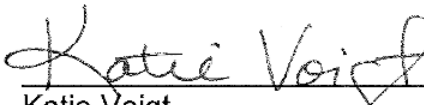


**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
ALTA VISTA HOMEOWNERS ASSOCIATION
c/o AAM, LLC
1600 W. Broadway Rd., Ste 200
Tempe, AZ 85282
(602) 957-9191**

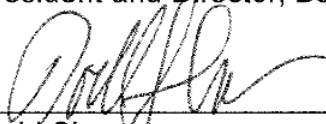
The undersigned, constituting all of the members of the Board of Directors of Alta Vista Homeowners Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED that the Board of Directors hereby adopts the attached Architectural Committee Rules, Design Guidelines and Association Rules dated November 1, 2018.

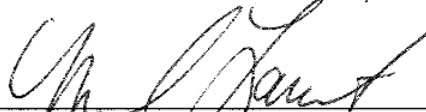
IN WITNESS WHEREOF, the undersigned have executed this consent as of the 3rd day of October, 2018.



Katie Voigt
President and Director, Board of Directors



Todd Skoro
Vice President and Director, Board of Directors



Michael Lanata
Secretary/Treasurer and Director, Board of Directors

ALTA VISTA HOMEOWNERS ASSOCIATION



ARCHITECTURAL COMMITTEE RULES, DESIGN GUIDELINES AND ASSOCIATION RULES November 1, 2018

Due to the nature of the community documents, it is important to converge all of the pertinent information regarding architectural submittals and community rules into one document: Architectural Committee Rules, Design Guidelines and Association Rules (“Rules and Guidelines”) for Alta Vista Homeowners Association. These Rules and Guidelines as allowed in the Declaration of Covenants, Conditions and Restrictions (“CC&Rs”) for Alta Vista and all resolutions to date, will provide you with the latest information relevant to improvements which will require approval from the Architectural Committee (“Committee”), per Article 5 of the CC&Rs as well as provide Rules and Regulations for the Common Areas of the Community as per Section 6.6 of the CC&Rs.

The Rules and Guidelines, as set forth in this document, shall interpret and implement procedures for the Committee's review and standards, including, but not limited to: architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance property values and high standards of development that exist within Alta Vista. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Committee is required. The Rules and Guidelines are established to assist residents in conforming to the standards and may be amended from time to time by the Board of Directors. Each application will be reviewed on a case-by-case basis.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED TO THE COMMITTEE FOR APPROVAL. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE RULES AND GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS, UNLESS SPECIFICALLY NOTED HEREIN.

APPLICATION PROCEDURE

Submittal: Application and plans (which will be kept on file with the Association) should be mailed to:

Alta Vista Homeowners Association ~ c/o AAM, LLC
1600 W. Broadway Rd., Ste 200 ~ Tempe, AZ 85282
Phone 602-957-9191 / Fax 602-957-8802

The following information should be included with the submittal:

- Application Form: a completed application form (attached or additional copies may be obtained from the management company).
- Plot Plan: A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
- Elevation Plans: Plans showing finished appearance of improvement in relation to existing dwelling.
- Specifications: Detailed description of materials to be used, color samples and dimensions must be submitted.

All buildings, structures and other improvements erected within Alta Vista and the use and appearance of all land within Alta Vista, shall comply with all applicable City zoning and code requirements as well as the CC&Rs and these Rules and Guidelines.

REVIEW - APPROVAL AND/OR DISAPPROVAL

The Committee shall have sixty (60) days after submittal of plans to approve or disapprove plans. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Mail.

Review and approval or disapproval will include, but is not limited to, consideration of material, quality of workmanship, colors and consistency with the external design and color of existing structures on the Lot and impact on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

The Committee, Board of Directors, and the Declarant shall have no 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 improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration: Construction must be started within ninety (90) days of the date of the Committee's approval of the application or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules and Guidelines.

Construction Period: Once started construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer at the Committee's discretion), such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

APPEAL PROCESS

Any appeal of the Committee's decision must be submitted in writing within thirty (30) days of the mailing date of the Committee's decision to:

Alta Vista Homeowners Association ~ c/o AAM, LLC
1600 W. Broadway Rd., Ste 200 ~ Tempe, AZ 85282
Phone 602-957-9191 / Fax 602-957-8802

**THESE ARCHITECTURAL COMMITTEE RULES, DESIGN GUIDELINES AND
ASSOCIATION RULES MAY BE AMENDED FROM TIME TO TIME BY A MAJORITY
VOTE OF THE BOARD OF DIRECTORS**

ARCHITECTURAL COMMITTEE RULES & DESIGN GUIDELINES

ANTENNAS/SATELLITE DISHES

This section applies to antennas, satellite television dishes, and other devices (“Receivers”), including any poles or masts (“Masts”) for such Receivers, for the transmission or reception of television or radio signals or any other form of electromagnetic radiation.

To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Committee unless applicable law prohibits the Committee from requiring such approval. If the applicable law prohibits the Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows:

The preferred installation locations are as follows in descending order of preference:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the back yard of the Lot;
3. On the roof, but completely below the highest point on the roof line;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

Any transmission cable for a receiver to a Dwelling Unit must be underground. Any visible wiring must be securely attached to the dwelling and painted to match where attached. No Owner may place antennas or satellite dishes on Common Areas or Association Maintained Areas.

AWNINGS

All awnings must be approved by the Committee. Awnings over all windows shall be canvas or similar weatherproof material of a solid color on both sides, which matches the color of the body of the exterior of the home or the roof color. Awnings shall be permitted on the side and/or rear of the home only. All awning submittals must include a drawing with the location of the proposed awning installation, a sample of the material to be used, along with the color and design of the proposed awning. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

BASKETBALL GOALS

No portable basketball goal or backboard shall be constructed, installed or maintained on any Lot. Permanent basketball goals or backboards may be kept on a Lot provided they are kept and used in accordance with the following rules:

Permanent basketball goals or backboards attached to a free standing pole may be constructed, installed or maintained on a Lot, provided the location, design, material and color

of the pole and the basketball goal or backboard are approved by the Architectural Committee and they are used in accordance with the Association Rules. The following requirements need to be met:

1. Basketball equipment must be stored in the backyard when not in use.
2. Only pole mounted backboards and goals are acceptable. Poles must be set in the ground permanently. Backboards shall not be attached to the house, garage or roof.
3. All basketball poles installed or used in front of the home must be placed on the interior side of the driveway.
4. Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear backboards are acceptable without painting.
5. Permanent basketball poles must be a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home.
6. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc., should be promptly repaired or replaced.
7. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
8. Courts MAY NOT be painted or permanently outlined on the driveway or other concrete surfaces.
9. Lighting for night use of the equipment is prohibited.

Permanent basketball goals located in the rear yard must comply with all above applicable guidelines.

DECORATIVE ITEMS

Front yard item(s) must be submitted for approval by the Committee. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color and location and any other criteria that the Board of Directors may determine.

Seasonal and Decorative Flags: Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within fifteen (15) days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags which are torn, ripped, faded, etc., are cause for fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

Holiday Decorations: Owners may display holiday lights and/or decorations located or visible from outside their Dwelling Unit, if the decorations are of reasonable size and scope and do not disturb the quiet enjoyment of other Owners in the Community by excessive light or sound emission or by causing an unreasonable amount of spectator traffic. Holiday decorations and/or lights may be displayed in season only from November 20 until January 20 and during other times of the year, from one week prior to and one week after any nationally recognized holiday.

Decorative and Seasonal Items: The Board of Directors reserves the right to require the removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case-by-case basis.

Decorative Art on Houses: Decorative Art on houses shall be neutral in color and limited to two items. Dimensions of decorative art shall be no greater than three feet in length, width and

diameter.

Water Features, Statuary, Etc.: Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Committee, except on Lots with view fencing. Any items installed in the rear yard must not exceed the fence line height. Such items must be approved by the Committee for installation in the front yard. Water features may not exceed four and one half feet (4-1/2') in height. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as rear yards with view fencing. Statuary must not exceed twelve inches (12") in height, must be of earth tones and must be approved by the Committee.

DRIVEWAY EXTENSIONS AND SIDEWALKS

Driveway extensions will be reviewed for approval provided the following conditions are met:

- Submittals must include a plat map with exact Lot dimensions and the location and dimensions of the proposed extension.
- Plans for drainage from the rear yard need to be shown on the rendering of each submittal, identifying how the water runoff will be kept from impeding upon neighboring lots.
- The total parking area may not exceed thirty feet (30') of contiguous frontage or fifty percent (50%) of the Lot width (existing plus extension) as measured at its widest point, whichever is less.
- All extensions must end one four inches (4") from the side property line. The area between the extension and the Lot line must be landscaped with the same ground cover used in the front yard or a material approved by the Committee.
- No parking is allowed on driveway extensions. Such extensions are specifically allowed for the sole purpose of ingress and egress into the backyards and its purpose is not to provide a wider parking area for the Owner.
- Painting of paved surfaces is prohibited.

Additional Sidewalks: Sidewalks installed to utilize the side gates do not need to be submitted if all of the following conditions are met:

- The additional sidewalk is four feet (4') or less in width, is one foot or more from the property line and is one foot or more from the home.
- The area between the home and the sidewalk as well as the property line and the sidewalk must be landscaped with the same ground cover used in the front yard or a material approved by the Committee.

The Committee reserves the right to review and request changes to the addition per these requirements.

Additional sidewalks in any other location in the front yard must be submitted for approval.

FENCES AND WALLS INCLUDING DECORATIVE WALLS

Plans to raise the height of a Party Wall must be submitted for approval. The application must include the following items: (i) written permission from the adjacent neighbor(s); (ii) information on the height of all walls that will abut the walls being raised; (iii) structural calculations provided by a registered engineer proving that the foundation can hold the wall at its intended height; and (iv) materials to be used to raise wall, including texture and color. Side and rear walls may not exceed six feet (6') in height from ground level, as measured from the lowest side of the wall.

Perimeter walls on Lots bordering common areas may NOT be torn down to allow access to

rear yards. **AN ASSESSMENT OF \$3,000 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT COMMITTEE APPROVAL.** 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 restoring to match the texture and color of the existing wall.

Decorative walls shall not exceed forty-eight (48) inches in height. Pillars or columns shall not exceed fifty-two (52) inches in height. Decorative walls must be at least 15' from the front property line. Such decorative walls, pillars or columns shall be stucco and painted to match the body color of the home or enhanced by stone or other accents that are consistent with that used on the homes within Alta Vista. The placement of 'Coach Light' type fixtures and planting pots is permitted on the top of the pillars/columns. All wiring and irrigation for coach lights and pots must be concealed within the body of the pillar. The location of all decorative walls, pillars and columns shall not encroach into the building setback lines and must be approved by the Committee.

FLAGPOLES

The following flags shall be permitted on an Owner's Lot and the Association shall adopt reasonable rules and regulations regarding the placement and manner of display of: (a) The American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard by a Member on that Member's property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10); (b) the POW/MIA flag; (c) the Arizona state flag; (d) an Arizona Indian nations flag; or (e) the Gadsden flag.

Prior to installing a flagpole on any Lot, the Owner must submit to the Committee for approval a request including specific plans detailing the height of the pole, type of pole to be installed, location, method of installation, and color of the pole.

The height of a flagpole can be no taller than the height of the highest point of the rooftop. No more than two (2) flags may be displayed at once.

If an Owner wishes to illuminate the flag, the lighting plans and specifications must be submitted in writing to the Committee for approval.

GATES

All requests for additional gates or gates other than that which were offered by the original developer of the Lot or home must be submitted for architectural approval. Placement of gate(s) must be approved by the Committee. Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates unless approved by the Committee. Gates may be painted to match the fence with approval from the Committee.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times. Downspouts shall be directed so that runoff does not drain on to neighboring properties or the common areas.

HVAC (INCLUDING EVAPORATIVE COOLERS)

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Committee. All units shall be ground mounted, located within the perimeter of

the rear yard and screened or concealed from view of all neighboring property.

LANDSCAPE RULES AND GUIDELINES

Front Yard Landscaping: Within ninety (90) days of acquiring a Lot with a Dwelling Unit thereon, each Owner (other than Declarant or Designated Builder) shall landscape (if not already landscaped) the front yard of such Lot and any public right-of-way areas (other than sidewalks or bicycle paths) lying between the front or side boundaries of such Lot and any adjacent street (unless a Common Area Tract lies between the boundary of the Lot and the adjacent street) and, if such Lot has a "view fence," then the back yard between the side boundaries of such Lot and such view fence.

No plants shall be placed and no irrigation shall occur within the area that is eighteen inches (18") from the home. Turf and associated irrigation shall be kept at least three feet (3') from a building, wall or fence.

Front yard landscaping must have a minimum of one (1) 24-inch Box Tree, five (5) 5-gallon shrubs, ten (10) 1-gallon shrubs, organic or inorganic ground cover and underground irrigation to the plant material. No bare earth will be permitted. The tree requirements may be substituted with an approved cactus. Cacti must be a minimum height of five feet (5') to be substituted for a tree. It is the Owner's responsibility to maintain at least the number of plants listed above in the front yard at all times.

Rear Yard Landscaping: Rear yard landscaping does not require Committee approval, except on Lots with view fencing. Rear yard landscaping shall be installed within ninety (90) days after close of escrow from the Builder to the Owner. Extensions may be granted for backyard installations for pools or hardscape items however, Owners must submit to the Committee to request an extension.

Hardscape: Any hardscape items proposed for front yard installation must be approved by the Committee prior to installation. Materials included in hardscape are concrete, brick, tile, wood, pavers, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

Rock Ground Cover: If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not painted white, green, blue or other bright colors. Decomposed granite must be at least one-half inch (1/2") screened in size and must be spread a minimum of two inches (2") thick. No more than two (2) different colors of rock are allowed in the front yard. River rock shall be three (3) to six (6) inches in diameter and not more than ten percent (10%) of the front yard landscaping.

Turf: Turf is permitted in front and rear yard landscaping provided that no turf or spray irrigation shall abut walls or fences. Planting areas of at least three feet (3') are required between walls, fences and other structures and turf and spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structure that may cause damage and void any warranty. Drainage should flow away from all walls and any structures.

Owners may submit requests for high quality artificial turf for their front or rear yards; the Committee will make case-by-case determinations regarding this material after reviewing the submittal, which shall include a sample of the proposed artificial turf and/or a brochure. In the event artificial turf is approved, Owner must maintain the appearance in a clean, like-new condition at all times.

All turf must have a permanent border such as, extruded concrete curbing, brick border or other permanent material approved by the Architectural Committee.

Prohibited Plant Material: The following vegetation types and varieties are expressly prohibited:

- Olive trees (*Olea Europaea*) other than the "Swan Hill" variety
- Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortadena Selloana*)
- Oleanders other than the dwarf or petite variety (*Nerium Oleander*) and *Thevetia* species
- Mexican Palo Verde (*Parkinsonia aculeata*)
- All varieties of Mulberry trees
- Eucalyptus (all varieties)
- Citrus Trees and other Fruit trees (permitted in Back Yard Only)
- Sissoo Trees (*Dalbergia sissoo*)
- Any palm tree, except for Sago Palm, Mediterranean Fan Palm, Queen Palm and Pygmy Date Palm.

TURF AND OTHER PLANT MATERIALS MUST NOT BE PLANTED DIRECTLY AGAINST YOUR HOME, WALLS OR FENCING. NO SPRINKLER SYSTEM WATER SHALL BE INSTALLED DIRECTLY AGAINST OR BE ALLOWED TO SPRAY ON YOUR HOME, WALLS OR FENCING. THIS MAY VOID YOUR HOME STRUCTURAL WARRANTY. A BORDER OF NON-ORGANIC AND NON-WATERED MATERIAL SHALL BE INSTALLED.

LIGHTING

Low voltage landscape lighting may be installed without the Committee's prior approval, as long as such light fixtures are installed so as to not exceed eighteen inches (18") in height. No additional lighting, such as sconces, carriage lights, garage lights or additional lighting for porches shall be installed to the front of the home without prior approval from the Committee.

Lighting shall be indirect and shielded such that the light shines primarily on the Lot on which it is installed. No light sources shall be visible directly to neighboring properties. Lights that create glare visible from other Lots are prohibited.

String lighting requires Committee approval prior to installation. String lighting is permitted in the rear yard only and will be considered on a case by case basis. If an anchor pole is used it may not exceed eight feet (8') in height, be setback a minimum of five feet (5') from all property lines and must be painted to match the color of the home. Lighting must be low voltage, soft and indirect. Lighting must be maintained in good condition at all times.

PATIO COVERS/DECKS/PORCHES/RAMADAS/ARBORS/GAZEBOS, ETC.

All Patio covers, decks, porches, ramadas, arbors, gazebos, etc. not installed by the Builder will need to be submitted to the Committee for approval.

Ramadas, arbors, gazebos and similar structures shall not exceed ten feet (10') at their highest point and must be located at least five feet (5') from all surrounding walls. Roofs and walls (if applicable) colors and materials must either match materials used by the Builder in the original construction of the dwelling or be approved by the Committee prior to installation. Location of the structures must comply with the CC&Rs and local government ordinances.

Patio covers roofing materials should match that which were installed by the builder on the original roof of the home or that which were offered as an option by the builder for a patio cover. Asphalt shingles (including rolled shingles) are expressly prohibited unless used on the original

roof of the home. Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers not installed by the builder will need to be reviewed by the Committee on an individual basis, prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

PLAYGROUND EQUIPMENT

Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors.

The maximum height which will be considered for approval of swing sets and other play equipment shall be twelve feet (12'). The maximum height for any deck/platform is four and ½ feet (4-1/2') above ground level.

The play structure may be placed no closer than five feet (5') to any Lot line. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or photograph of the structure, total dimensions, materials and a plat map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color of canopy of the play structure must be one of the following: any "neutral" color (off white, beige, or light brown); a single solid color of red, blue, green or yellow; striped with white and one (1) other color either red, blue, green or yellow. Prints and multi-colored striped canopies are prohibited. Canopies must be kept in good repair at all times and may not become tattered or faded.

POOLS AND SPAS

Pools and spas do not require the prior approval of the Committee. Above ground pools will not be permitted on Lots with view fencing. Perimeter walls on Lots bordering common areas may NOT be torn down to allow access to rear yards. **AN ASSESSMENT OF \$3,000 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT COMMITTEE APPROVAL.** 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 shall include matching the texture and color of the existing wall.

All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for screening for approval by the Committee (see Pool Fencing and Equipment below for additional information).

Pools may not be backwashed into any common area. Check with your pool contractor concerning City ordinance requirements for backwashing. Damage, including erosion, to common area due to backwashing will be repaired by the Association and all expenses incurred by the Association will be billed to the Owner.

POOL FENCING AND EQUIPMENT

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and shall meet all City, County, State and Federal Requirements, as applicable.

Pool equipment on Lots with view fencing must be screened from view from common areas. Screening may be through plant material or hardscape enclosure. Hardscape enclosures do not require approval if the enclosure does not exceed four feet (4') in height and is stuccoed and painted to match the base color of the home. All other screen materials require approval from the Committee.

ROOF AND ROOF STRUCTURES

If the dwelling unit has a pitched roof, the roofing material for that portion visible from neighboring property must be clay or concrete tile. Unless specifically authorized in this document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall be located, installed or maintained anywhere on a Lot if it is visible from neighboring property.

SECURITY LIGHTING/DEVICES

Security lighting, including motion-activated floodlights, shall be located beneath eave overhangs where eaves exist. In the absence of eaves, security lighting shall be shielded as to not shine on neighboring property.

Security features (including but not limited to doors and windows) must be submitted for approval.

SECURITY/SCREEN DOORS/SUNSCREENS

Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home or the same color as the front door of the home.

Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed without Committee review.

SIGNS

1. No signs whatsoever that are Visible From Neighboring Property shall be erected or maintained on any Lot except:
2. Signs required by legal proceedings.
3. A maximum of one political sign (as defined in A.R.S. § 33-1808) (or such greater number of political signs permitted by City ordinances if the City regulates the number of political signs on residential property) may be placed on a Lot by the Owner of that Lot; provided, however, that no political signs may be displayed pursuant to *Section 4.27* of the CC&Rs earlier than 71 days before an election day or more than 3 days after an election day.
4. No more than two (2) identification signs for individual Dwelling Units, each with a face area of seventy-two square inches (72") or less.
5. "For Sale" and "For Lease" signs temporarily erected in connection with the marketing of any Lot, provided, however, that the Board may adopt additional rules regulating such signs provided such rules comply with the provisions of A.R.S. § 33-1808F (as amended) and any other applicable laws.
6. Signs and notices erected or posted in connection with the provision of building security.

7. Promotional and advertising signs of any Designated Builder on any Lot approved from time to time in advance and in writing by the Architectural Committee as to number, size, color, design, message content, location, and type.
8. Cautionary signs regarding children provided that:
 - all such signs are displayed in residential areas only;
 - all such signs are removed within one hour of children ceasing their activities; (iii) all such signs are displayed only when children are actually present within fifty feet 50') of the sign;
 - all such signs are no taller than three feet in height; and
 - all such signs are professionally manufactured or produced.
9. Other signs (including, but not limited to, Construction job identification signs, Builder identification signs and subdivision identification signs) that are in conformance with the applicable requirements of the City or other applicable governmental agencies and have been approved in advance and in writing by the Architectural Committee as to size, color, design, message content, and location.

In the event that a non-approved sign is observed, Alta Vista Community Association will provide the Owner with a written notice allowing three (3) days for sign removal. If the sign has not been removed at the end of the three (3) day notice period, the Association shall reserve the right to impose a \$250.00 per day fine on the Owner until the sign is removed. The Alta Vista Homeowners Association will reserve the right to have the sign removed at the Owner's expense.

SOLAR PANELS AND EQUIPMENT

Except as initially installed by the Declarant or a Designated Builder, no heating, air conditioning, evaporative cooling or solar energy collecting unit or panels shall be placed, constructed or maintained upon any Lot without the prior written approval of the Committee.

Owner should consider and discuss potential glare issues onto adjacent properties with solar installer prior to installation to avoid nuisances after the solar panels become active. The Committee does not review solar panel submissions for potential glare, due to the numerous potential factors involved and information that is not readily available to the Committee for such review. Any subsequent-to-installation glare or nuisance related to adjacent properties will need to be resolved by Owner and the adjacent Owner, not by the Association.

Solar collecting panels and devices must be placed so as not to be Visible from Neighboring Property, or are placed in such locations and with such means of screening or concealment as the Committee may reasonably deem appropriate to limit, to the extent possible, the visual impact of such solar collecting panels and devices when Visible from Neighboring Property. Solar roof panels should be made to look like an integrated part of the roof design and mounted directly to roof plane and may not break roof ridgeline. Any visible cabling or plumbing must match existing color theme so as to blend in with roof, eaves, trim, etc. Cabling must be attached to structure and not allowed to hang loose.

A ground mounted installation may be approved only if; the resulting potential visual exposure is reduced when compared to a similar roof mounted installation, existing vegetation and other natural features of the Lot are not disturbed or eliminated, and related visual mitigation screening (such as walls, landscape, etc.) is included.

Owners shall comply with these requirements to the extent such compliance does not prevent the installation, impair the functioning of the device or restrict its use, or adversely affect the cost or efficiency of the device.

STORAGE SHEDS

Storage sheds will be permitted and need not be submitted for approval, provided the shed meets the following requirements:

- Maximum height of the shed, including roof, does not exceed seven feet (7');
- Shed must be placed at least three feet (3') from all perimeter fencing;
- Color of shed must match or blend with color scheme of house or be neutral (i.e., beige, tan).

If placed in a yard with a view fence, the shed must be screened from view with approved plant materials. Placement of a shed in a yard with a view fence requires approval of the Committee prior to installation.

Sheds not meeting the above noted specifications will need to be submitted to the Committee and will be considered on a case-by-case basis.

WINDOWS

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within ninety (90) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of home.

ASSOCIATION RULES

INTRODUCTION

The Alta Vista Homeowners Association Rules (the "Rules") are established by the Board of Directors of Alta Vista Homeowners Association under the authority described in the Alta Vista Homeowners Association Community Documents, including, but not limited to the Articles of Incorporation ("Articles"), Bylaws ("Bylaws") and the Declaration of Covenants, Conditions and Restrictions for Alta Vista ("CC&Rs"). These Rules and Regulations are designed to ensure that the Alta Vista Homeowners Association serves the best interests of the Community as well as to preserve the common areas and facilities within the Community for the well-being, convenience and enjoyment of the Alta Vista Residents and their guests.

It must be recognized and understood by all Residents that it is necessary for representatives of the Alta Vista Homeowners Association to ensure that these Rules are applied and enforced against all Residents equally and that all Residents have the right to enjoy the Alta Vista facilities as these Rules are so promulgated. While all Residents are entitled to enjoy the Alta Vista facilities, they must do so while respecting the rights of others sharing in the use of the facilities.

Enforcement of the Rules and Regulations may be delegated to the community's managing agent ("Managing Agent") or to an individual assigned by the Managing Agent to act in the capacity of a community manager for the Alta Vista Homeowners Association ("Community Manager").

The use of the Alta Vista facilities is primarily for the enjoyment of the Residents of Alta Vista.

Guests or visitors are accommodated only when such accommodation does not infringe upon the convenience or right of enjoyment of the Residents. The purpose of this document is to compile the policies and rules, as determined by the Alta Vista Homeowners Association Board of Directors, in one reference guide. These Rules may be amended or supplemented by the Alta Vista Homeowners Association Board of Directors from time to time.

AUTHORITY

The authority granted to the Alta Vista Homeowners Association Board of Directors to make and enforce such Rules as deemed reasonable and appropriate, is provided in the Bylaws and CC&Rs and any amendments thereto. The Rules made by the Alta Vista Homeowners Association Board of Directors shall be binding upon all Owners, Lessees and Residents, as applicable.

The CC&Rs require Residents to comply with the rules, regulations and policies adopted by the Alta Vista Homeowners Association Board of Directors. It also sets forth the right of the Alta Vista Homeowners Association Board of Directors to suspend a Resident's rights. The Alta Vista Homeowners Association enforcement remedies include but are not limited to the following:

- The right of the Association to levy reasonable monetary fines.
- Suspending an Owner's right to vote.
- Suspending any Person's right to use any recreational facilities within the Common Area.
- Suspending any services provided by the Association to any Owner or the Owner's Lot if the Owner is more than thirty (30) day delinquent in paying any Assessment or other charge owed to the Association.
- Exercising self-help or taking action to abate any violation of the Community Documents in a non-emergency situation.
- Requiring an Owner, at the Owner's expense, to remove any structure or other Improvement on such Owner's Lot in violation of the Community Documents and to restore the Lot to its previous condition and, upon failure of the Owner to do so, the Board or its designee shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as previously existed and any such action shall not be deemed a trespass.
- Towing vehicles from Common Area owned by the Association that are parked in violation of the Community Documents.
- Filing a suit at law or in equity to enjoin a violation of the Community Documents, to compel compliance with the Community Documents, to recover fines or monetary damages, or to obtain such other relief as to which the Association may be entitled.

The Alta Vista Homeowners Association Board of Directors has the right to restrict the use of the Common Areas and facilities within Alta Vista. Such decisions are made at the sole discretion of the Board of Directors in its exercise of reasonable business judgment.

The Bylaws establish and define the composition and duties of the Alta Vista Homeowners Association Board of Directors in accordance with procedures adopted in the Community Documents.

MEMBERSHIP

Pursuant to the CC&Rs, each Owner, Resident and Lessee shall have a non-exclusive right and easement of enjoyment in and to the Common Areas. With such non-exclusive right and easement, Owners, Residents, Lessees and their Guests are expected to strictly adhere to the following code of conduct.

Owners renting or leasing their property are responsible for the continual payment of their assessments; however, they must surrender their right in and to the Common Areas during the terms of the lease.

CODE OF CONDUCT

1. Residents must conduct themselves so as not to jeopardize or interfere with the rights and privileges of other Residents and their guests.
2. Residents are responsible for the conduct of their guests at all times.
3. Residents shall refrain from loud, profane, indecent or abusive language.
4. Residents shall not compromise the safety of others by their actions.
5. Residents will be held responsible for any intentional damage to the Alta Vista Common Areas and facilities.
6. Residents shall obey all safety rules and shall discontinue any unsafe activity when observed by other Residents or the Community Manager.
7. Residents are prohibited from profiting financially by use of the Common Areas or facilities of Alta Vista.
8. Any Residents who conduct themselves in an unbecoming manner or who knowingly break an established Rule or Regulation shall be subject to disciplinary action by the Board of Directors, including suspension of Resident privileges and fines.
9. Residents may be requested to appear before the Board of Directors to explain their actions, and have the right to appear before the Board of Directors if disciplinary action is being considered pursuant to the Rules and Regulations.

ANIMALS

No animal, bird, poultry or livestock may be kept on any Lot other than a reasonable number of generally recognized house or yard pets, and only to the extent that they are kept, bred, or raised thereon solely as domestic pets and not for commercial purposes. The Board shall have authority to determine what is a reasonable number of generally recognized house or yard pets for any particular Lot, and the Board's determination shall be final. All house or yard pets permitted under Section 4.2 of the CC&R's shall be confined to an Owner's Lot; except that a dog may be permitted to leave an Owner's Lot if such dog is at all times kept on a leash and is not permitted to enter upon any other Lot. Any Person bringing a dog into the Common Area shall immediately remove any feces deposited on the Common Area by the dog. The Board may restrict portions of the Common Area on which dogs are permitted.

No animal, bird, poultry, or livestock (if permitted by the Association) shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing, or confinement of any animal, bird, poultry, or livestock shall be maintained so as to be Visible From Neighboring Property; provided, however, it is not the intent of this restriction to prohibit structures in the rear yard of a Lot that are Visible From Neighboring Property solely because of the existence of rear yard view fencing on or near the boundary of the Lot upon which the structure is situated. Upon the written request of any Member or Resident, the Board shall conclusively determine, in its sole and absolute discretion, for the purposes of this paragraph, whether a particular animal, bird, poultry, or livestock is a nuisance or whether the number of

animals or birds on any such property is reasonable. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions contained herein and in the Declaration.

HOLIDAY DECORATIONS

Owners may display holiday lights and/or decorations located or visible from outside their Dwelling Unit, if the decorations are of reasonable size and scope and do not disturb the quiet enjoyment of other Owners in the Community by excessive light or sound emission or by causing an unreasonable amount of spectator traffic. Holiday decorations and/or lights may be displayed in season only from November 20 until January 20 and during other times of the year, from one week prior to and one week after any nationally recognized holiday.

SANITATION

No garbage, trash or recycling items shall be placed or kept on any Lot or Tract, except in covered containers provided by the trash removal agency, which must be stored out of sight. Trash cans may be placed out for pickup no earlier than 5:00 PM the day before collection and must be removed from view no later than 8:00 PM the day of collection. Rubbish, debris and garbage shall not be allowed to accumulate. It shall be the responsibility of each Owner to immediately remove any droppings from pets.

Each Owner shall be responsible for removal of rubbish, debris and garbage not only from his Lot or parcel, but also from all public right-of-ways either fronting or alongside his Lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City or the Association.

YARD SALES

Owners may hold "yard sales" to sell personal property of such Owners only in compliance with the following requirements: (i) yard sales shall be limited to two (2) days per year on any Lot; (ii) no yard sale shall commence prior to 6 a.m. or continue after 5 p.m.; (iii) no Owner shall post any signs advertising any yard sale anywhere on the Property except that a temporary sign may be posted on such Owner's Lot on the day that a yard sale is being held; and (iv) if the Association ever adopts standard yard sale dates for the Property, yard sales shall be held only on such dates. The Association shall give reasonable notice to all Owners if it adopts standard yard sale dates for yard sales on the Property.

ARCHITECTURAL COMMITTEE SUBMITTAL FORM

Please Mail To:

Alta Vista Homeowners Association

c/o AAM, LLC

1600 W. Broadway Rd., Ste 200 – Tempe, AZ 85282

Phone: (602) 957-9191 Fax: (602) 957-8802

PLEASE CHECK APPROPRIATE BOX BELOW:

I AM SUBMITTING PRIOR TO LIVING IN THE COMMUNITY

I AM CURRENTLY LIVING IN THE COMMUNITY

Name: _____ Date: _____

Community: _____ Lot#: _____

Mailing Address: _____ Phone#: _____

Submittal Type: i.e., landscaping changes to be made to my property, changes to the exterior of my home, etc.: _____

Type of Material to be used - (attach samples/pictures/brochures): _____

Colors to be used – (attach samples / pictures / brochures): _____

A PLOT PLAN INDICATING LOCATION OF SUBMITTAL AND ALL APPLICABLE MEASUREMENTS AND DIMENSIONS MUST BE INCLUDED WITH SUBMITTAL

INCOMPLETE SUBMITTALS WILL BE DENIED

Homeowner agrees to comply with all applicable City and State laws, and to obtain all necessary permits. Approval by the Architectural Committee shall not be deemed a warranty or representation as to the quality of such construction, installation, addition, alteration, repair, change or other work, or that work conforms to any applicable building codes or other federal, state or local law, statute, ordinance, rule or regulation.

I understand that I must have no outstanding assessments, fines or unresolved compliance issues in order for this submittal to be considered by the Architectural Committee.

Architectural Committee requests will be reviewed within 60 days. Requests will be approved, denied or returned for additional information.

Homeowner's Signature: _____ Date: _____

Homeowner's Email Address: _____

"Office Use Only"

The Above Described Architectural Request Has Been:

Approved: _____

Conditionally Approved subject to the following condition(s): _____

Disapproved _____

Signature: _____ Date: _____

Signature: _____ Date: _____