

SERRANO HOMEOWNERS ASSOCIATION

DESIGN GUIDELINES AND ASSOCIATION RULES

Revised 07/16/13

SERRANO HOMEOWNERS ASSOCIATION

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OVERVIEW

Community Organization

Every resident of Serrano is a member of the Serrano Homeowners Association (the "Association"), the entity responsible for the management of all common areas as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, and Easements (the "CC&R's"). The CC&R's set forth procedures, rules and regulations, which govern the community. The Association Rules and Design Guidelines are an extension of the CC&R's and are designed to be used in harmony.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the Association and has a wide range of powers. The Design Review Committee (the "Committee") is established by the Board to review all improvements within Serrano including new construction and modifications to existing properties. The Committee has adopted architectural guidelines and standards to evaluate proposed construction activities.

Design Review Process

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee. Residents with proposed changes should contact the Management Company, with whom the Association has contracted for full Association management, to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no improvements, alterations, repairs, additions, or other work, including changes in exterior color, is to occur on any lot or exterior of any home from its improved state existing on the date such property was first conveyed by Builder to a purchaser without the prior approval of the Committee. The responsibility of the Committee is to ensure the harmonious, high quality image of Serrano is implemented and maintained. Any owner requesting approval of the Committee shall follow the application procedures listed below. Submittals will be returned to you either approved, denied, or for more information within forty-five (45) days of receipt of your request.

Homeowners have a sixty (60) day period from the date a homeowner receives Architectural Committee approval to complete the approved modification.

Application Procedure

The following information should be included:

- Application Form completed and signed (copy enclosed, additional copies may be obtained from the Association Management Office.
- Plot Plan – A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc.,) and the improvement to be installed.
- Elevation Plans – Plans showing finished appearance of the improvements in relation to the existing dwelling and property lines.
- Specifications – Description detailing materials to be used with color samples attached; drawing or brochure of structure indicating dimensions and color.

Submit the application and plans to:

SERRANO HOMEOWNERS ASSOCIATION
C/O KINNEY MANAGEMENT
P.O. BOX 25466
TEMPE, ARIZONA 85285-5466

Kinney Management Services – (480) 820-3451

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

DESIGN GUIDELINES

General Principles

The purpose of the Committee is to ensure consistent application of the Design Guidelines. The Committee monitors any portion of any lot or parcel which is visible from other lots or parcels, the street, or Association common areas. This would include backyards which are visually open to other lots or Association common areas. The Design Guidelines promote those qualities in Serrano that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

Protection of Neighbors

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, and other aspects of design, which may have a substantial effect on neighboring properties.

Design Compatibility

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.

Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

Building Architecture

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

Gates

Double gates may be installed to allow wider access ways to yards. Double gates should be the same type, design, and color as the originally installed single gates. Shrubs, trees or other plants should be located between the house and the double gates, where possible. All double gates require Committee approval except those installed by the builder during original construction.

Gutters and Downspouts

Gutters and downspouts will require approval. The finish on same must match the adjacent surface of the home in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of material to be used, warranty by the manufacturer, and the name and telephone number of the installer.

Patio Covers and Storage Sheds

Backyard storage sheds detached from the house will be considered provided they are lower than the home's surrounding wall or fence so as not to be visible from neighboring or community property and are tan or earth tone in color. Storage sheds visible from a neighboring or community property, along with any permanent addition to a home, including patio covers and other buildings, except those installed by the builder during original construction, must be submitted to the Committee for approval prior to construction.

Ramadas and Gazebos

Ramadas and gazebos may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

- 1) Maximum square footage (under roof area) is 150 square feet.
- 2) Maximum roof height is 10 feet at the highest point.
- 3) The structure must be set back a minimum of 7 feet from any perimeter wall.
- 4) The structure must be painted to match house color and maintained in good condition.
- 5) Any roof tile must also match the tile of the house.
- 6) Lighting of the structure must be approved by the Committee prior to installation.

Play Structures

Play structures may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

- 1) May be erected in rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall.
- 2) Maximum height allowed to top support bar or highest point of structure, is 10 feet.
- 3) Maximum height of any deck/platform is to be 4 feet above ground.
- 4) The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
- 5) The Committee will take the appearance, height, and proximity to neighboring property into consideration.
- 6) Any shade canopy must be a solid tan or earth tone color.
- 7) Submit a brochure or picture if possible.

Detached Accessory Outbuildings

Detached accessory buildings such as a pool house, an additional garage, work shop, etc., shall only be permitted on lots 119-125, which are zoned R1-35 per Article 5 Section 5.7 of the CC&R's for the Serrano Homeowners Association. All such structures must receive advance written approval from the Committee. The following criteria will apply to all such structures:

1. Maximum of 1200 square foot area under roof.
2. Maximum height of structure is 18 feet.
3. Minimum side yard setback of 10 feet, unless town or jurisdictional requirements exceed that amount.
4. Minimum rear yard setback of 20 feet, unless town or jurisdictional requirements exceed that amount.
5. Must be single story only.
6. Only one structure per lot.
7. Landscaping buffers such as mature 15-gallon or 24" box trees, which are anticipated to reach at least 20 feet in height, are required to the sides and rear of the structure.

8. No roof-mounted equipment will be allowed.
9. All materials and colors must be consistent with that of the home, including roof.
10. The architectural style must be consistent with that of the home.
11. No kitchen facilities will be permitted.
12. Copies of any required approvals from the Town of Gilbert or other jurisdiction must be forwarded to the Association.

Satellite Dishes

While the Association does not prohibit the use of satellite dishes, the Association does regulate the size and location of the "dish" on the following basis.

1. Any "dish" larger than one meter (39 inches) that is visible from the street, neighboring property or the common areas is prohibited.
2. All dishes are to be located in rear yards only.
3. Homes with "view" fencing must locate the dish in the most unobtrusive location possible while still receiving a quality signal.
4. All dishes that are visible from neighboring property, streets, or the common areas are to be painted to match the body color of the house.
5. All other antennae such as those used to receive signals from multichannel multipoint distribution services and television broadcast stations will be reviewed on a case by case basis.
6. All dishes and antennae are to be submitted to the Committee with a diagram showing the location and size of the device.

Roof & Wall-Mounted Equipment

No devices of any type, such as evaporative coolers or air conditioning units shall be placed on any roof. Any rooftop solar equipment must be integrated into the roof structure and requires advance approval by the Committee.

Outdoor Fireplaces

Installation of outdoor fireplaces is permitted and does not require advance approval of the Committee, as long as the fireplace does not exceed the height of the surrounding fence and the exterior materials and color are consistent with that of the home. In no case is a fireplace permitted to exceed the height of the surrounding fence.

Outdoor Lighting

Any outdoor lighting installed on a lot or dwelling, subsequent to initial lighting installed by the builder, must receive advance approval by the Committee. Permanent lighting sources shall not be directed toward streets, common areas or neighboring property.

Screen Doors

Screen doors and "security doors" must be approved in advance by the Committee except for those installed by the builder during original construction. Submittals should be high quality wrought iron in a color that matches the house. Overly ornate designs will be discouraged. Pictures or brochures should be submitted.

Window Coverings Criteria

In no event shall the interior or exterior of any windows be covered with reflective material, such as foil, or with paper, bed sheets or other temporary coverings. All such window coverings facing the street must show white, beige, earth tone, or pastel colors unless otherwise approved

in writing by the Committee. Reflective materials may not be installed on the windows or any portion of the house or any other area of the Lot unless approved in writing by the Committee. Bronze or charcoal sunscreen material may be installed; frames for window screens must be the same as existing window frames.

Building Repair/Painting

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. The exterior paint color must a.) match the original color of the residence or building, b.) match an approved color currently existing in the community, or c.) generally accepted earth tone colors. The paint scheme must comply with the original scheme employed on the residence regarding doors, trim and body color. The proposed colors, with accompanying samples and scheme, must be submitted to the Design Review Committee prior to commencing work and the decision of the Committee is final. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

Swimming Pools

Prior to construction of a swimming pool, homeowners should contact the Management Company to coordinate the point of construction access to ensure damage to common landscaped areas and common perimeter walls is avoided. In all cases, residents will be advised to enter through the side yard wall, from the front of their homes. Pools may not be backwashed into the drainage ditches, natural washes, common landscaped areas, drainage-ways or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. Swimming pool fence requirements are regulated by the Town of Gilbert.

The Town of Gilbert should be contacted to determine the safety fence requirement for your pool. For safety reasons, all openings in walls must be securely covered during construction to prevent anyone from entering and being injured.

Pool plans will not need prior approval unless there is a feature (pool slide or other structure) which would be visible above the top of the wall. All pool equipment shall be screened from view of neighboring property, streets and common area with walls which match the architectural character and color of the house or the existing wall. If pool equipment is placed near view fencing, space must be allowed to accommodate the screening wall.

Basketball Goals

Homeowners must submit an application to the Committee for approval prior to the installation of a basketball goal. Pole-mounted goals as a permanent installation or portable goals will be allowed in rear yards only, and must be set back a minimum of ten (10) feet from the side or rear property lines. Strict guidelines will be adhered to regarding the quality of equipment and installation and special attention will be paid to placement of the pole on the Lot. Backboards may be transparent or a standard type with highly visible logo material prohibited. Only nylon or similar cord nets are acceptable. Metal or chain nets are not acceptable. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc., constitute grounds for fines and/or removal. No lighting designed to illuminate basketball goals shall be installed without prior written approval of the Committee. The owner of the home with the basketball goal is fully responsible for ball containment on his property. Any damage to neighboring property or landscaping from

basketballs shall be the property owner's (with the goal or standards) responsibility to repair or replace.

Driveways

Except for Driveways installed by the Builder, driveways may not be expanded without the prior approval of the Committee. All driveways must be kept clean and clear of debris, oil, rust and other stains. A minimum two-foot colored paver or landscape separation is suggested between the driveway and any expansion.

Clotheslines

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

Initial Landscape Installation

Any front yard landscaping installed by Builders is pre-approved by the Committee. Any portion of any lot, which is visible to other lots, the street, or Association common areas must be landscaped within ninety (90) days of close of escrow. Landscaping plans shall be approved by the Committee prior to installation. This includes the installation of turf, groundcover, trees, plants, flowers, or decomposed granite. If decomposed granite is used, it should be of an earth tone color and not white, green, blue, red, or other bright colors. Native soil is not an acceptable groundcover. The following are clarifications to specific landscape requirements.

1. Minimum plant requirements are as follows:

<u>Plant Type</u>	<u>Size</u>	<u>Quantity</u>
Trees	15 GAL	2
Shrubs or Cactus	5 GAL	3
Shrubs	1 GAL	6
Groundcover	1 GAL	4

2. Select plants for alternating seasons of display and color.
3. Homeowner to select low shrub/groundcover along driveway and street frontages to maintain site visibility. Plants exceeding 2'0" in mature height shall be located at least 8'0" back from public sidewalks or curb.
4. Surface select boulders may be grouped in clusters, with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height and shall have a natural oval character that is compatible with specific decomposed granite. Colored and lava rock is strictly prohibited.
5. The use of river rock is prohibited unless specified for drainage considerations.
6. Homeowner may use low voltage lighting to highlight entry walks, or accentuate trees. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare onto adjacent properties, common areas or streets.
7. Ornamentation such as driftwood, skulls, wagon wheels, sculptures, etc are not permitted in front yards.
8. Special design features such as low walls, trellis, water features or other structures must be approved in advance by the Committee.

Irrigation

With an average rainfall or less than nine inches, most plant material requires a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each homeowner is required to provide a complete automatic irrigation system compatible with the front yard design. Time clocks should be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head to head coverage, designed to minimize overspray onto any pavement or granite area. All supplemental plants shall be watered by an underground drip system to provide slow deep watering. Specific irrigation requirements include that drip tubing shall be buried a minimum of 12" below grade and 6" from rootballs on uphill side of plant.

Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.

Planters and Walkways

Planters, paved walkways and other hardscape features visible from neighboring property must be reviewed and approved by the Committee. Surface textures and colors are to match the paint color and materials of the house.

Tennis Courts/Sport Courts

Tennis Courts/Sport Courts shall only be permitted on lots 119-125, which are, zoned R1-35 per Article 5 Section 5.7 of the CC&R's for the Serrano Homeowners Association. All such structures must receive advance written approval from the Committee. The following criteria will apply to all such courts:

1. Pole Lighting - Minimum setbacks from any rear or sidewall must be at least 30 feet.
2. Pole lighting – Maximum height is 16 feet.
3. Light shields may be required to restrict light emitting onto adjacent properties.
4. Hours of use will be restricted to 7:00 a.m. until 9:00 p.m.

Flagpoles – Revised 8/15/02

In accordance with Arizona State legislation, the installation of freestanding flagpoles will be allowed with adherence to the following restrictions.

1. Flagpoles must not exceed a height of twenty (20) feet.
2. The flagpole must be setback at least ten (10) feet from any property line.
3. Only the American flag shall be displayed on the flagpole.
4. The color of the flagpole is subject to Architectural Committee approval.
5. Flagpole etiquette must be observed.

ASSOCIATION RULES

The following Association rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. Cooperation on the part of all residents in following these rules will make living at Serrano an enjoyable experience.

General Property Restrictions

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any re-zoning, variances or use permits.

Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any lot except in covered containers as provided by the Town of Gilbert. These containers must be stored out of sight except for days of collection.

Pets

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Committee. Dogs must remain on leashes at all times while on Association property. All owners must clean up after their pets.

Holiday Lighting

The community encourages the celebration of holidays with appropriate decorations. This is especially true of the Christmas season. The Committee recognizes the detail, time and effort required to place decorations for this season, and accordingly, Christmas decorations will be approved two weeks prior to Thanksgiving and removed within two weeks after the holiday.

Decorations for other holidays such as Halloween, Valentine's Day, Easter, etc., can be placed three weeks prior to the holiday and removed within two weeks after the holiday.

Decorations should not present a nuisance to neighbors. This includes, but is not limited to, excessive brightness, flashing or noise. Any complaints regarding decorations will be investigated by the Committee and the decision of the Committee will be final.

Machinery and Equipment

No machinery or equipment of any kind shall be placed, operated or maintained upon any lot or any street.

Vehicles

Private, non-commercial, passenger automobiles or pickup trucks which, when including all attachments including, without limitation, racks and shells, do not exceed one (1) ton in carrying load or cargo capacity, eighty-four (84) inches in height or width or two hundred twenty-two (222) inches in length, may be parked on the Property, within a garage or in a private driveway appurtenant to a Dwelling Unit but except as provided in the next sentence may not be parked elsewhere on a Property or streets adjoining the Property. The preceding sentence shall not preclude occasional overflow parking in a street right-of-way for guests or other reasonable purposes provided that no inconvenience is imposed on the Owners or Occupants of other Lots.

No other vehicle including, but not limited to, mobile homes, motor homes, boats, recreational vehicles, trailers, trucks, campers, permanent tents, or similar vehicles or equipment, commercial vehicles, or vehicles exceeding one (1) ton in carrying load or cargo capacity, eighty four (84) inches in height or width, or two hundred twenty-two (222) inches in length or similar vehicles or equipment) shall be kept, placed or maintained upon the Property or any roadway or any roadway adjacent thereto, except: (a) within a fully-enclosed garage appurtenant to a Dwelling Unit; or (b) in such areas and subject to such rules and regulations as the Board may designate and adopt in its sole discretion. The Board in its sole discretion may prohibit such vehicles and equipment completely. No vehicle including, but not limited to, those enumerated in the preceding sentences shall be constructed, reconstructed or repaired on the Property or any roadway therein or adjacent thereof except within a fully enclosed garage. No motor vehicles of any kind which are not in operating condition shall be parked in any unenclosed parking areas including, but no limited to, private driveways appurtenant to a Dwelling Unit.

Temporary parking of resident's owned, leased, or rented motor homes, fifth wheel residential trailers, campers, recreational vehicles, tent trailers and boats will be permitted for a maximum of seventy-two (72) hours, if it is apparent that the vehicles are parked for the purpose of loading, unloading or cleaning. Guest motor homes or fifth wheel residential trailers are permitted for a maximum of one (1) week. All motorized vehicles, including ATV's, motorcycles and go-carts are prohibited from entering onto any common area. Commercial vehicles, enclosed trailers, landscaper type trailers, utility trailers and all other equipment not previously specified, shall be parked in a garage or in a fenced area and shall not be visible from the street or neighboring property. Vendors may park for a reasonable amount of time while rendering a service.

SIGNS

In addition to the signs specially identified in Section 5.16 of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Serrano the following signs, with accompanying restrictions are allowed:

Garage/Yard Sales:

Signs advertising garage/yard sales will be allowed to be placed no more than 24 hours in advance of the sale and must be removed by sundown the day of the sale. The sign cannot exceed 2ft (24 inches) in either height or length and shall not be affixed to any public or common property i.e., street signs, light poles, fences, trees, etc. Any non-complying sign shall be removed.

The sale items will be displayed completely on the homeowner's property and not infringe on common areas, public walkways and sidewalks or thoroughfares.

Political/Election Signs:

It is every citizen's right and responsibility to participate in the electoral process. To that end, residents are permitted to display political advocacy signs during primary and general elections. No more than three (3) signs may be displayed at any one time, each sign may not exceed five (5) square feet in total area and may be displayed no more than 45 days prior to a primary or general election and must be removed within three (3) days after a primary or general election. Any non-complying sign shall be removed.