

**HARMON RANCH HOMEOWNERS ASSOCIATION
LANDSCAPE, ARCHITECTURAL REVIEW COMMITTEE
AND MAINTENANCE RULES**

HISTORY

The Final Plat of Harmon Ranch was approved by the City of Chandler on December 11, 1992, and recorded at the Maricopa County Recorder's Office, document #92-707932. Master Developer, Shirmer-Ball Company, received PAD Zoning Amendment and Preliminary Development Plan from the City of Chandler in case #Z92-037/SD92-012 Harmon Ranch (Ordinance No. 2292).

The Final Plat of Harmon Ranch shows surveyed locations and dimensions of the individual lots and the locations of public utility, drainage, and sight distance easements. Building setbacks are determined in the Preliminary Development Plan (PDP).

The PDP also describes the landscape "Character" of Harmon Ranch as follows:

"The Harmon Ranch development shall consist of arid region, low water using plant materials endemic to the North American Desert, or historically adapted, such as species of Acacias and Olives. The specific plant material types and groupings shall conform to the City of Chandler's list of low water use plant materials approved as part of the Ray Road Streetscape Standards, such as Swan Hill Olive as the predominant plant material. Plant materials shall be placed in compositions utilizing shrub and groundcover massing to provide unity. Decomposed granite at a minimum thickness of 2 inches shall cover all planting surfaces. Cultivated landscape shall consist of areas in which both native and introduced plant materials may be utilized."

The following is a comprehensive list of Association Governing Documents, to be amended from time to time:

- Harmon Ranch Homeowners Association Articles of Incorporation, filed 12/15/1992.
- Bylaws of Harmon Ranch Homeowners Association.
- Harmon Ranch Homeowners Association Bylaw Amendment January 14, 1997.
- Declaration of Covenants, Conditions and restrictions for Harmon Ranch (Recording no. 92-0711323)
- Harmon Ranch Homeowners Association Procedures for Enforcing Monetary Penalties for Rules Violations (Approved June 3, 2003)
- Monetary Penalty Schedule (Approved June 1, 2004)
- Harmon Ranch Paint Color List (Revised June 4, 2002)
- Harmon Ranch Homeowners Association **ARCHITECTURAL REVIEW COMMITTEE, LANDSCAPE, AND MAINTENANCE RULES** (Approved June 17, 2008) Revised November 27, 2012. Revised November 19, 2013

[Documents replaced by adoption of these rules: Architectural Review Committee Rules (Revised May 15, 2002); Property Landscape Maintenance Policy (Adopted January 7, 1999)]

The Harmon Ranch Homeowner's Association has adopted the **FOLLOWING ARCHITECTURAL REVIEW COMMITTEE, LANDSCAPE, AND MAINTENANCE RULES** in an effort to promote the health, safety and welfare of the residents of Harmon Ranch and to protect the neighborhoods against hazardous, blighting and deteriorating influences or conditions that contribute to the downgrading of neighborhood property values by establishing these minimum standards for the condition of the exterior of the residential buildings and by establishing requirements for maintenance of all buildings, structures of whatever kind. An attempt has been made to allow a broad freedom of choice in specific improvement designs, while allowing for quality control.

The following **RULES** are in addition to the City of Chandler Code requirements in Chapter 30, NEIGHBORHOOD PRESERVATION, and OF THE CHANDLER CITY CODE. The Harmon Ranch Homeowner's Association may enforce all Chandler City Code Requirements, as stated in the Association's CC&R's, in conjunction to the following rules.

Each lot owner should read, review, and make him/her acquainted with the CC&R's recorded on his lot with Maricopa County and with these Architectural Rules as may be amended from time to time by the Board of Directors. These documents are intended to enhance property values and the high standards of development that exist within Harmon Ranch Homeowners Association. The Rules are established to assist residents in preparing an application to the Architectural Review Committee for structural and landscape improvements. **FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE.** Even if your addition or alteration is identical to another, which has been approved, **it must be submitted for approval.** Because each situation may have different conditions, e.g., different locations, physical conditions, or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Rules and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable City codes.

APPLICATION PROCEDURE

Submittal --

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

Harmon Ranch Homeowners Association
Sentry Management, Inc.
1414 W. Broadway Road Suite 205
Tempe, AZ 85282
(480) 345-0046

The following information must be included:

1. Application Form -- A completed application form (copies of which can be obtained from the management office).

2. Plot Plan -- A site plan showing dimensions, relationship to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. Elevation Plans -- Plans showing finished appearance of addition in relationship to existing dwelling. An accompanying photograph of the proposed location is suggested.
4. Specifications -- Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Harmon Ranch Homeowners Association and the use and appearance of all land within Harmon Ranch Homeowners Association, shall comply with all applicable City of Chandler zoning ordinances, building codes, and other ordinances as well as the CC&R's and these Rules.

Review -- Approval and/or Disapproval --

The Architectural Review Committee reviews requests, for approval or disapproval, at the regularly scheduled board meetings, as published annually.

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

Neither the Architectural Review Committee, nor the Board, shall have any liability in connection with or related to approved or disapproved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition 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 90 days of the date of the Committee's approval of the applicable application or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules.

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, in the Committee's discretion), such construction shall be completed within six (6) months after the date of the Committee's approval of the applicable application.

Appeal

Any appeal of the Committee's decision must be submitted in writing to Harmon Ranch Homeowners Association Architectural Review Committee, c/o Sentry Management, Inc., 1414 W. Broadway Road, Suite 205, Tempe, Arizona 85282, within 30 days from the mailing of the Committee's decision.

RULES AND DEFINITIONS

Definition for block walls as mentioned in the following landscape rules and guidelines:

1. Perimeter Walls – Entire wall belonging to a homeowner where one side borders a street but both sides border the homeowner's property or the entire wall belongs to the association where both sides border streets and common area.
2. Common Walls – Wall that is shared between the homeowner and the association where one side faces the homeowner's property and the other faces common area.
3. Party Walls – Wall shared between two or more homeowner's and both sides face a homeowner's property.
4. Pony Wall – A wall on the homeowner's property that is 36" or less in height.

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LANDSCAPE RULES:

All front yard landscape design changes shall be submitted for review and approval of the Architectural Review Committee. A detailed description and plan is required to convey to the committee your desired changes. Please utilize the Plan Submittal Form and include all of the required information listed above.

Note: As owner you are responsible to ensure that proposed improvements do not interfere with the established drainage patterns and do not direct drainage toward the foundation of the home.

It is strongly recommended that the owner retain professional services for landscape planning and design. The Arizona Landscape Contractors Association can provide you with a list of qualified landscape professionals to assist you in individualizing your landscape design.

In all cases, the installation must comply with City of Chandler drainage and grading requirements.

Low water use designs are highly encouraged, and turf conversions are acceptable if incorporated in an overall front yard landscape plan redesign. Redesigning only the portion of the yard where the turf was removed does not meet this requirement.

CORNER LOTS

Owners of corner Lots must maintain the area outside of the perimeter wall adjacent to the street running alongside the Lot.

TURF

Turf areas shall not exceed the City of Chandler Small Turf Ordinance, which may be amended from time to time, but, in no case shall turf areas exceed 40 percent of the landscape area of the same Lot.

Turf areas must be contained by an approved border material where not abutting the sidewalk or other approved hardscape material.

Turf areas shall be maintained in good condition and regular trimming, de-weeding, fertilizing, watering, de-thatching, seasonal scalping, and needed re-seeding or spot seeding are required. From time to time turf areas require complete removal and re-sodding or seeding when a neat and healthy turf area can no longer be maintained. The Architectural Review Committee may require the re-sodding or re-seeding of turf areas as needed to accomplish a healthy turf area. Winter overseeding of turf is optional; however, all dormant grass must be maintained and kept free of weeds.

ARTIFICIAL TURF GUIDELINES

Being in a desert environment, water conservation is an important priority. Because of this, the Architectural Review Committee and the Board of Director's will consider request to install artificial turf for front yards under the following guidelines:

- The ARC and/or Board of Directors reserves the right to require removal/replacement of any area of artificial turf which does not meet the standards set forth by these guidelines.
- Artificial turf must be professionally installed by a licensed representative of the manufacturer and covered by a manufacturer's warranty of at least an eight (8) years warranty. After installation the turf must be maintained according to the manufacturer's guidelines and warranty requirements.
- Any request for installation of artificial turf must include a minimum of a one square foot box sample of the exact finished turf product, along with the manufactures product specifications. Allowable face weight (pile weight) range is between 38 to 78 ounces per square yard without backing. The maximum width of the stitch gage is $\frac{3}{4}$ inch. Primary backing shall be a Duraflo and/or Urethane backing to provide a good water flow.
- A sub-base of three (3) to four (4) inches of compacted aggregate material shall be installed under the artificial turf surface, using at least $\frac{1}{4}$ " minus which is the industry standard.
- Artificial turf must be installed in such a way as to appear seamless and uniform. Only natural colors are acceptable, to remain unchanged from the natural green lawn appearance, and subject to approval by the reviewer.

- The pile height of the artificial turf shall be minimum of 1 ½ inches, not to exceed 1 ¾ inches. 100% poly grasses without nylon are the acceptable choice as nylon retains pet odors and has been known to contain lead.
- Only turf requiring infill installation will be allowed. Infill material installation shall be according to turf manufacturer specifications or based upon standard industry guidelines. Minimum infill of two (2) pounds per square feet.
 - Artificial turf must be maintained in like new condition, color, and uniformity with no tears or seams visible. Seams must be glued together not nailed. Pile must be maintained with regular raking as necessary for natural looking pile; not flat or lying horizontal.

CONDITIONS:

When artificial turf reaches the end of its lifespan and no longer appears natural in color and appearance, or has suffered irreparable damage or wear, the turf must be replaced.

IRRIGATION

All turf, trees, shrubs and ground cover must have in-ground automatic irrigation systems.

Such irrigation systems and timers, including sprinkler heads, drippers, bubble drippers, etc, shall be maintained at all times to prevent overspray onto walls and excessive water runoff.

Property owners will be responsible for damage to Association maintained perimeter walls from water overspray, such as: paint bubbling; peeling; and block deterioration. Similarly, property owners will be responsible for runoff damage which causes excessive erosion to common area landscape.

MOUNDING

Mounding and other proposed grade changes are encouraged and shall be designed and constructed to assure mounding appears natural. Mounds should be a maximum of 24" in height and have natural looking shapes.

BOULDERS

The use of accent boulders is encouraged. The boulders shall all be surface select in color and be a minimum of 250 pounds in weight. All boulders are to be buried 1/3 in the ground.

BORDER MATERIAL

Brick, concrete and flagstone borders are approved border materials for containing sod and granite areas. Metal or plastic edging is prohibited. Where rock materials at property lines do not match in color or size, an approved

boarder material shall be utilized over the property line. The Association will not become involved in specific property line location or determination.

TREES

Front yard trees are highly encouraged and scrutiny will be given to designs that remove trees from the design. A minimum of one (1) 15-gallon tree per 500sf of landscape area is encouraged. Trees shall be located so as to provide room for future trunk and canopy growth without interfering with neighboring landscaping and structures. Tree canopy fallout should be considered in rear-yard landscape plans to minimize impact on neighboring landscaping and swimming pools and other water features.

PLANTS

Shrubbery adequate to compliment the size of the yard must be installed in the front yard landscape on each lot. As a guide, a minimum of one (1) 5-gallon plant/shrub per 100sf of landscape area and one (1) 1-gallon shrub or groundcover per 100sf of landscape area should be planted. Some designs or yards may dictate more plantings. Plants and shrubs shall be naturally grouped and arranged so as to avoid an unnatural symmetrical appearance.

The Architectural Review Committee may require additional plantings in yards lacking plant coverage due to die-off, tree removal, turf removal or placement, or general landscape aesthetic needs.

Plantings must be installed on both sides of driveway.

SIDE YARD LANDSCAPING

All side yards (landscape areas between side property lines and garage, house, driveway, or other hardscape area) shall include shrubs, groundcover, and/or some other landscape feature. Granite alone in side yard landscaping is unacceptable and contributes to parking on unapproved surfaces and overall landscape neglect, and resulting blight.

When abutting another landscaped yard, a property line border of concrete or brick, or other approved material, shall be maintained between yards of dissimilar rock colors or conflicting landscape designs. See Border Material section for further information.

GRANITE

All landscape areas not covered by turf, shrubs, groundcover, trees or hardscape shall be covered with a minimum of 2" of decomposed granite, minimum ¾" minus size. Exposed dirt areas or areas lacking adequate granite coverage will not be permitted. Owners may be required to spread additional granite rock when deemed necessary by the Architectural Review Committee.

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.

The final product must not deviate substantially from the sample submitted for approval in color or size.

Pre-approved colors include: Desert Gold (AKA Madison Gold); Coral (AKA Pink Coral); Mission Red (AKA Brick Red); Palomino Gold; Palm Gold; Desert Brown; Autumn Red; Cherokee Red (AKA Baja Red).

Lava rock and/or cinder rock and wood chips are prohibited. Planting underliner is prohibited.

River rock shall be 3”-6” in size and be used in accent locations only. Not more than 10 percent of the front yard landscape may be river run rock.

XERISCAPE LANDSCAPE DESIGN

Xeriscape (low water, desert) designed yards shall follow the general landscape guidelines listed in these rules, and shall pay particular attention to naturally appearing placement and groupings of desert plant material. Cacti, succulents, grasses, groundcover, rock designs and mounding shall be incorporated to cause a natural and pleasing appearance. Larger cacti plants in fewer numbers will be preferred over smaller cacti plants in greater numbers. For this reason, no specific number of cacti is recommended in design, but a natural desert appearance shall be the dominating goal for design.

Xeriscape design is challenging, and professional design assistance is recommended. The Architectural Review Committee will not consider the desire for a “low maintenance yard” as a motivating design element in the landscape design.

Xeriscape design assistance can be obtained from: **Xeriscape: Landscaping with Style in the Arizona Desert**, A step-by-step guide for planting, installing and caring for your landscape. Excellent photos of landscape ideas, colorful plant combinations, design ideas and examples of Xeriscape are available from the City of Chandler Water Conservation Office.

HARDSCAPE

All additional concrete and or paved surfaces within the front yard areas must be approved by the Architectural Review Committee, including brick, tile, or any wood decks. This includes the painting or refinishing of surfaces. The combined width of all concrete and/or paved surfaces (including driveways) in the front yard shall not exceed 50 percent of the total width of the front yard, or 50% of the overall front yard area. Paved surfaces include flagstone or other paving materials.

Plans must include a plot plan of the existing lot and the exact location of the existing structure and hardscape, the proposed changes, as well as a description of the materials to be used. Plans must state the percentage of proposed paved surface and total front yard coverage area on the plan.

The addition of plants and shrubs must be part of the plan submittal showing where and what will be added to soften the look of the hardscape. The expanded driveway may be not closer than 18 inches to the side Lot line.

In the instance of the removal of hardscape for repair purposes, the entire removed section shall be replaced with matching material.

LIGHTING

Landscape accent lighting is encouraged. Lighting shall be shielded such that the light shines primarily on the Lot and should be shielded with plants or walls when possible.

DECORATIVE WALLS

Masonry planter and decorative walls must be no taller than 36" in height. Perimeter walls must be built with an appropriate property line setback to prevent overhanging neighboring property or sidewalk. As stated on the Plat, construction within Public Utility Easements (PUE) shall be limited to utilities and removable section fencing. The property owner is responsible for locating all PUEs.

STONE VENEER

A completed Architectural Plan Submittal Form must be submitted to the Architectural Committee for approval.

- No more than 30% of the front of your home elevation can be done in cultured stone.
- In addition to the completed form, a digital photo or CAD drawing with areas marked where stone is to be installed must be provided.
- Dry stack or mortar look must be indicated on plan.
- If mortar set is used, it must be mortar set with a ½" wide raked grout joint.
- Grout must be tinted to match the color of the stone (no gray).
- Architecturally, all stone should have a natural stopping point and wrap, if possible, to avoid exposed edges and must follow contour of pop-outs where present. Stone that wraps around the side of the house, should go back at least two (2) feet towards the side yard fence.
- A sample or brochure of desired stone must be provided along with a photo of the front of the home showing existing paint colors.

Stone Veneer installation procedures must be strictly followed:

For wood frames, a typical installation sequence is: Sheathing, weather-resistant barrier, galvanized metal lath, stucco, mortar, cultured stone veneer, and mortar joint, if not stacked.

Homeowners have the option to install themselves according to the approved manufacturer's instructions. Please note all installations will require final inspection and approval by the Architectural Committee.

VIEW FENCES/WALLS

Some properties located on Del Rio and Laredo Streets have common wall wrought iron view fences and block walls. Modification of such common wall areas is prohibited, including the installation of drainage holes. Wall modifications required for drainage purposes must first obtain Architectural Review Committee approval. Owners are prohibited from planting vines or otherwise attaching anything to the view fences, including trellises and screening material.

Under no circumstances shall swimming pools be drained or back-flushed into the common landscape/retention areas. Such drainage causes erosion and damages plants and trees, and is in violation of City Code.

WATER FEATURES

All front yard water features will need the approval of the Landscape or Architectural Review Committee before installation. Details are to include pond depth, materials including color, heights and widths and plumbing specifications.

ARTIFACTS

Wagons, wagon wheels, barrels, bridges, wishing wells, horns, etc. will be considered for approval upon submitting. In no event will the accumulation of artifacts become the focal point of the landscape design, as determined by the Landscape or Architectural Review committee.

NON-UNIFORMITY

Different Lots may have different landscape design criteria. The Landscape or Architectural Review Committee shall not be required to approve any landscaping design simply because another similar or exact design has previously been approved. The Landscape Committee may in extenuating circumstances grant variances from the restrictions set forth in these Landscape Guidelines if the Landscape or Architectural Review Committee determines that a restriction would create an unreasonable burden on an Owner and when the modified restriction permitted under a variance would not have a substantial adverse effect on other owners or the project and is consistent with the high standards intended within the project.

Low Water Use Plants and Trees (Recommended)

Trees:

Acacia farnesiana (Sweet Acacia)

Acacia salicina (Willow Acacia)

Acacia stenophylla (Shoestring Acacia)

Cercidium praecox (Palo Brea)

Chamaerops humilis (Mediterranean Fan Palm)

Chilopsis linearis (Desert Willow)

Dalbergia sissoo (Indian Rosewood)

Pithecellobium flexicaule (Texas Ebony)

Prosopis velutina (Velvet Mesquite)

Quercus virginiana (Live Oak)

Ulmus parvifolia (Chinese Elm)

Vitex agnus-castus (Chaste Tree)

Olea Europaea (Swan Hill Olive)

Shrubs:

Buddleia marrubifolia (Woolly Butterfly Bush)

Caesalpinia mexicana (Mexican Bird of Paradise)

Caesalpinia pulcherrima (Red Bird of Paradise)

Calliandra californica (Baja Red Fairy Duster)

Cordia parvifolia (Little-Leaf Cordia)

Dalea frutescens (Black Dalea)

Dodonaea viscosa (Hop Bush)

Eremophila maculata brevifolia (Red Eremophila)

Hamelia patens (Firecracker Bush)

Justicia californica (Chuparosa)

Larrea tridentata (Creosote Bush)

Leucophyllum candidum (Violet Silverleaf)

Leucophyllum laevigatum (Chihuahuan Sage)

Muhlenbergia rigens (Deer Grass)

Nerium oleander (Oleander)

Ruellia peninsularis (Baja Ruellia)

Senna artemisioides filifolia (Green Feathery Senna (Cassia))

Tecoma hybrid (Orange Bells)

Tecoma stans angustata (Arizona Yellow Bells)

Tecomaria capensis (Cape Honeysuckle)

Groundcovers:

Chrysactinia mexicana (Damianita)

Convolvulus cneorum (Bush Morning Glory)

Euphorbia rigida (Blue Euphorbia)

Lantana hybrid (Lantana)

Lantana montevidensis (Trailing Lantana)

Myoporum parvifolium (Myoporum)

Rosmarinus officinalis 'Prostratus' (Trailing Rosemary)

Ruellia brittoniana 'Katie' (Katie Ruellia)

Wedelia trilobata (Yellow Dot)

Vines:

Bougainvillea spectabilis (Bougainvillea)

Hardenbergia violacea (Lilac Vine)

Macfadyena unguis-cati (Cat Claw Vine)

Podranea ricasoliana (Pink Trumpet Vine)

Rosa banksias (Lady Bank's Rose)

Solanum jasminoides (Potato Vine)

Cacti:

Myrtillocactus geometrizans (Blue Myrtle Cactus)

Opuntia basilaris (Beavertail Prickly Pear)

Opuntia santa-rita (Purple Prickly Pear)

Pachycereus marginatus (Mexican Organ Pipe)

Trichocereus candicans (Argentine Giant)

Succulents, & Accents:

Agave desmettiana (Smooth Agave)

Agave geminiflora (Twin-Flowered Agave)

Agave parryi (Parry's Agave)

Agave vilmoriniana (Octopus Agave)

Aloe ferox (Cape Aloe)

Bulbine frutescens (Yellow Bulbine)

Cycas revoluta (Sago Palm)

Dasyllirion wheeleri (Desert Spoon)

Fouquieria splendens (Ocotillo)

Hesperaloe parviflora (Red Yucca)

Pedilanthus macrocarpus (Slipper Flower)

Portulacaria afra (Elephant's Food)

Yucca rostrata (Beaked Yucca)

ARCHITECTURAL AND MAINTENANCE RULES:

The CC&Rs for Harmon Ranch specify that any change or alteration of the exterior appearance of a residence or a building or structure in Harmon Ranch must first be approved by the Architectural Review Committee (Section 6.7 Improvements and Alterations).

The following Architectural Rules have been created by the Architectural Review Committee and adopted by the Harmon Ranch Homeowner's Association to assist in the consistent maintenance and improvement of the properties in

Harmon Ranch. Specific improvements or changes not pre-approved by these Guidelines and Rules must be submitted for approval prior to the change.

These Rules may be modified from time to time by the Architectural Review Committee and Board.

The following standards are in addition to, and at times above, the requirements set forth by the Chandler City Code, Chapter 30, Neighborhood Preservation. Violations of the City Code may be enforced by the Association the same as any other violations (Section 12.7 CC&Rs).

General Appearance of Structures and Property

In addition to the requirements stated in the CC&Rs Sections 1.14, 2.4, 6.7, 6.10, 6.17, 6.21, 9.3, 12.1, and 12.6, the following guidelines shall apply to every property, or LOT, in the Association.

Each OWNER shall keep neatly trimmed, properly cultivated, and free from trash, weeds, and other unsightly material, all shrubs, trees, hedges, grass, and plantings of every kind located on his/her LOT, and other public right-of-way or easement areas which abut the owner's LOT, and which are located between the boundary line of his/her LOT and the paved area of any street or sidewalk. Weeds and refuse of all kinds, including pet droppings, must be promptly removed from these areas by the OWNER.

"Weeds" include any undesired or uncultivated grass or plant material growing in rock areas, on lawns, on driveways or walkways, or anywhere on the LOT. "Wildflowers" or "wild ground cover" are considered "weeds" unless approved as part of an overall (seasonal) landscape plan for the LOT.

Each owner shall maintain his/her residence, LOT, and all improvements in good repair and condition. The yards and landscaping on all LOTS shall be neatly and attractively maintained, and shall be cultivated and planted to the extent required by the Landscaping Rules to maintain an appearance in harmony with other LOTS in Harmon Ranch.

During prolonged periods of absence or preoccupation, the OWNER shall arrange for the continued maintenance and upkeep of his/her dwelling, landscaping, and LOT.

OWNERS failing to properly maintain their dwelling and landscaping, and LOT are subject to fines as established by the Association Board.

Trash and Recycling Receptacles

All trash containers for solid waste and recycling material shall be maintained outside of view from the street or adjacent property.

Such containers shall be placed on the street for collection no earlier than Noon on the day prior to the day designated by the City of Chandler for collection, and removed from the street and properly stored out of sight no later than Noon the following day after the scheduled collection. At no time shall Trash containers (black cans) and Recycling containers (blue cans) be left for collection at the same time.

Painting

Paint that is deteriorated, as indicated by peeling, flaking, fading, cracking, blistering, resulting in exposed, bare, or unprotected surfaces, shall be removed and repainted.

All homes in Harmon Ranch shall be repainted on a regular basis as needed by the homeowner, at a minimum every 8 to 10 years.

Areas of paint exposed to splash-up from rocks and dirt may require regular cleaning and painting to prevent a dirt-stained appearance to the home.

The Architectural Review Committee may require the painting of a home for maintenance purposes, by the homeowner.

Pre-Approved Colors

The Architectural Review Committee has adopted a list of pre-approved paint colors for the exterior of homes, walls, and other structures. A change of exterior paint colors need not be approved provided colors from the pre-approved paint list are used, and if the painting follows the following guidelines:

Home painting must be accomplished in a professional manner with adequate paint coverage, with no overspray on unintended locations. Some colors are more difficult to cover than others, and may require multiple applications at varying angles to properly cover. The Architectural Review Committee may require that a home have additional paint application to correct uneven application, poor coverage, or generally unprofessionally done painting. Windows, window frames, and screens must be protected from overspray.

Color Schemes

A minimum of two and a maximum of three different approved colors may be used on one residence. Homes must have an overall primary color, and a secondary trim color. The primary color shall be the dominant color for the structure, and for adjacent walls or other attached structures.

The secondary trim color shall be the only color used for the trim of the residence (that area just under the roof line). The trim color may also be utilized for architectural features such as pop-outs around windows and doors, framing around entrances, railings, and exterior stairways, and garage doors.

A third approved color may also be utilized for pop-out architectural features, and for architectural items such as railings, exterior stairways, and security screen doors.

Any other unique painting scheme must first be approved by the Architectural Review Committee.

Internal Streets/Corner Lot Walls

For those homes on corner lots adjacent to a street right-of-way within the interior of the subdivision, the portion of the property-line wall adjacent to and facing the street right-of-way, shall be maintained by the Owner and painted with the color adopted by the Association for the exterior community walls. The intent is to achieve and maintain uniformity of color for these street facing walls. Damage to plaster, including water damaged or chipped areas shall similarly be repaired by the corner lot Owner. [See also: Irrigation in Landscape Guidelines]

Screens and Window Tinting

Owners shall maintain all window and door screens in good condition and free of rips, tears, excessive fading, and sagging. No aluminum material or other reflective material may be installed in windows.

White, bronze, or Charcoal sun screen material may be installed. The frame for window screens must match the screen material, existing window frames, or the color of the home adjacent to the screen.

Windows

Every owner shall maintain windows in good condition free of cracks and breaks. Replacement windows shall match existing windows on that same side of the home in style and color. Changes in window style, such as the addition of grilles, shall first be approved by the Architectural Review Committee.

Garage Doors

Garage doors shall be maintained in functioning order and good appearance. Door panels with large dents shall be replaced. Replacement garage doors of a style different than the originally installed door shall be submitted for approval prior to replacement. Garage doors shall be painted to match the primary or trim colors of the residence.

Driveways

Driveways and secondary paved parking areas at the front of homes shall be maintained free of oil or other fluid stains. See the Landscape section for driveway and hardscape changes or additions. Oil drip pans or similar devices are only authorized for use if stored out of view from the street when not located under a vehicle.

Vehicles

No inoperable vehicles shall be maintained on lots in a location visible from the street or adjacent properties. Inoperable vehicles include those incapable of being operated on the public roadway due to missing or broken parts, flat tires, no licensing and registration, etc.

Vehicles shall only be parked on paved surfaces intended for the parking of vehicles, such as driveways and extended driveways. At no time shall vehicle tires be parked on granite, turf, or other landscape areas.

Screen Doors/Security Screen Doors

Aluminum screen doors are prohibited on front entry doors.

Wrought iron, steel, or wood screen doors must be approved prior to installation and must be the color of the trim (secondary color) or third color of the home, or white, off-white, or patina. Black security screen doors shall not be permitted.

Security screen doors exhibiting rust or other damage, deterioration or inability to properly function, shall be repaired, replaced, or removed.

Front Doors

Exterior front doors must be maintained in good condition and refinished/re-stained and varnished as necessary. Harmon Ranch homes were originally built with wooden front doors. Southern and western facing doors likely require more regular maintenance than other doors. Door replacement requires the prior approval of the Architectural Review Committee, even if a security screen door is utilized.

Exterior Lighting

Lighting shall be shielded such that the light shines primarily on the lot. Lights which create glare visible from other lots are not permitted. Light fixtures shall not exceed an illumination intensity of more than one (1) foot candle power as measured from the lot line. Light fixtures not maintained in an operable condition shall be repaired, replaced, or removed from sight, and not left in place in such inoperable condition.

Gates and Fences

Double gates may be installed to allow wider access to backyards where size permits. In no instance will gates be permitted in any Association Common Wall. Gate materials need not match the originally installed gates; however any changes require prior Architectural Review Committee approval. Shrubs, trees, or other plants should be located between the house and gates where possible.

Gates must be maintained in good condition. Rusted gate frames must be repaired or replaced and repainted when weathered. Weathered gate slats must be refinished with stain or paint when weathered. The Architectural Review Committee may require the repair of gates and slats when deemed necessary.

All gates must have a metal frame. The Architectural Review Committee encourages the use of stained wood slats on wood slat gates, or recycled wood appearing slat materials. If the owner chooses to paint the gate, it shall be painted to match the color of the adjacent block wall, and maintained free of peeling.

Roof Tile

When repairing or patching roof, all new tile must match existing tile as closely as possible.

All roof alterations, repairs and patches must be approved by the Architectural Review Committee and all material must also be reviewed and approved.

In the event that replacement tiles do not match existing tile, replacement tile (if approved) must be blended for uniform appearance.

Gutters and Downspouts

Gutters and downspouts may be considered for approval. The finish on same must match the dwelling in color. High quality materials that offer long life are recommended, as the homeowner will be required to maintain them in good repair. Plans must include the proposed locations of the gutters and

downspouts, the quality of the materials to be used, the manufacturer's warranty, and the name and phone number of the installer.

Security Devices, Cameras, Motion Sensors

The placement of any visible security devices including but not limited to lights, doors, window coverings, or cameras shall first receive Association approval. All cameras, camera housing, cables and wires, or other such devices are encouraged to be painted to match the home surface where located. Large camera housings are discouraged for use as they take away from the aesthetic qualities of the home and neighborhood.

Heating, Ventilating and Air Conditioning Units

All mechanical equipment such as heating, ventilating, and air conditioning units or vents shall be ground mounted and located within the back yard of the residence.

At no time shall such equipment be located so as to be visible from the street or neighboring properties. Mechanical equipment for swimming pools or spas when visible from common areas or adjacent properties shall be screened from view by solid decorative screen walls.

Wind turbines must be approved by the Architectural Review Committee as to appearance and placement.

Solar Equipment

The use of renewable energy sources is encouraged by the Harmon Ranch Homeowners Association. The use of panels and equipment to match the roof is encouraged in all cases and should be integrated into the roof design and roof plane is required.

All solar energy devices visible from neighboring property or public view must be approved by the Architectural Review Committee prior to installation.

Exterior Plumbing, Wiring, Mechanical Equipment

Home plumbing and wiring shall be located inside the dwelling structure or walls in most cases. Any plumbing and exterior wiring visible from the street or neighboring properties may be installed on the exterior of the home, with prior approval from the Architectural Review Committee only, on a case by case basis. In all cases such wiring and plumbing, or any other mechanical equipment, shall be painted to match the home or trim, whichever will best accomplish screening and concealment.

Basketball Goals and Nets, Other Equipment

All basketball goals either permanently installed or of temporary and movable design, must be submitted and approved prior to installation.

Goals mounted directly to the house are prohibited and will not be approved.

In considering approval of goals, the Architectural Review Committee will look at the location relative to neighboring properties and how any negative impacts of stray balls and missed shots are mitigated.

The goal, including pole, backboard, and net, must be maintained in good condition and intact.

At no time will movable goals be allowed to be placed on non-hardscape landscape areas, such as on granite surfaces. Movable goals also are not permitted in any other location visible from the front yard street area, other than the approved location(s). At no time shall movable basketball goals be stored horizontally in a location visible from the street or neighboring properties.

Other equipment, such as skateboard ramps, hockey goals, soccer nets, shall not be maintained in the front yard visible from the street when not in use.

Children's Play Structures/Trampolines

Children's play structures and trampolines may be located in rear yards only, and with prior Architectural Review Committee for approval. This is not intended to prohibit play structures, but to prevent the placement of unsightly structures. Commercial quality equipment shall be built or installed at a location in the rear yard that best protects the privacy of neighbors, when possible. When considering plan approval, the Committee will consider appearance, height, and proximity to neighboring properties.

Satellite Dishes, Radio Antennae

Refer to the CC&Rs, page 11, section 6.4, for specific provisions. The Committee highly encourages all satellite dishes and antennae be located other than on the front of the home, and concealed in some fashion. All poles, wires, and other paintable items shall be painted to match the adjacent home or roof, whichever will best accomplish screening and concealment.

Storage Sheds

Any storage shed will require approval by the Architectural Review Committee. Storage sheds shall be located so as to be the least exposed to street frontage view as feasible. Sheds shall be painted to match the immediately adjacent wall or structure for camouflaging. A storage shed is defined as a subordinate structure or building used primarily for storage purposes, of a height no greater than 7 feet and a total square footage under the roof not to exceed 120 square feet, with no utilities (water, sewer, electric or gas).

Accessory Buildings/Structures

Professional drawings/plans must be submitted to the Architectural Review Committee for approval. The structure must comply with all City codes and be properly permitted. An accessory building is a building that is subordinate and customarily incidental to the main building on the same lot, including a private garage, but not involving any activity used for commercial or dwelling purposes. Only one accessory building is allowed per lot.

The structure must be tiled, stuccoed, and painted to match the house.

Open Air Ramada or Gazebos

An open-air ramada or gazebo is a structure open on the sides and supporting a roof or lattice-type cover. Its primary purpose is to provide shade in conjunction with a recreational activity such as a swimming pool, spa, or sitting area. It is not to exceed both 10 feet in height and 150 square feet in area, and must be separated from the residential dwelling by a distance equal to at least ½ of the rear yard setback.

Any proposed ramada or gazebo that exceeds these specifications will be reviewed as an accessory building and is required to meet all property setbacks as indicated in the previous section of this manual.

An open-air ramada or gazebo only requires a 5-foot side yard and 5-foot rear yard setback, as measured from the edge of the roof or cover. In the event that an alley, or common public or private open space other than a street, adjoins the rear yard along one or more of the property lines, the required 5-foot setback from that property line to the ramada may be eliminated.

Installation of plant materials may be required as determined by the Architectural Review Committee.

Dwelling Additions/Remodels

Plans must be submitted to, and approved by, the Architectural Review Committee prior to construction for any building addition projects. (Interior remodels only do not require Architectural approval.) Plans must meet at a minimum, all City of Chandler Building Codes and/or the Planned Area Development (P.A.D.) requirements and all Harmon Ranch Homeowners Association guidelines. All dwelling additions must match existing architecture and elevations. Dwelling additions must closely match existing building materials and be painted to match the existing shade and color of the home.

One roll-off dumpster may be utilized by the owner for the purpose of construction debris management during the construction period, and located on the roadway or driveway in front of the home under construction, for a period not to exceed six (6) months, unless specifically approved by the Architectural Review Committee. A second "low boy" dirt and concrete dumpster may be located on the street in front of the residence under construction for a maximum one week period. The dumpsters shall be removed and emptied in the event of overflowing, or excessively smelly waste.

Patio and Shade Covers

Patio covers will be considered for approval. They must be painted to match the existing trim of the home and all must have a permit issued by the City of Chandler. The following are minimum standards:

Partial Shade Covers

- Horizontal shading members: Minimum 2 x 2 rough sawn, running parallel to the dwelling, with a maximum overhang of 6 inches past a support.
- Horizontal support members: Minimum 2 x 6 rough sawn.
Vertical support members: Minimum 2 x 6 rough sawn.

Color: to match existing trim. Wood shall not be left unpainted.

Solid Patio Covers

- Covered patio roofs that are pitched with 4":12" and greater pitch shall be tiled to match the house.
- Flat roof pitch less than 1":12" must have a built-up roof application with colored granules that match existing roof.
- Aluminum patio covers are prohibited. Asphalt or wood shingles may not be used.

Color: to match existing trim. Wood shall not be left unpainted.

Patio cover and shade structures shall be maintained in good condition without rotting wood, loose and unsecured roofing materials, missing tiles, broken or loose supports, peeling paint, etc.

Pools and Spas

Pools and spas need not be submitted for architectural approval provided the following requirements are met: (1) pool ladders/slides need to be approved and will be considered based upon appearance, height, and proximity to other properties; and (2) perimeter walls on lots bordering Association landscaped areas may not be torn down. Access must be gained by tearing down a front wall on the side of the home, leaving the perimeter wall intact, assuring it matches in texture and color throughout the community unless other access is approved by the Board of Directors.

After notice and an opportunity to be heard a \$1,500.00 fine will be applied to the account of any homeowner who removes any portion of an Association common wall either without the Board's prior approval or in defiance of the Board's disapproval.

This fine will be in addition to the cost of restoring the wall and repairs including but not limited to landscape, hardscape and irrigation that may be required. All such restoration and repairs will be performed by the Association's contractors and the cost will be charged to the homeowner's account.

Under no circumstances shall swimming pools or spas be drained or back-flushed into the common landscape/retention areas. Such drainage causes erosion and damages plants and trees, and is in violation of City Code.

RV Parking/Motor home and Trailer Rules

The CC&Rs require that all recreational vehicles (RVs) or other trailers may only be maintained so as to not be visible from the street or adjacent properties. Trailers and RVs that can not be stored without being visible must be stored at an off site storage facility.

The Board recognizes that trailer and RV owners need from time to time to park such RV or trailers on or adjacent to their lot while loading or unloading them in preparation or return from a trip.

Therefore, in order to enforce the CC&R requirement in a reasonable manner, a cooperative enforcement method through communication has been established: If the homeowner notifies the association office via email, Phoenix@sentrymgt.com. Or fax 480-345-1728, prior to bringing their vehicle into the subdivision for purposes of loading or unloading, a grace period of up to 48 hours will be granted. Contact can be made by email at Phoenix@sentrymgt.com or fax 480-345-1728.

This practice will be discontinued or disallowed if it is not honored or abused. It is the Board's intent to proceed with enforcement based upon rational considerations of fairness and reasonableness under the circumstances.

Signs

No advertising signs will be permitted except one (1) "For Lease" or "For Sale" per Lot, the size and specifications of which shall be determined by the Architectural Review Committee. One (1) security company sign is allowed per lot. No "For Rent" signs or signs of any other nature may be attached to any perimeter or side of Lot walls.

Temporary Storage Containers

Owners may obtain approval for the temporary placement of storage containers to be located on the driveway area of the front yard, or in a side yard where feasible, for a maximum three week period from the time of container placement. No owner shall exceed eight weeks total temporary placement within any twelve month period without special approval from the Architectural Review Committee.

Flags and Flagpoles

As used herein, the term "flagpole" shall mean a pole or staff of wood or metal for display of the American Flag, whether such pole or staff is horizontal or vertical, or free-standing or attached to a structure.

The "union" portion of the American flag is the portion with the stars on the blue background.

Two (2) options are available.

1. Homeowners are advised to use brackets mounted on the house or garage to display flags. Review submittal not required.

2. Ground-mounted flagpoles are permitted with the following conditions:

Placement of American Flag Display; Poles; Number of Flags:

- Prior to installing a flagpole on any Lot/Unit, the Owner of said Lot/Unit must, in writing, submit a request including specific plans detailing the height, type, location, method of installation and color of the flagpole to the Design Review Committee for approval.
- Only one (1) flagpole of any type is allowed on a Lot/Unit.
- The height of a flagpole 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:
 - the sidewalk or the street if no sidewalk;
 - any common area; or
 - any neighbor's property line.
- There shall be no more than (one) American flag(s) displayed at any one time, and no flag shall be disproportionately large. An Arizona Flag or a flag representing one of the five United States military branches may also be displayed provided their display is in accordance with the Federal Flag Policy. No more than two flags may be displayed at one time.
- If a homeowner stops displaying a flag on their flagpole for 30 days or more, the flagpole must be removed.
- No flag may be placed on Common Area (Common Elements) or Association-maintained property, e.g. rights-of-way, etc. [without the express written permission of the Board of Directors].
- No other flag or pennant should be placed above or, if on the same level, to the right of the flag of the United States of America.
- If the flag of the United States is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from the windowsill, balcony, or front of a Unit, the union of the flag should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
- When displayed either horizontally or vertically against a wall, the union should be uppermost and to the flag's own right, that is, to the observer's left. When displayed in a window, the flag should be displayed in the same way, with the union or blue field to the left of the observer in the street.

- The flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.
- The flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.
- The flag, when it is in such condition that it is no longer a fitting emblem for display, should be removed and replaced with a new flag.

END