more than two (2) feet into the minimum setbacks.

(2.) Front Patio/Porch pergolas must be attached to the home no higher than the eave/fascia of the house, and the supporting post are not to extend beyond the existing concrete slab. Overhang may project no more than two (2) feet beyond the existing concrete slab. Approved construction materials are aluminum, steel or wrought iron. The color must be the same as the primary or trim color of the house.

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16c. Retractable Awnings

Defined as a structure intended for human occupancy for scenic viewing, relaxation and shielding from the sun during the day, cannot be used as a guest house or as a sleeping facility. Retractable Awnings must be attached to the home and are to be no higher than the eave/fascia of the house. Overhang may project no more than two (2) feet beyond the existing concrete slab.

Retractable Awnings may be located in the front or rear patio/porch area and must be kept in good repair. The color must match the trim, primary (house), brick/block or roofing color. Striped or flowered type awning is not permitted.

17. Golf Ball Nets

Golf ball nets will be considered on an individual basis. The net should not exceed twenty (20) feet in height and should have proper supporting structure as per Mesa City Code.

18. Golf Cart Garages – See RCC&R 4.1.6

Golf cart garages must be built of the same architectural design and style to be contiguous with the existing garage. No additional drive or curb openings will be permitted without City of Mesa approval.

Building Additions: No building additions whatsoever, including, but not limited to any add-on improvements or fixtures, carports, utility or storage units or sheds whether temporary or permanent in nature, and whether or not actually attached to the home, shall be commenced, constructed, placed or stored upon any lot in Sunland Village East without the prior written approval of the ACC and in compliance with the RCC&R's.

19. Gutters and Down Spouts

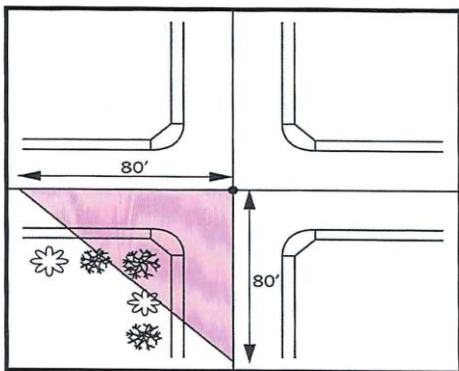
Gutters must match trim and down spouts must match the color of the house on which they are mounted. Gutters must follow the contour of the structure and cannot span open spaces or cross blank walls. Downspout extensions may not extend to the neighboring property lot lines.

20. Landscaping – (Revised 12/11/14)

All new or additions to landscaping in either the front or backyards must be reviewed and approved by the ACC. Homeowners should submit plans showing all vegetation, irrigation, ground cover, hardscape elements, yard art and lighting. Decorative objects in the front yard are discouraged. It is recommended such objects be placed in the backyards only. No yard ornaments, objects or wind driven devices are to be mounted, placed or installed on top of any house roof or walls. This includes both neighboring and SVE common walls. (See also Guideline #22 - Roof Turbines and Weather Vanes) The location of plantings shall be planted so that at maturity it does not encroach or grow over lot lines, sidewalks or walls. (includes both neighboring and SVE common walls). Planting shall also be limited to density. If desert landscaping is employed, no irrigation is required and therefore should not be used. Removal of tree/s includes removal of the stump/s to at least ground level.

The Mesa City Code 8.6.3 requires: “To ensure visibility is not restricted, trim and maintain all trees to at least eight feet over sidewalks and 14 feet over street.” The City measures 80 feet in both directions from the center of the corner intersection. This 80 foot triangle on corner lots must keep all bushes trimmed to no more than 30 inches high and trees trimmed and maintained as stated previously. “Although vegetation is the most common visibility limitation on corners, the 80 foot triangle also applies to fences, walls, signs and any other possible obstruction.”

RCC&R 4.1.16 Landscaping and Maintenance of Lot Each owner shall be responsible at all times for maintaining such required landscaping with a reasonable high standard of care to provide a neat, clean, trimmed and attractive appearance. To satisfy this objective, each owner shall immediately remove from his or her lot all dead, injured or diseased vegetation, weeds, noxious growths, grass clippings, trash and other debris or unsightly materials. In addition all shrubs, trees, grass, and plantings of every kind on any lot shall at all times be kept neatly trimmed.



21. Roofs

All replacement roofing material must be the same type as the original roof, or one approved by the ACC. All colors used must be compatible with house or house trim and the surrounding neighborhood. No reflective roof coatings are permitted except in the case of shed or lean to style roofs as over patios that are a roll type of roof covering. Glaring or shiny roof coating materials are prohibited.

11/28/12 The SVE BOD approved the use of steel roofing based on the quality and color. The ACC can approve steel roofing based on both quality and color on a case by case basis.

22. Roof Turbines and Weather Vanes

Roof turbines and weather vanes must be placed on the rear slope of the roof not to exceed twenty (20) inches above the roof ridge line. The turbines must be painted to blend into the roof covering material, unless the turbines are manufacturer's mill finish aluminum. Weather vanes cannot be installed on the ridge line of the roof.

23. Hidden from View Items See RCC&R 3.1.24 (Revised 12/11/14)

The following items must be hidden from view by a six (6) foot person walking on the sidewalk in front of the house from property line to property line:

- a. Exterior water softener tanks
- b. Garbage cans
- c. Propane tanks
- d. Storage sheds and greenhouses
- e. Ground mounted Heating and Cooling Units
- f. Pool equipment

24. Security Doors, Windows, Sunscreens and Patios

Allowed colors are black, white or matching the house trim color. The style must have prior approval. Security bars are prohibited on windows located on the front elevation of the home. Mesa City Fire Codes apply to some windows.

25. Security Shades (Roll Down) (Revised 12/11/14)

Security shades must meet Mesa City Fire Codes. The color must be the same, similar or close to the color of the body or trim of the house. Cloth awnings may be permitted, but must be maintained.

26. Solar Devices

Installation on the front slope of the house is discouraged as locations are governed by Federal regulations.

27. Sign (For Sale, For Lease, Political Signs, etc.) (Revised 11/11/10 & 12/11/14)]

One sign is permitted per lot. The sign must advertise only the house on which the sign is placed.

Exception: Houses or condominiums on the golf course may display a for sale sign in the front and back of the lot.

1. One "Open House" sign on the property and one lead in Open House sign on the island portion of Farnsworth Drive and one directional sign at the entrance to SVE and a maximum of two additional OPEN HOUSE signs to guide individuals to the subject property is permitted from 8:00 AM to 6:00 PM on the day of the open house. The sign must state, "OPEN HOUSE", not just the Realtors or other ad. No other "OPEN HOUSE" signs are permitted.
2. The use of attention getting devices such as flags, banners, balloons, etc., on any lot, sign or common area is prohibited.
3. Temporary open house signs, for lease signs, and for sale signs shall conform to industry standard size signs, which shall not exceed eighteen (18) by twenty-four (24) inches, and industry standard size sign riders which shall not exceed six (6) by twenty-four (24) inches.
4. "SOLD" signs or other marketing signs shall be removed within five (5) days after close of escrow.
5. "Garage Sale", "Moving Sale", or "Yard Sale" signs are prohibited. (In the event of death, moving out of state, going to a rest home or a long term care facility an "ESTATE SALE" sign may be authorized by prior approval from SVE management.) One sign on the property and one sign on the island portion of Farnsworth Drive will be permitted. Estate Sale signs shall not be posted longer than two (2) consecutive days.
6. Licensed Contractor Signs per Arizona State Statute 32-1124 are permitted during construction phase. Signs may not exceed eighteen (18) inches in any dimension or over twenty-four (24) inches in overall height.
7. Political election signs are approved per ARS. 33-1808 and Mesa City Code HB 2471. Political signs may be posted no more than 60 days before an election. "The setback must be fifteen (15) feet from the curb, must meet all City of Mesa regulations and must be removed within fifteen (15) days following said elections."
8. A monetary fine for any sign display violation whether real estate, garage sale or non-approved estate sales, will be imposed against the violating person or company by the BOD. The minimum amount of twenty-five dollars (\$25.00) may be imposed for a first offense. Fines will double with each additional violation within the same calendar year.
9. Signs in violation of these guidelines will be confiscated and turned into the SVE office. The signs may be recovered upon receipt of such imposed fine.

28. Storage Sheds and Greenhouses (Revised 12/11/14)

Storage sheds and greenhouses shall not exceed six (6) feet in height from the natural grade when located in the sides of rear yards and shall be hidden from view by a six (6) foot wall and/or gate. Sheds not to exceed eight (8) feet in height from the natural grade when located entirely in the rear yard of the residential unit and entirely concealed from view from the street in front of the house may be permitted. Mesa City Code requires that the setback from the rear lot line shall not be less than five (5) feet. Sheds cannot be any closer to the side lot lines than the residential unit. Roof overhangs may project two (2) feet into the minimum setback.

29. Swimming Pools and Spas (Revised 2/12/15)

Swimming pools must conform to the Mesa City Building Codes. A plot plan showing location, design of pool and location of pool equipment is required for approval. All equipment must be concealed from view of the street and neighboring property and must be placed in a location where the operation of the pumps does not create a disturbance to the neighbors. A back washing pit is required by Mesa City Code. Back washing into the street, green belt, common areas, golf course or neighboring properties is prohibited.

The ACC will not approve any new or remodeled pools without the requestor showing proof that they have a City of Mesa permit. Mesa City Code requires that the “Waters edge shall not be closer than four (4) feet from any property line. Spas or hot tubs must conform to all the City of Mesa guidelines.

30. Trellises

Trellises may be used to support plants on walls or houses, must be maintained in good condition, and securely fastened. Trellises attached to walls must never exceed the height of the wall on which it is installed.

31. Walls (Yards) – Revised 03/12/15 See RCC&R 4.1.12

Walls must meet Mesa City Codes. Maximum height is six (6) feet from the natural grade except on golf course lots. Walls there are restricted to three and one-half (3 ½) feet in height. Construction fencing materials permitted are colored concrete block, slump block, brick or wrought iron. The color of the block must be buff or other neutral color, compatible with house or neighborhood décor. When adding vertically onto an existing wall, the responsibility for painting the wall, if necessary, must be included in the signed agreement with all neighbors, regardless of who owns the wall. If the wall is stucco, it must be painted the same as the body color of the house. If additions to extend or raise the wall are being constructed on neighboring/common wall(s), permission in writing, from those neighboring concerned parties is required. A wrought iron fence that does not unreasonably block the view can be added to the front patio wall of the dwelling as long as the total height does not exceed forty two (42) inches with ACC approval. We recommend that the balusters or spindles have a four (4) inch spacing to prevent small pets or children from getting caught in them.

RCC&R 4.1.12 Wall or Fence Restrictions The Mesa City Code defines fence, screen wall and/or retaining wall as: “Freestanding, self supporting structure, constructed of durable wood, chain link, metal, masonry or other standard fencing materials, designed to provide privacy, security, screening or bank retention between grade separations”. No wall or fence shall be erected or maintained on any Sunland Village East lot nearer to the front lot line than the front wall of the dwelling house on the lot unless the wall or fence is constructed of bricks or blocks and is not more than thirty (30) inches high. A continuous row of shrubs, trees or other plantings that at maturity form a fence or border or a screen shall not be planted or maintained on any lot more than five (5) feet out from the front wall of the dwelling house on the lot. No fence, planting or wall more than three and one-half (3½) feet high shall be constructed, planted or permitted or maintained closer to the rear lot line than the rear wall of the dwelling house on any house that borders on the golf course. Notwithstanding the foregoing sentence, if there is a swimming pool on a lot that borders on a golf course, then and in that event a fence six (6) feet in height (or of such greater height as may be required by any applicable law or ordinance) may enclose the entire backyard of the lot or such lesser portion thereof that includes the swimming pool as the owner may determine so long as all of the fence (or at least that portion that is more than three and one-half (3 ½) feet about the ground) is wrought iron fencing that does not unreasonably block the view. No other wall, planted hedge or fence on any lot shall be higher.

32. New or Rebuilt Home Requirements (Added 2/12/15)

Any new construction on a Residential Lot, rebuild or major remodel of a Residential Unit for any cause must meet the following requirements:

All Residential Units must be a one level, single family structure.

All Residential Units must meet the requirements listed in:

RCC&R 4.1.1 Residential Units

RCC&R 4.1.2 New Construction

RCC&R 4.1.7 Size of Homes

RCC&R #4.1.11 Set Back Line Restriction

RE: Association Common Areas (Revised 12/11/14)

1. Additional building on SVE common property must be compatible to existing buildings, i.e., tile roof, stucco texture, color, etc.
2. No objects or vegetation of any kind may be placed on, affixed to the top, or allowed to grow over any association common walls in the village.
3. In order to avoid deterioration of the common walls, owners shall not allow irrigation water to spray on association common walls in any way.
4. Any painting of association common walls must be approved by an Architectural Change Request form submitted to the SVE ACC.

Violation letters will not be sent to Homeowners whose backyards abut the SVE owned perimeter walls. The SVE landscapers will periodically trim back any vegetation growing over the perimeter walls. If, however, the vegetation and watering is causing deterioration to the wall, a violation letter will be sent to the homeowners.

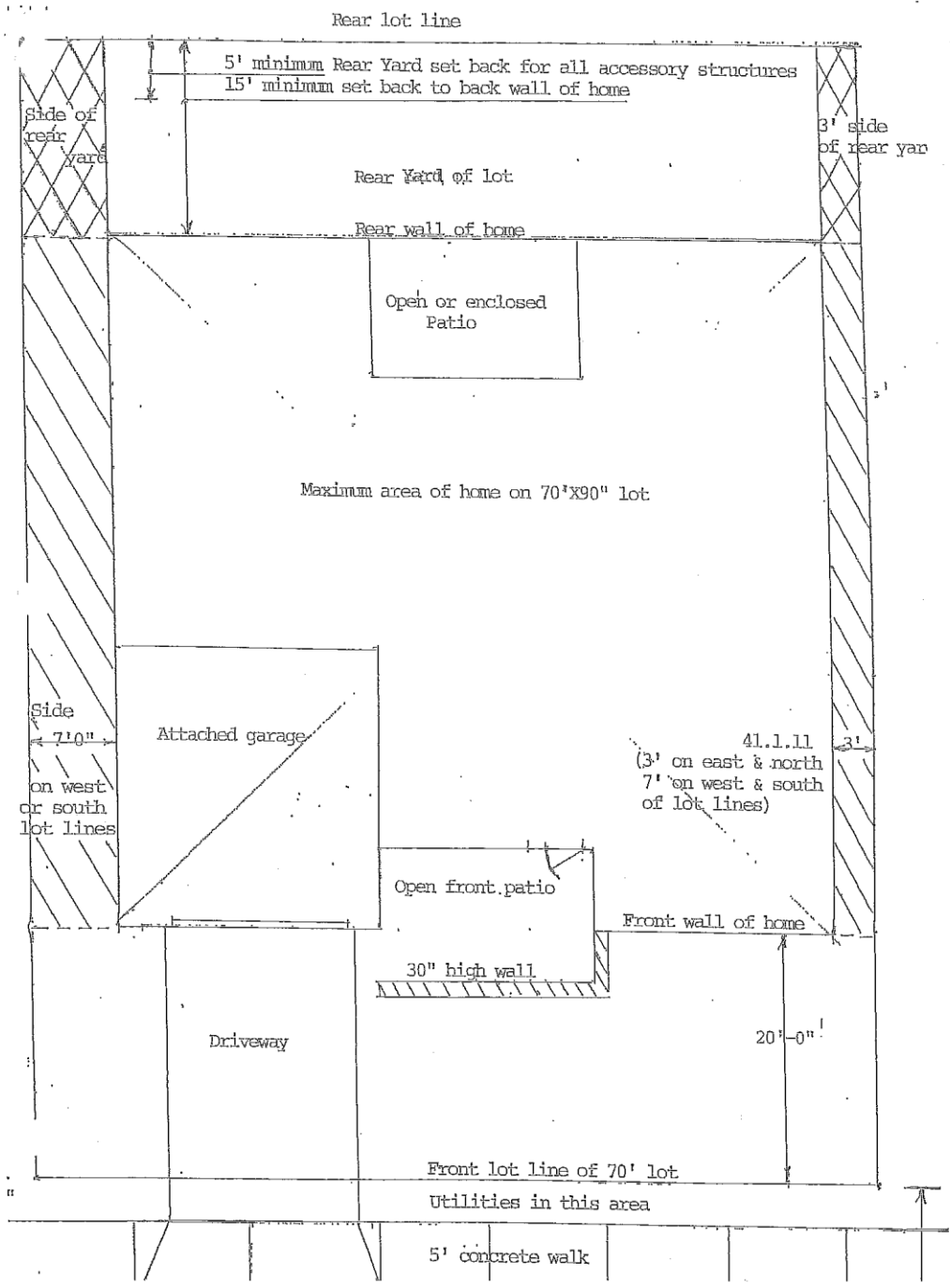
FYI

Parking (Added 12/11/14)

Parking on City streets is limited to 48 hours, after which the vehicle must be moved at least 300 feet per Mesa City Code.

RV parking on City of Mesa streets is limited to 48 hours. This allows for packing and unpacking only. After 48 hours it must be moved per Mesa City Code or the RV is subject to being towed. If reported to the police several times, it is considered a nuisance and can be towed away.

Parking or storage of any Passenger or non-passenger vehicle (see RCC&R #4.1.5), RV's or boats on the side lot or backyard of homes is not allowed.



**SUNLAND VILLAGE EAST
SUGGESTED LIST OF LANDSCAPING TREES**

If you are planning to add some trees to your landscaping, we would like you to consider the following list as suggestions for that purpose. Keep in mind that what you expect your landscaping to look like when it reaches maturity. We highly recommend the following trees be avoided: *pine trees, eucalyptus trees, olive trees, jacaranda trees, mesquite trees (all varieties), and Chinese elm.*

The following list was taken from the Arizona Department of Water Resources "Drought Tolerant/Low Water Use Plant List" Phoenix Active Management Area booklet. The complete booklet is available at various local nurseries and the local library.

COMMON NAME OF TREE	SIZE (FT)	WATER	COMMENTS
Leather Leaf Acacia	10 x 8	Very Low	Low litter, no thorns
Sweet Acacia	20 x 20	Low	Moderate litter, small thorns
Blackbrush Acacia	12 x 12	Very Low	Low litter, medium thorns
Shoestring Acacia	30 x 20	Very Low	Low litter, no thorns
Palo Blanco	20 x 10	Very Low	Low litter, no thorns
Anacacho Orchid Tree	8 x 6	Low	Low litter, no thorns
Mexican Blue Palm	15 x 8	Low	Low litter, no thorns
Foothill Palo Verde	15 x 15	Very Low	Seasonal litter, thorns
Mediterranean Fan Palm	10 x 10	Moderate	Low litter, thorns on leaves
Mastic Tree	15 x 20	Low	Low litter, no thorns
Texas Mountain Laurel	8 x 6	Moderate	Low litter, no thorns