



Dobson Place

A nice place to call home.

Dobson Place Community Association

Architectural Review Committee

Guidelines

Revised July 19, 2011

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THE ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and for Dobson Place, the Board of Directors has adopted the following Architectural Guidelines (AG) for improvements which shall apply to all lots within Dobson Place Community Association

Each lot homeowner must be familiar with the CC&R recorded with Maricopa County and with these AG. These Guidelines are subjected to being amended occasionally as determined by the Architectural Review Committee and the Board of Directors. The purpose for these Guidelines is to enhance and maintain a high standard of our property values within the Association. They are also provided to assist homeowners in preparing structural and landscape improvement documents for approval by the Architectural Review Committee.

All changes or improvements to the structures or landscaping within the scope of these guidelines on a lot must be submitted to the Architectural Review Committee for approval. Even if your new addition or alteration is identical to a previously approved submission, it must be re-submitted for approval. If there is any disparity between the Architectural Guidelines and the Covenants, Conditions and Restrictions, the Covenants, Conditions and Restrictions shall control the final decision. All architectural approvals will be conditioned upon compliance with applicable City codes.

Current Unapproved Improvements

All unapproved changes or improvements made by homeowners may be subject to action by the association to restore the structure or landscaping within the Architectural and CC& R Guidelines. Homeowners are urged to inspect their lots to ensure they are in compliance with the Architectural Standards. If in doubt, submit an Architectural Approval Request Form to Renaissance Community Partners (RCP) to begin corrective action or to get approval for the existing condition.

Application Procedure

Complete an Architectural Approval Request Form. Forms and instructions can be obtained from the Dobson Place HOA website at www.dobsonhoa.com. Include the following with the form:

1. Plot Plan - A site plan showing dimensions, relation to existing dwelling and property lines (setbacks) Measurements must be written on the plans.
2. Elevation Plans - Plans showing finished appearance of additions in relation to the existing dwelling. Photographs of the proposed locations are often helpful in clarifying the work to be accomplished.
3. Specifications - Detailed description of materials, color samples, and dimensions must be submitted.

Submit all the above to: Renaissance Community Partners (RCP)
Dobson Place Community Association
633 E Ray Rd, Suite 122
Gilbert, AZ 85296
Phone: (480) 813-6788
Fax (480) 545-6196
Email: www.rcplimited.com

All buildings and structures erected and land used within Dobson Place Community Association, shall comply with the zoning and code requirement of the City of Chandler, the CC&R, and these AG.

All finished work must meet the quality workmanship standards intended by the guidelines and CC&R. The Board of Directors and Architectural Review Committee reserve the right to reject the approval given for the change or improvement made if the materials, workmanship or specifications submitted in the request documents are not followed.

Review, Approval or Disapproval

The Committee shall have 45 days after complete submission of plans and documents to approve or disapprove the plans. Documents submitted to the Committee must be complete and provide as much information as possible for the committee to correctly determine if the proposed changes meet with the AG and the CC&R. Any unclear or omitted information will be returned to the homeowner, delaying the process and re-establishing the 45-day assessment period.

The Committee has the flexibility to respond quickly to a homeowner's need provided the above information is submitted within the submission deadline and the homeowner specifies a date needed for the decision. The Architectural Review Committee meeting dates are posted on the Dobson Place Community Association website that constitute the deadline dates for timely submissions (see Forms tab).

NOTE: Submissions can not be considered if the homeowner is not current with payments of assessments.

Review and approval or disapproval will include, but not be limited to,

1. Consideration of material,
2. Quality of workmanship,
3. Matching of color with the existing or neighboring structures,
4. Consistency with the external design,
5. Location of the improvement with respect to topography and finished grade elevation.

Neither the Architectural Review Committee, nor the Board of Directors shall have a liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition or its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

All document submissions, inquiries and status of approval or disapproval will be administered through the management company.

Approval Expiration - Construction must be completed within 90 days of the approval date or the plans must be resubmitted.

Construction Period – Once construction or work has commenced it must be completed within 60 days.

Appeal Process

Any appeal of the Architectural Review Committee's decision must be submitted in writing to the Board of Directors of the Dobson Place Community Association, c/o RCP within 30 days following the date of mailing of the Architectural Review Committee's decision.

ARCHITECTURAL STANDARDS

Accessory Structures

Any structure that exceeds the height of the fence line or is visible from common areas and/or the street must be submitted for approval.

Storage Structures

Definition: A structure used exclusively for storage and does not exceed 120 square feet of roof area. Sheds that do not exceed the height of the immediately surrounding wall(s) or fence(s) and screened from view of all common areas and the street do not need approval.

Materials can be wood, plastic, or painted metal. Consideration must be given to avoid hollow metal sheds that may be of a noise nuisance to neighbors during rainstorms. The structure must be maintained in original condition.

Non-Storage Structures

Definition: Any structure not intended for storage use, or has a height and/or area greater than the above guidelines will be classified as an "accessory building".

All accessory structures must be submitted to the Architectural Review Committee and will be considered on a case by case basis. Height maximum for accessory buildings is nine (9) feet. Building and roof structures must blend in with the home and surrounding neighborhood. The structure must be maintained in original condition.

Patio Covers

Patio covers are permanent structures attached to the home, painted to match the existing trim of the home. Roofing materials shall match that which was installed by the builder on the original roof or that which was offered as an option by the builder of the patio cover. Asphalt, shingles are expressly prohibited. The roof shall be flat or match the pitch of the home. All patio covers not installed by the builder, must be reviewed by the Architectural Review Committee on an individual basis prior to installation.

Additions & Alterations

Any addition, alteration to any building, structure, lot, or parcel must be approved in writing by the Architectural Review Committee in addition to any approved by the City and prior to the commencement of construction or alteration.

Amplifiers

Loudspeakers must not be directed to the outside of any building so as to be loud enough to disturb their neighbors. Disturbance to neighbors resulting from these items shall be considered a nuisance. Homeowners must also be considerate of their neighbors when using portable radios, car stereos and in-home entertainment systems.

Antennas/Satellite Dishes

Exterior television, radio antennas and satellite dishes may be placed within the confines of a member's lot within Dobson Place Community Association. They must be concealed as determined by the following guidelines:

Antennas

Antennas up to 3 feet in length may be inconspicuously placed on the homeowner's home or lot without Architectural Review Committee approval. No other antennas are allowed. Antennas must be placed so as not to be visible from the street.

Satellite Dishes

A satellite dish up to 18 inches in diameter may be inconspicuously installed on the home

on side or back lot below the roof line without Architectural Review Committee approval. All exposed connecting wires must be painted to match the color when they are installed on the house. The Association requests that the homeowner make every effort to install the satellite dish in the following preferred locations:

1. A location in the back yard of the lot where the dish will be screened from view by landscaping or other improvements.
2. An unscreened location in the backyard of the lot.
3. A location in the side yard where the dish and any pole or mast will be screened from view by landscaping or other improvements.
4. An unscreened location in the side yard.
5. On the roof, but below the roof line.

Awnings

Awnings over windows shall be:

1. Canvas
2. A color that blends with the exterior body or roof on the home
3. The same color on the inside and exterior face
4. Installed only on the side and rear of the home.
5. Approved by the Architectural Review Committee prior to installation

A minimum five-year guarantee is expected from the manufacturer to insure a high quality awning. Retractable shade awnings are allowed as extensions of patio covers. The following policy will be implemented in regards to the installation of awnings on homes within the community:

1. When submitting for approval, be sure to include a drawing with the location of the proposed awning installation, the manufacturer, sample color swatch, type and number of years' guarantee prior to installation. All awning submittals must, sample of material, color of awning, design of awning.
2. Homeowner is responsible for maintenance and repair of awnings. Association retains the right to determine when awning must be repaired and or replaced due to weathering, fading, tearing, ripping etc.

Basketball & Tetherball Equipment

No permanent basketball or tetherball equipment may be installed on homeowner lots within the community. A basketball court is provided in the main park to be used on a first come first served basis.

The following specifications pertain to the use of portable basketball or tetherball equipment within the community:

1. Portable backboards and poles are allowed in either the front or backyard while in use.
2. Backboards shall not be installed on a building or structure (they must be pole mounted and portable).
3. Spotlights or other lighting for the purpose of illuminating the area of play for use after sunset is prohibited.
4. The homeowner is fully responsible for ball containment on their individual property.
5. Painting of the driveway, sidewalk, or street for a court layout or any other purpose is prohibited.
6. Rear yard basketball backboard or poles must also be portable and stored below the fence line when not in use.

Building Materials

Finished building materials must be applied to all exterior sides of buildings and structures. Materials must match the same material and texture of the existing home. Permitted exterior finished materials include stucco, brick and flagstone veneer, split or textured decorative block, and rough sawn wood. The Architectural Review Committee may approve other materials. All exterior building materials must be approved by the Architectural Review Committee prior to submittal to the City of Chandler for commencement of any exterior alteration.

Children's Play Structures

Plans for children's play structures must be submitted for approval to the Architectural Review Committee prior to installation if they protrude over the fence line as viewed from the nearest neighbor or street. The purpose is to ensure that nothing unsightly is erected. Use the following guidelines:

1. The maximum height for ladders (includes pools), swing sets and slides and jungle gyms shall be eight feet, including the shade awning.
2. The play structure must be kept in quality condition and not detract from the neighboring properties.
3. Canvas or sunscreen awning, if provided, shall blend with the exterior house colors and maintained in good repair.
4. Wood material must be of natural color or painted to match the dwelling.
5. The play structure shall not be placed any closer than five feet of any property line.

Chimneys

Chimneys shall be constructed of the same material and texture as the home. Exposed flues are prohibited.

Decorative Items

All front yard exterior decorative items require written approval from the Architectural Review Committee prior to placement or installation. This includes, but is not limited to, ironwork, fountains and statues. Holiday decorative items do not require approval; however, decorative items shall not be displayed more than 30 days prior to the actual holiday or more than 30 days after the actual holiday.

American & Arizona State Flags

For permanently mounted flag poles, the height of the pole can be no greater than the distance between the point of placement of the pole in the yard and the closest point of either of the following: sidewalk, any common area; or any neighbor's property line.

Temporary flag poles (8 foot maximum) may be placed anywhere on the lot or house, but below the roof line.

1. Homeowners may display the American and the State of Arizona flags. The flags shall be reasonable in size and displayed in accordance with the Federal Flag Code. It is the universal custom to display the flag from sunrise to sunset.
2. The flags may be displayed 24 hours a day if properly illuminated. Proper illumination shall not disturb the quiet use and enjoyment of the neighboring property.

Seasonal and Decorative Items

Seasonal items, which are house mounted below the roofline, do not require approval.

1. Seasonal items can be displayed within 30 days of the holiday.
2. Items must be maintained in a good condition at all times. Torn, ripped, faded, etc., constitute grounds for citation.
3. Items may not be offensive. The Board of Directors shall make this determination on a case-by-case basis.

Water Features

Water features within rear yard areas do not require Architectural Review Committee approval. Any feature in the rear yard must not exceed the fence line height. Water features are permitted in the front yard only if approved by the Architectural Review Committee, are located near the entry to the house and are hidden from the street by a decorative wall or landscaped screen, no higher than 48 inches. They must contain a filtration system and chemically treated to prevent stagnation and a breeding place for insects. Care must also be taken to prevent a drowning exposure to children in the neighborhood.

Fountains/Waterfalls

Fountains and waterfalls must blend with the color of the home and landscape

theme and shall not exceed 60 inches in height. Decorative accents on the fountain shall not be offensive in nature. Consideration must be taken to prevent the noise of running water as a nuisance during the quiet hours in the neighborhood between 10:00 pm – 6:00 am.

Decorative Landscape and Yard Ornamentation

Decorative landscape enhancements shall be permitted but must blend with the landscape. The Architectural Review Committee retains the authority to determine if such enhancements are a nuisance to the surrounding neighbors and properties.

1. Enhancements shall not exceed 36" in height.
2. Enhancements shall not be offensive to neighboring lots or common areas.
3. If attached to the home itself, the decoration shall not exceed three square feet.

Driveway Extensions

Requests for driveway extensions must include a dimensioned plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surface must be stated on the plan. Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. Every effort must be made to landscape the area to maintain visual harmony within the neighborhood.

The Architectural Review Committee would prefer that the extension not intersect with the adjacent property line. The maximum driveway extension width shall not exceed a total of twenty-seven (27) feet for a two and a half car garage or 36 feet for a three car garage. Driveway extensions may not extend any closer than 4 inches from the property line or 2 inches from the wall separating the neighboring property.

Any changes to the originally installed driveway or front sidewalk provided by the builder, i.e, colored or stamped concrete, must be approved by the Architectural Review Committee prior to installation. Painted paved surfaces are prohibited.

Security Doors and Screen Doors

Design plans for these doors must be submitted to the Architectural Review Committee for approval prior to installation. They must be of substantial metal construction with a standard or creative decorative design with suitable decorative locking mechanisms. Creative door designs are acceptable provided they are in good taste and not overly ornate or cluttered. The frame must match the exterior color of the house or trim. Screen colors may be bronze, charcoal and grey or match the existing color of the house or window frames. Security doors must be maintained to their original condition, free from rust, torn screens, bent frames and damaged hardware.

Exterior Colors, Painting

Any repainting or redecorating of exterior surfaces will require prior approval from the Architectural Review Committee.

Next business day paint approval is available if a pre-approved color scheme is used and the proper request is submitted and all requirements on the request are met. However, if a homeowner proposes not to use a pre-approved color scheme, the exterior colors of all buildings and structures must be approved by the Architectural Review Committee based on submitted manufacturer's color chips for the community.

For non-approved colors, it is highly recommended that the homeowner paint sample color swatches on the exterior of the home to view the proposed color scheme in the prevailing light and setting of the home. Samples should be painted behind the fence and not visible by neighboring properties until the homeowners choose a final color scheme to submit for approval.

The final color choice sample swatches shall be painted on the side of the home, toward the front, next to, or above, the electrical service box. This will allow the Architectural Review Committee to make an informed decision regarding the proposed color scheme. Color swatches must be removed within 10 days after the Architectural Committee either approves or denies the request.

Plans and specifications submitted to the Architectural Review Committee must include details of the exterior color scheme, including all exterior surfaces, trim, body, and pop-outs, along with the color name, manufacturer, and manufacturer color number. Front doors can be treated with a wood preservative or natural stain color, or they can be painted the trim or pop-out color of the exterior color scheme. Exterior surfaces must be compatible with the other buildings in the neighborhood and parcel.

Fences & Walls

Back or side yard fencing, (i.e. for pools and pet runs) is allowed but must not exceed 6' in height and shall meet the City of Chandler safety code. View fences on lots adjacent to common areas must be maintained by the homeowner and painted the same color as is standard for the subdivision. If your lot abuts a view fence, which is adjacent to the common area, you must submit all hardscape improvements to the Architectural Review Committee.

Any common area walls installed by the Declarant will not be removed, altered, or painted without the Architectural Review Committee's prior written approval. Walls on member lots may be repaired and painted without the approval of the Architectural Review Committee provided the stucco repair and/or painting is done to properly maintain the appearance of the property and is within the color and structural standards for the Association. Prior to the construction of any new or decorative wall an Architectural Request Form with plans and property line verification shall be submitted to the Architectural Review Committee for approval.

Perimeter walls on lots bordering common areas may not be torn down to allow access to rear yards. **A \$2,000 FINE WILL BE CHARGED TO ANY HOMEOWNER WHO REMOVES A COMMON WALL WITHOUT FIRST OBTAINING APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE.** Access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All work must be approved by the Architectural Review Committee prior to construction.

In the event of a cost sharing dispute between Homeowners regarding the construction, repair or rebuilding of a common wall between their properties, homeowners may submit the dispute to the Architectural Review Committee for arbitration. The parties must agree that the decision of the Architectural Review Committee will be binding, subject to the right of appeal to the Board of Directors of the Association.

Garages

The interior of all garages situated on any lot must be maintained in a neat and clean condition or the door kept closed. Garages shall be used only for the parking of vehicles and the storage of normal household supplies and materials and shall not be converted to living quarters without the prior written approval of the Architectural Review Committee and applicable City and State zoning and code requirements.

Gates

Double gates may be installed with prior approval of the Architectural Review Committee to allow wider access to back yards. They must be of the same type, design and color as the originally installed single gate. All gates must have a metal frame and wooden slats which are maintained with a wood preservative or natural stain color. Metal color may be black or match the color of the home. Gates shall not be permitted in any perimeter theme wall without prior approval of the Architectural Review Committee. Gates opening onto common areas are prohibited.

A second gate may be installed on the front lot provided that any new access walkway blends in with the landscaped portion of the lot. Walkways to accommodate a second gate may extend along the front of the house to the existing front walkway, but not extend diagonally across the landscaped portion of the yard or extend to the front sidewalk. In no circumstance will there be a second driveway to the second gate. This is to maintain a natural balance between the landscaped area of the lot and utility access area of the original gate. Second gates and corresponding walkways will require ARC approval prior to installation.

Gutters & Downspouts

Gutters and downspouts will be considered for approval by the Architectural Review Committee if the finish matches the color of the home and installation is of quality workmanship. The Association strongly recommends use of high quality materials that offer long life, as the gutters and downspouts must be maintained in good condition. Plans must include the proposed locations of the gutters and downspouts, the quality of materials to be used, manufacturer's warranty and the name and telephone number of the installer.

Heating, Ventilating and Air Conditioning (HVAC) Units

All HVAC equipment must be ground mounted or concealed within the confines of the lot so as not to be visible from the neighboring property. This includes evaporative coolers. Externally mounted vent lines or attic vents must be painted to match the exterior color of the house. Wind turbines are not allowed. The Architectural Review Committee must approve the installation of all vents and evaporative coolers.

Landscaping

The objective of the landscaping is to screen, accent, soften and improve the visual character of Dobson Place Community Association. Homeowners are responsible for landscaping and removing trash and debris on their entire lot including the outside of the perimeter lot walls adjacent to sidewalks and/or curbs. Landscaping must not obstruct public rights-of-way, including streets, sidewalks, signs, fire hydrants and traffic signals. Trees and shrubs must be trimmed back to avoid these items. The Association is responsible for the same in all common areas. Landscaping must comply with the approved landscape plans and not use plant and hardscape materials that are prohibited.

Border and Paver Material

Borders must be concrete, block or brick and do not need Architectural Review Committee approval if the color is natural concrete and the installed height is no higher than six (6) inches above ground level. No other borders materials are allowed. Colored borders other than natural concrete color require Architectural Review Committee approval. Borders shall be used to contain and separate rock ground cover from grass and common areas. Bollards and rope are prohibited in front yards.

Pavers may not exceed 18-24" in width, be of a natural color that blends in with the home and landscaping decor and shall be flush where they abut other paved areas and must be of the following materials; brick, Saltillo tile, Mexican tile, concrete pavers or flagstone.

Corner Lots

Homeowners of corner lots must landscape and maintain the area outside of the perimeter fence adjacent to the street running alongside the lot if not in a common area indicated in the parcel map. Landscape plans for this area must include plantings to soften the appearance of the side yard fence and if planted, must be maintained by the homeowner.

Front Yards

Homeowners are encouraged to use drought resistant and water conserving plants. Each lot will include at least two (2) 24" box trees as identified in the Approved Landscape Plan. Shrubs will be utilized to soften and screen. A minimum of 4 (5) gallon shrubs is required. Ground cover may be turf, decomposed granite, or other natural rock material approved by the Architectural Review Committee. All bare earth must be covered by an approved organic material to provide a neat appearance. No trees, shrubs, or plants of any kind on any lot or parcel may overhang or otherwise encroach upon any sidewalk or other pedestrian or bikeway from ground level to a height of eight (8) feet, without the prior approval of the Architectural Review Committee. For plant support, trellis or lattice must be painted to match the color of the home. If higher than 6' in height, it must be submitted for approval consideration. Chicken wire is prohibited.

Grading and Mounding

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all

storm water will drain away from the house. It is important that this drainage pattern be maintained when making any changes to the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City of Chandler's grading and drainage plan. Mounding or berming within an area measured 7 feet behind the back of the curb along the entire frontage of the lot is discouraged. Mound and other proposed grade changes will be closely scrutinized by the Architectural Review Committee to assure that the mounding will appear natural.

Irrigation Systems

All landscaped areas must be equipped with automatic underground irrigation systems. A low-pressure drip irrigation system is encouraged for all trees, shrubs and ground cover areas.

Lighting

Outdoor light fixtures shall not exceed an illumination intensity of more than three-foot candle power as measured from the lot line. They shall blend with the decor and color of the home and neighborhood. Low pressure sodium bulbs, Mercury and Metal Halide fixtures are not permitted. Colored light bulbs, lenses, or reflectors are not permitted except as decorative items during special holidays. Security lighting and motion sensors may be installed only with Architectural Review Committee approval. Lighting shall be directed such that the light shines primarily on the owner's lot and minimizes glare visible from other lots.

Prohibited Plants

The following vegetation types and varieties are expressly prohibited:

1. Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
2. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia* (*Thevetia* Species).
3. Fountain grass (*Pennisetum setaceum*) or Pampas Grass (*Cortaderia Selloana*).
4. All varieties of citrus are permissible within the confines of the rear yard.
5. Mexican Palo Verde (*Parkinsonia aculeata*).
6. All varieties of mulberry trees.
7. *Pyracantha* vines and bushes
8. *Ficus* trees (*Ficus benjamina*) planted after July 2011.

Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be of an earth tone color and not white, green, blue, red or other bright colors. Lava or cinder rock is prohibited. Artificially colored rock yards are not acceptable at any location. Additional natural tone colors may be permissible with Architectural Review Committee approval prior to installation. Approved decomposed granite colors are:

1. Desert Gold, AKA Madison Gold
2. Palm Gold
3. Coral, AKA Pink Coral

Boulders must be natural earth tones; no white, brightly colored or artificially colored boulders are permissible. River run rock shall be three inches to six inches in diameter. Not more than 10 percent of the front yard landscape may be river run rock.

Weeds and grass must not be allowed to grow in the rock ground cover

Trees

Care must be taken in the selection and placement of trees within the confines of the homeowner's lot with respect to the problems caused by overhanging canopies, excessive growth debris falling in neighboring yards or pools and damage to common walls or plumbing by root expansion. Any damage caused by poor selection of tree type or placement may be subject to corrective action at the owner's expense. Owners are responsible to keep trees properly trimmed from intruding on the private space of their neighbor's property and obstructing the sidewalks or street signs within the community.

Turf

The city of Chandler currently does not limit the amount of turf on residential lots or community parks and common areas. However, Dobson Place Community Association joins the City in encouraging water conservation in our desert climate. We recommend that you consider turf installation for play or utility areas only and consider low-water use landscaping in other areas. Homeowners are encouraged to contact the City of Chandler Water Conservation Office at 480-786-2786 for information on their water conservation cash rebate program. This office offers a variety of resources to assist you.

Turf areas, if planted, are required to be contained by continuous walkways, driveways, borders or decorative walls. Grass must be mowed and trimmed regularly, sufficiently weeded and watered to provide a properly maintained appearance. Grass must not be allowed to grow in between or over sidewalk seams, in rock and plant ground cover, borders, decorative fixtures or shrubs. Over seeding turf with winter grass remains optional to homeowners, but if done must be maintained accordingly.

Machinery & Equipment

No machinery, fixtures, or equipment may be placed on any lot without the prior approval of the Architectural Review Committee. Approval shall be conditioned upon screening or concealment from view of neighboring or public property. The screening or concealment must be integrated architecturally with the design of the building or structure. It must blend with the landscaping and the home and be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components. It must be structurally stable in accordance with sound engineering principles.

Pool and Spas

If pools and spas are constructed or installed in enclosed back yards, they do not require the prior approval of the Architectural Review Committee. If your lot abuts a view fence, which is adjacent to the common area, you must submit all hardscape improvements to the Architectural Review Committee. This would include a pool, spa, fireplace, built in barbeque grills and accessories. Pool equipment may not be visible from the common area. Perimeter walls on lots bordering common areas may not be torn down to allow access to rear yards. A FINE OF \$2,000.00 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT ARCHITECTURAL REVIEW COMMITTEE APPROVAL. Access must be gained through the front wall of the home. Repairs to this wall must be completed within the construction period guideline and include repairing the wall to match the texture and color of the remaining wall. Pool, patio and spa umbrellas must be maintained so as not to appear tattered, faded or torn.

Roof & Roof Structures

All roof types, designs, covering color, and material must be approved by the Architectural Review Committee before submittal to the City or the commencement of any alteration. Generally acceptable roof covering materials are as follows:

1. Concrete or clay tile that must match the color of the tile installed on the home. Composition or wood shake shingles are not allowed.
2. Roll roofing that is consistent with the community for patio covers;

Overhead screens, shade covers, patio roofs, and other similar structures will be constructed of materials and color to match or complement the main roof. Skylights must be bronze or dark colored, not white or light colored. All vent pipe stacks, flashing and any equipment protruding above the plane of the roof must be painted to match the roof tile.

Roof Mounted Mechanical Equipment

In general, roof mounted mechanical equipment is prohibited. Solar panels may, however, be permitted if approved by the Architectural Review Committee and adhere to the guidance given for Solar Panels.

Sidewalk and Walkway Extensions

Extensions to existing front sidewalks and walkways must be approved by the Architectural Review Committee prior to installation. Walkway extensions must conform to the existing color and material scheme of the house. Careful consideration must be given when planning walkway extensions in high traffic areas that traverse through non-illuminated areas at night that may present a tripping hazard (elevated step). Walkway extensions must complement the existing driveway and landscaping.

Signs

No exterior signs or advertisements may be erected, placed or maintained (including, but not limited to, commercial, political and similar signs) on any lot or common area without the prior approval and authorization of the Architectural Review Committee except:

1. Signs required by legal proceedings.
2. No more than two identification signs (including name plaques and address plaques) for individual residences, each with a face area of 72 square inches or less, the nature and location of which have been approved in advance by the Architectural Review Committee
3. Temporary "For Sale", "For Rent" and Garage/Yard Sale signs that may be placed and maintained by the homeowner or realtor for the duration of the sale. In no case will yard or garage sale exceed a consecutive 48 hour period. They must be removed promptly after the sale or filling the vacancy. Signs on perimeter walls are prohibited.
4. A home security alarm sign.
5. Signs advertising landscaping or pool contractors during the duration of work. They must be removed within forty-eight (48) hours of completion of work.

Signs are expressly prohibited anywhere at any of the entrance marques, on the mail boxes and on traffic signs.

Solar Panels

Solar panels are permitted when approved by the Architectural Review Committee. Roof-mounted solar panels and equipment must be an integrated part of the roof design, be mounted directly to the roof plane, color consistent with the roof tiles and must not break the roof high line. Water lines must not be visible on the roof. Roof-mounted hot water storage systems are not allowed. The criteria for Machinery & Equipment section, shall apply to solar panels and equipment.

Sunscreens

The sunscreen frames must match the existing window frame. Screen colors may be bronze, charcoal, and gray or the existing color of the frame. Clear aluminum (silver colored) screen and frame material is prohibited. If the material quality, professional workmanship and color guidelines are followed, no Architectural Review Committee approval is necessary. All other sunscreen colors must be submitted for approval. Sunscreens must be maintained to their original condition, free from dents, torn screens and bent frames. Refer to the section on Window Treatments for additional guidance.

Trash & Recycled Material Containers, Storage and Placement

The (black) trash and (blue) recycled material containers provided by the City of Chandler must be concealed from sight from the street and the neighboring properties. These containers are to be put out on the street no earlier than the night before the scheduled pick up day and returned to the concealment location no later than midnight of the same day. Bulk trash, large appliances or donated items scheduled for special pick up with the City of Chandler or other charitable organizations must not be put out on the curb until the day before the pick up date. Items must not be left on the curb or driveway longer than 48 hours. Animal waste shall first be placed in moisture-resistant bags, securely sealed to prevent leakage, odor, and fly and rodent infestation, before being placed in solid waste containers.

Trash and debris shall not be allowed to accumulate on or in front of the homeowner's lot. Each homeowner shall be responsible for removal of trash and debris from their lot and the street/curb area in front of their lot. Designated homeowner's of corner lots that are not common areas (see parcel maps) must also remove the trash and debris from those landscaped areas outside their walls for which they are responsible. The Dobson Place Community Association shall be responsible for trash and debris removal from all of the common areas.

Utility Services

No gas, electric, power, telephone, water, sewer, cable television, or other utility or service lines of any nature or kind may be placed on or above the ground on any lot or parcel except to the extent that underground placement may be prohibited by law or would prevent the subject line from being functional. Exceptions are above ground service pedestals, splice boxes, switch cabinets, and transformers permitted where required for public utilities or the landscaping of common areas.

Water Heaters and Tank-less Water Heaters

This section does not apply to solar devices. Please see "Solar Panels" section for solar devices.

Conventional water heaters are not permitted to be mounted on the exterior of any home or installed in any front, side, or rear yard.

Tank-less water heaters installed on the exterior of any home requires approval of the Architectural Review Committee. Approval of tank-less water heaters may be considered if the following conditions apply:

- 1) Complete concealment from public view (i.e behind and below the fence).
- 2) Constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components. It must be structurally stable in accordance with sound engineering principles and city codes.
- 3) No gas, power, or control lines for tank-less water heaters may be placed on or above the ground on any lot or parcel except to the extent that underground placement may be prohibited by law or would prevent the subject line from being functional.

Windows/Window Treatments

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within sixty (60) days of occupancy. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be installed or placed upon the outside or inside of any window, including garage windows. Exterior window coverings or treatments used to shield or decorate openings must be compatible with materials, style and color of the home.