

CASA PRIMAVERA HOMEOWNERS ASSOCIATION ARCHITECTURAL GUIDELINES

I RULES AND REGULATIONS

PURPOSE

In order to maintain the architectural charter and aesthetics of Casa Primavera it is imperative that modifications of structures materials and colors be compatible with the original architectural design. The Board of Directors and the Architectural Review Committee ARC sets the standards and applies those standards to all exterior alterations. This process assures the continuity of character which helps preserve and improve the appearance of every home within Casa Primavera thus enhancing the overall value of the property.

II APPLICATION PROCEDURES

A Each owner shall submit in writing their proposal for exterior additions alterations or improvements to the Architectural Review Committee using the Architectural Improvement Application and Review Form The proposal will include a description of the project including the height width length size shape color materials and location of the proposed improvement Photographs or sketches of similar projects will aid in the consideration If the alteration affects the existing drainage patterns the proposed drainage pattern must be included.

B Oral request will not be considered.

C Each alteration or addition must be specifically approved even when the intended alteration or improvement conforms to the Declaration CCRs and the Architectural Guidelines and even when similar or substantially identical alteration or additions have been previously approved.

D The applicant shall be informed in writing of the decision within 30 (thirty) days.

E Applicants have 45 (forty-five) days from the date of approval of the application to complete their project. An extension of an additional 45 (forty-five) day period may be granted by the ARC when requested in writing by an applicant and for good cause shown.

F In the event a request is denied the applicant may request reconsideration provided new or additional information which might clarify the request or demonstrate its acceptability can be provided to the ARC

G Any member may appeal the final decision of the Architectural Review Committee to the Board of Directors provided that all parties involved comply with the decision of the ARC during the appeal process.

H Approval of any project by the ARC does not waive the necessity of obtaining the required city and county permits. In turn obtaining city or county approval does not waive the need for approval by the ARC prior to construction Failure to obtain the necessary approval prior to construction constitutes a violation of the Declaration of Covenants Conditions and Restriction and may require modification or removal of the unauthorized work at the expense of the

homeowner and may include the payment of the Association's attorney fees if legal action is instituted to seek compliance.

III ARCHITECTURAL GUIDELINES

A Antennas of any description are prohibited from being installed outside a dwelling except satellite dish antennas, broadband antennas, and wireless cable distribution system antennas. Any satellite dish shall be located in the enclosed portion of the rear yard or on roof so as to minimize visibility from neighboring properties and outside cable is to be painted to match color of the structure.

B Storage sheds are permitted when approved by the ARC. They shall be in the enclosed portion of the rear yard so as to minimize visibility from neighboring properties.

C Patio Covers are permitted when approved by the ARC. Patio covers shall conform to the material colors, character, and detailing established in the existing dwelling. They shall be of the same color as the dwelling.

D Front Yard Plantings shall be maintained in a manner consistent with that originally installed and shall be kept free of weeds and debris. Replacement of existing plants with consistent planting to maintain the original installation and location is permitted without approval of the ARC. Any improvement, upgrade, or addition requires the approval of the ARC and will be reviewed on a case-by-case basis. See pre-approved plant list.

E Front Yard Water Hose is to be stored out of sight when not in use. Example: Clay pot or stored inside garage.

F Wrought Iron Doors, window, and screen coverings are permitted when approved by the ARC.

G Screen Doors are permitted, may be plain or of color, and requires approval by the ARC.

H All Exterior Painting: The coating, stain, and other finishing colors of all residences, walls, and fencing is to be maintained as originally painted without prior approval of the ARC.

Phase I homeowners of Casa Primavera, when repainting is needed, you may use your existing color or the color of the recent phases: Dunn Edwards Universal Nut Meat Universal AZ 203 Endura Coat is the color of the later phases.

I Signs: No sign of any kind shall be displayed to the public view on any lot or dwelling unit. The discreet, professionally prepared For Sale/For Rent signs of not more than 3 feet by 3 feet may be placed in the window area of dwelling.

1. One portable Open House sign is to be no larger than 3 feet by 3 feet, may be only on the lot during hours of the event. Open House signs must be removed when the dwelling unit is not open for inspection.
2. Political signs prior to elections may be displayed in accordance with State/Local laws. Political signs must be removed the day following the election.
3. The Board of Directors shall have the authority to authorize signs for special events/awards such as Yard of the Month, Security Signs, and other special signs.

J Trash and garbage must be placed in a container or plastic bag for collection. Trash may be set out for collection only on the day scheduled for pick up.

K Garages or Carports are not permitted to be converted to any use that would prevent the resident from parking their vehicles on the home site in a manner in keeping with the CC Rs. Garage doors must be kept closed at all times except for ingress or egress or when the homeowner is inside the garage.

L Seasonal Lighting or lighting normally associated with a holiday is permitted within a reasonable time prior to and following a holiday. The primary example is Christmas lighting. Decorative lights and displays may be placed after Thanksgiving and removed by the end of January. This constitutes one month prior and post holiday.

M Malibu Lights are permitted without approval by the ARC and must be maintained in an undamaged and working condition at all times. Exterior light on porches and garages must be maintained in working condition. Exterior garage lights are to be lit during the nighttime hours.

N Inoperative Vehicles are not permitted to be parked on the street or driveways or in public view at any time. Vehicles parked within the Association are to be properly licensed and must have up to date tags at all times. Driveways and streets must be cleaned of all stains caused by fluid leaks from parked vehicles. Storage of vehicles is not permitted. A vehicle will be considered to be stored if it is not relocated at least every week.

O Street Parking is not permitted for extended periods of time or overnight at any time. Residents and/or guest may use the designated parking spaces which are located throughout the area. Street parking is not permitted within 15 feet of an intersection.

P Garage/thrift sales are allowed once per year per homeowner for a maximum of two days. Signs must be removed within 24 hours of the sale. In addition to one private sale, homeowners may participate in the annual community garage sale.

IV FINES

A In the event a violation of the legal documents to the Architectural Guidelines Rules and Regulations of the Association are noted the following fines will be applied:

- First Notice: Letter advising homeowner and/or tenant of violation;
- Second Notice: Letter advising homeowner and/or tenant of violation which will include notice of intent to fine and steps that may be taken for appeal.
- Third Notice: Fine of \$25.00 per violation
- Fourth Notice: Fine of \$25.00 per violation
- Further Notices: Fines of \$25.00 per violation

V PLANTS

The plants on this list have prospered in the Tucson area with moderate to no supplemental irrigation once they are established. Occasionally for good appearance supplemental irrigation

may be applied. All the plants use less water than traditional high water use landscape plants and this list provides a variety to accomplish any landscape design need. Even though all of the plants on the Low Water Use Drought Tolerant Plant List meet the SAWARA standard for low water consumption please check the regulations of the governing jurisdiction to determine whether a particular plant section meets all locational aesthetic or functional requirements For example plants used for screening may have to be evergreen have dense foliage and grow to required heights On the other hand plants used within sight visibility triangles may have height restrictions In some applications there may be a requirement for native materials or desert or natural appliance.