



SUN LAKES HOMEOWNER'S ASSOCIATION #3
ARCHITECTURAL/LANDSCAPING
GUIDELINES

Revision: Dated October 20, 2010

ALC GUIDELINES

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SUN LAKES HOMEOWNER'S ASSOCIATION #3 ARCHITECTURAL/LANDSCAPING GUIDELINES

GENERAL

- A. The Architectural/Landscaping Committee, hereafter referred to as the ALC, is responsible to the Board of Directors for the approval or disapproval of all exterior modifications made to Homeowners' property in IronOaks at Sun Lakes, dba Homeowner's Association #3, hereafter referred to as SLHOA #3.
- B. Nothing contained herein shall be construed as altering, amending or changing the Declaration of Covenants, Conditions and Restrictions ("Deed Restrictions") as recorded with the County of Maricopa, or the Articles of Incorporation and By-Laws of SLHOA #3.
- C. This document, referred to as "Guidelines", is the rules by which the Association and the ALC operates. The ALC reserves the right to modify or change any of the Guidelines with or without notification as approved by the Board of Directors.
- D. Notices and Change of Address/Contact Information
 - 1. It is highly recommended that the SLHOA #3 management company, the ALC and/or Patrol be kept advised of any changes or alternate addresses that differ from the residence address within SLHOA #3 so that the SLHOA #3 would be able to contact the Homeowner in case of some emergency.
 - 2. Also, the Courtesy Notice of a potential violation, or an actual Fine Notice is made by mail. All Notices shall be deemed to be delivered and received twenty-four (24) hours after a copy of the same has been deposited in the United States mail, postage prepaid. If the Notice is addressed to the Homeowner at the address given by the Homeowner to SLHOA #3, or the management company as the representative of SLHOA #3, for the purpose of service (such as the Bill To address, etc.) of such notices, or the Notice is addressed to the address of the Lot, Parcel or Dwelling Unit owned by the Homeowner and there is no alternate address given, the Notice will also be considered delivered. The stated time frame for corrective action to be implemented will have started and the appropriate fine will be assessed.
- E. The ALC Guidelines were adopted by the Board of Directors on February 7, 1997. Revisions were adopted on 11/1/98, 01/01/2001, 01/01/2005, 05/01/2006, 11/29/2006, 01/10/2007, 07/11/2007, 10/17/2007, 04/16/2008, 09/17/2008, 12/17/2008 12/17/2009, 03/17/ 2010, and 10/20/2010

HOMEOWNER REQUIREMENTS

- A. **A HOMEOWNER HAS THE RESPONSIBILITY TO OBTAIN AUTHORIZATION FROM THE ALC PRIOR TO MAKING ANY EXTERIOR ALTERATIONS TO HIS/HER PROPERTY, INCLUDING ALL ITEMS SPECIFIED IN THE GUIDELINES.**
- B. ALC Permit Request Forms are available in the ALC Office located in the Oakwood Arts and Crafts Center (Monday-Thursday, 8:00 AM-Noon).
- C. **Please only include one alteration or change per ALC Permit Request Form.**
All submissions must include a copy of the plot plan showing the location of the work to be performed. In addition, copies of all supporting pages including those submitted to either Maricopa County or the City of Chandler that have been stamped "approved" by such governmental authorities, including their actual permits must also be included. When any supporting document larger than eleven (11") inches by seventeen (17") inches is involved, three (3) copies should be included.
- D. Attached to each ALC Permit Request will be an Approved Architectural Request, which the Homeowner must either display in a front window of the home or attach to a contractor's sign where applicable.
- E. An administration charge is required for each application, except where the work is considered normal maintenance or repair.. The fee schedule is available from the Architectural Landscape Department.

ALC REQUIREMENTS

- A. Permit Request Forms with required supporting documents normally take no longer than thirty (30) days for approval and may be picked up at the Oakwood Arts and Craft Building, Monday through Thursday, 8:00AM-Noon. The Committee meets at least once a month to review Permit Requests. Those requests that do not require review by the entire Committee can be approved by the staff.
- B. The ALC Office phone number is (480) 802-2776; the fax number is (480) 802-4846; the email address is www.slalc@slhoa3.com.
- C. It is the responsibility of the Homeowner to obtain permits from the ALC prior to making any exterior alterations or installing any landscaping. Work must be done in accordance with the approved plans; changes can be made only with prior written approval of the ALC.
 - 1. Any work started or completed without an approved ALC Permit Request shall be considered a violation and work must be stopped at the Homeowner's expense. An ALC Permit Request for the work being done will be required to be submitted by the Homeowner and an initial \$100.00 fine will be assessed. Failure to comply will result in additional fines of \$100.00 every fourteen (14) days until the violation has been resolved.
 - 2. Once a Permit Request has been approved, no deviations or variations from the approved plans shall be made without prior written approval from the ALC. If an inspection discloses that deviations have been made without prior written approval, this becomes a violation and the Homeowner will be given fourteen (14) days to submit an ALC Permit Request for a revised plan along with the appropriate permit fee. Failure to do so will result in \$100.00 fines every fourteen (14) days until the violation is resolved.

3. When a Permit has been issued with the plans subject to certain conditions or modifications, and an inspection discloses that they have not been incorporated into the completed work, this is a violation. The Homeowner will be given fourteen (14) days to include the necessary modifications into the completed work and be subject to a \$100.00 fine every fourteen (14) days until the required modifications have been made in the completed work.
- D. The ALC advises that Homeowners should select a licensed and bonded contractor. To determine if a contractor is licensed, you may call the Registrar of Contractors at (602) 542-1502. If you have any questions as to property set backs, allowable changes, call the ALC Office at (480) 802-2776. Typically there is an eight foot (8') to nine foot (9') easement from the curb toward the house. Any digging in this area requires having the appropriate utility contacted, including cable T.V. We recommend that you call Arizona Blue Stake at (602) 263-1100 before digging, to mark the location of all underground utilities. This is a free service.
 - E. The approval of the ALC of any construction, installation, addition, alteration, repair, change or other work pursuant to these Guidelines shall not be deemed a waiver of the ALC's right to withhold approval of any similar construction, installation, addition, alteration, repair, change or other work subsequently submitted for approval.
 - F. For violations of these Guidelines, the CC&R's and the Rules and Regulations of Sun Lakes Homeowner's Association #3, possible citations and fines may be issued. Refer Rules and Regulations of Sun Lakes Homeowner's Association #3 for details.

ARCHITECTURAL SPECIFICATIONS/GUIDELINES

1. ADDITIONS AND ALTERATIONS (STRUCTURAL)

A. Guest Suites, Room Additions, Golf Cart Garages, and Other Additions:

1. All additions or alterations, including but not limited to, guest suites, rooms, weight rooms, and golf cart garages, or other rooms, must be of similar design with comparable materials to existing residences and harmonious to the community. The Architectural Landscape Committee shall have the right to disapprove plans and specifications which the Committee determines are not in accordance with all of the provisions of the CC&R's or, if in the Committee's opinion, the design, color scheme or location of the proposed structure or improvement is not in harmony with the general surroundings and topography of the Lot, as defined on page 7, A, a., of the CC&R's or with other buildings and structures in the Association, as defined on page 4, L, of the CC&R's.
2. Additions and alterations may not exceed the recorded easement. Second story additions cannot exceed the height of the highest model home built by the Developer within the Association. Engineering drawings, (stamped with the City of Chandler or Maricopa County approval thereon) including those showing how the addition will look from the top and sides, plus a copy of the Maricopa County permit (Oakwood and Ironwood) or City of Chandler permit (Ironwood Estates) must be provided.
3. Structural additions or alterations on Golf Course Lots or Common Area Lots may not extend farther back than the lesser of (1) eighty-eight feet (88') from the front setback line of that Lot, or (2) the rearmost point of the closest house on either side. A Golf Course Lot includes any lot that backs up to, or is along side of, Golf Course Land, as further defined in the CC&R's, and a Common Area Lot is any lot that backs up to, or is along side of, Common Areas, as further defined in the CC&R's.
4. Ledge Stone or Cultured Stone Veneer may be added to the house. An ALC Permit Request is required prior to installation. The Permit Request must include information as to size, shape and color, brochure from manufacturer or contractor, and a face view drawing of the area to be covered. The ALC has restrictions on shape and color of stone.

B. Patio Enclosures:

1. Enclosing the existing patio with either screens or glass, and possibly some masonry block, must be done with materials comparable to those used in the existing residence and harmonious to the community. Any panels installed below the screens or glass must have a stuccoed surface and be painted the same color as the house. Color of screens must blend in with the color of the residence or be the same as any screens existing in the residence itself.
2. Engineering/architectural drawings, including those showing how the enclosure will look from both the sides and the rear must be included. A copy of the

Maricopa County permit for Ironwood and Oakwood or a copy of the City of Chandler permit for Ironwood Estates is required when the enclosure includes windows.

3. If the patio enclosure is an extension to the room inside, and the patio walls/doors in between have been removed, the patio floor must be raised to the same level as the room inside. If the patio enclosure is to be a separate room, with the walls/doors kept between it and the room inside, the patio floor does not have to be raised unless required by either Maricopa County or the City of Chandler.
4. It is recommended that a preliminary sketch be brought to the ALC prior to preparing engineering drawings and obtaining permits from the City or County, for review.

C. Air Conditioners and Evaporative Coolers For Additions:

As respects guest suites, room additions, golf cart garages or patio enclosures, if air conditioning/heating is to be added thereto, or existing air conditioning or heating is to be extended into such areas, complete specifications as to how this is to be accomplished must be included with the Permit Request. Refer also to EVAPORATIVE COOLERS/AIR CONDITIONERS (Guideline Section 14.)

2. ALUMINUM SIDING

Aluminum siding may replace original wood or comparable siding only. The aluminum siding color must match the existing color of the home. Portions of a home, which are presently finished in stucco, must remain stucco. Submission of an aluminum siding brochure is required for review by the ALC.

3. ANTENNAS / SATELLITE DISHES

A. Satellite Dish Antennas or Over-the-Air Reception Devices – NOTICE REQUIRED:

1. Pursuant to FCC Regulations, the ALC charges no fee but requires prior notice to the ALC and completion of the applicable Notification Form indicating the location for installation and any photos or drawings to assist the ALC in evaluation. These forms, together with the ALC criteria and preferences of installation location, may be obtained from the ALC office either in person or by written request.
2. Over-the-air-reception-devices are defined by the FCC OTARD Rule issued August 6, 1996. Updates and revisions may be found at :
www.fcc.gov/mb/facts/otard.html
3. Satellite dishes shall be installed solely on the Homeowner's property and not encroaching on adjacent common areas or other Homeowner's property. Homeowners in the Villas should check with their Villas Homeowners Association for specific details as to the specific details on the location and method of installation. If there is more than one recommended location for the satellite dish, the one that fits best and meets the emphasis on maintaining the aesthetic beauty and value of the community should be selected whenever

possible as long as there is no unreasonable expense or precludes the reception of an acceptable quality signal.

4. Digital HD Antennas (Off-Air) are permitted and may be installed in a location that provides maximum reception of local HD digital broadcasts.
5. Each residence is limited to one (1) of these devices. Installation of transmission only satellite dishes or other devices not described in this section is prohibited.

B. Wireless Internet Antennas – PERMIT REQUIRED:

Until regulated by the FCC, installation of these devices requires that Homeowners obtain a Permit and ALC approval prior to installation. The Permit Application shall indicate a diagram of the antenna and receiver, the lowest possible mast-height required to receive a point-to-point reception, and the first two preferences for placement location. Placement shall be at a location least visible from the street and from other Homeowners. Prior to approval, all requests for Permits will be reviewed by the ALC with emphasis on the effect to the present and future aesthetic value of the community.

C. Other Exterior Antennas – NOT ALLOWED:

No exterior antenna for radio, ham radio, or CB may be mounted on any structure or any mast, pole or similar device in SLHOA #3 that is visible from neighboring property, as defined in the Deed Restrictions, unless approved by the ALC.

4. AWNINGS / SUNSHADES / PATIO AWNINGS / SHADE SAILS

- A. Window awnings must be of the fabric type material and may be of a slanted or rounded type for protection from the sun. Supporting parts may stand out no further than four (4') feet from the home. The awning cover itself should be no wider than four (4") inches beyond the window on each side. Colors are to be neutral solid colors compatible with the color scheme of the house. Written approval of the location, color, material and style must be obtained before installation.
- B. Sunshades of the roll down type to be installed within the patio frame will be approved for protection from the sun. Fabric type of material must be used. No Bamboo or reed is allowed. They must be tied down or securely fastened at top and bottom when in use. Written approval of their location, color and material must be obtained before installation. For metal roll down security shutters, refer to the SECURITY DOORS AND SUNSCREEN WINDOWS (Guideline Section 5.)
- C. Retractable patio awnings that extend out horizontally to the ground are allowed, but must be retracted when not in use. The color of the material must match or blend in with the color of the house as close as possible.
- D. Shade Covers or Shade Sails may be installed in the backyard only and in the front of the house if they are not visible from the street. They are to be installed only by an Arizona Licensed Contractor with a K-03 or C-03 rating. An approved Maricopa County or City or Chandler Permit (whichever is applicable) is required and is to be included with the ALC Permit Request if the structure is to be attached to the house.

Drawings of the proposed structure, including the location, dimensions and color should also be included.

The Shade Covers or Sails may be attached to the rear patio of the house or as a separate structure. If the structure is not attached to the house, it must be at least five (5) feet from the structure. All hardware, including the poles or columns is to be marine grade stainless steel. If they are attached to the house, they must be attached with buckle-type connections and the poles are to be installed so that one third (1/3) of the steel pole/column must be below the grade level in a cement footing. Footings for the poles/columns are to be high-grade cement and rebar when necessary. Poles/columns are to be no closer than ten (10) feet from the property line. It is highly recommended that either a private locator or Blue Stake be used to ensure that no utility lines are located where the poles/columns are to be placed. Maximum height shall not exceed the height of bottom of the cross beam of the rear patio.

Only UV stabilizer treated high-density polyethylene fabric is to be used. The material should be fire retardant, or preferably fire rated. Stainless steel cabling is to be used in the perimeter of the material for attachment. Manufactures specifications should include the capability of the material and installation to withstand at least 80 miles per hour winds.

Choice of colors shall be limited to those shades that complement the roof tile and/or house (stucco) color. Examples of acceptable colors are available in the ALC Office.

E. All awnings and sunshades must be maintained and kept in good condition at all times.

5. SECURITY DOORS AND SUNSCREENS

All security doors and window sunscreens must be approved by the ALC prior to installation. The following specifications apply:

- A. Security Screen Doors: All such doors must have frames constructed using metal, and the color must match colors approved for use in painting the exterior of the house or the color of the entry door. The color of the screen material may be black, white or the color of the house or door frame.
- B. Window Sunscreens: The color of the sunscreen may be black or the closest match to the color of the body of the house as possible. The color of the frame shall match the color of the existing window frames as close as possible.
- C. Solid Exterior Roll Down Metal Window Shutters: The color of the shutter shall match the color of the body of the house or window frame as close as possible.
- D. Security Window Bars: The color of the metal shall match the color of the window frame as close as possible. The color of any screening material, if included, shall be the same as allowed for window sunscreens.

6. RAMADAS / PATIO COVERS

- A. Ramadas require ALC approval, must be painted to match the color of the existing house and, if free standing, must be separated from the house by ten (10') or more feet. A Maricopa County permit must be obtained before construction and a copy

must accompany the Permit Request. If aluminum is used, the color must match the primary color of the house as close as possible. Wood is not recommended, but if used, it must be redwood or painted the color of the house. Any wood in contact with the ground must be treated for termites.

- B. All patio covers must be approved by the ALC. Include a copy of the plot plan, marked to show the location. A Maricopa County permit must be obtained for the patio cover before construction and a copy must accompany the Permit Request. Include dimensions, type of material used and color. The color of the patio cover must complement the color of the house as close as possible. Patio cover posts are not allowed to intrude into the set back area, but the cover itself can overlap by a maximum of two (2') feet. Concrete footings must be eighteen (18") inches in diameter.
- C. Shade covers, constructed of material supported by four (4) metal or wooden poles at the corners are not permitted as permanent structures.

7. GAZEBOS/ELEVATED PATIOS

- A. Gazebos and Elevated Patios require prior approval of the ALC. Please consult the ALC before commitments are made or a contractor is hired for construction. Gazebo kits are allowed.
- B. Gazebo Specifications: Height, maximum ten (10') feet above Lot grade. Color must be natural redwood or painted to match color of house. Flooring must be concrete at least four inches (4") thick and may not exceed six inches (6") above grade level. The maximum width shall be twelve feet (12'). Roof material must be tile and match color of house or Ramada type slats. No shingles or cloth allowed.
- C. Gazebos must be built not less than fifteen feet (15') from all lot lines. Gazebos may be placed over hot tubs or spas, providing all other ALC Guidelines and criteria have been met.
- D. Elevated Patios may not exceed eight inches (8") above grade level.
- E. Please consult the ALC Department on whether a Maricopa County or City of Chandler Permit is required.

8. BASKETBALL BACKBOARDS and Other Playground Equipment

- A. Basketball backboards are not permitted anywhere on the Lot.
- B. Playground equipment, such as slides, swings, seesaws, etc. are not permitted on a permanent basis on any View Lot (golf course, walking path or common area) or when such equipment would be visible from the street or neighboring property. When not in active use, the equipment must be stored in an area out of sight

9. DECK (SUN) SPIRAL STAIRCASE

Sun and/or observation decks constructed on any part of the roof, and staircases of any kind connected thereto are prohibited.

10. BUG LIGHTS, BIRD FEEDERS/HOUSES

Bug lights, bird feeders, birdhouses and other similar items are limited in height not to exceed five (5') feet. Bird feeders may be hung from patio headers. They are to be placed in back yards only, and no closer than five feet (5') from Lot lines. The ALC reserves the right to limit the number.

11. DRIVEWAYS / WALKWAYS / PATIO SURFACES

ALC approval must be obtained for any change in color or surface of the driveway, walkway or patio.

Extension of walkways and/or driveways after close of escrow requires the prior approval of ALC. There is a five foot (5') easement for some Ironwood residents. Plot plans must accompany each application showing the work to be performed. Excessive extensions will not be approved.

Existing concrete driveways, walkways and/or patios may be replaced with paving stones (pavers), flagstone or stamped concrete. Colors are limited to those colors that blend/match and complement the colors used on the stucco, trim and roof tiles of the house.

For existing driveways, walkways and/or patios, a textured concrete epoxy or other coatings and finish colors are limited to those colors that blend/match and complement the colors used on the stucco and trim of the house. Garage floor paint or sealer is NOT to be used as a substitute for textured coating.

A sample or picture of the material, color and pattern must be submitted with the ALC Permit Request.

The widening of driveways for purposes of providing parking of such vehicles is prohibited. Driveways may be widened approximately two feet (2') on each side, but no wider than the garage itself, for purposes of facilitating entering and exiting vehicles when two (2) vehicles are parked side by side on the driveway.

Permanent or temporary parking, driving or storage of motor vehicles, golf carts, trailers, boats or any other material that is not part of the landscaping is prohibited on landscaped areas of Homeowner's Lots or on patios.

NOTE: Care must be taken by the Homeowner when contracting for such work that underground public utility lines are not disturbed, including the lines for T.V. Cable. We recommend that you contact Arizona Blue Stake prior to extending any walkways/driveways.

12. VIEW LOTS

The general definition of a "View Lot" is a Lot where at least fifty percent (50%) of the property line borders the golf course, a walkway or common area. The view area is considered to be that area between the straight line extensions of each side property line. Please note that you should also review those ALC Guidelines that are pertinent to side property lines (e.g., Additions & Alterations, Walls / Fences, Landscaping, etc.

13. EASEMENTS (IRONWOOD ONLY)

- A. A right of way five foot (5') easement was established on most lots. The adjacent Homeowner has the right of use and enjoyment of this easement area, but may not erect any permanent structure or concrete pad within such area, and must allow the Homeowner on whose property the easement is established the right to enter the easement for the purpose of performing maintenance on his home.
- B. Each Homeowner is reminded that no poured concrete as part of a patio or walk is allowed in the five foot (5') easement area except those built by the Developer as part of new house construction. Enough room is to be allowed when planting trees and shrubs so the spread of same does not invade the five foot (5') area without prior approval of ALC.
- C. A Homeowner has a legitimate right to request the adjacent property owner to remove and or cut back all trees and/or shrubs that may cause damage to his home or interfere with the maintenance of his home.

14. INSTALLATION OF EVAPORATIVE COOLERS / AIR CONDITIONERS

Installation of evaporative coolers or air conditioners after the close of escrow requires prior approval of the ALC. Such equipment cannot be installed on the roof, in any windows or in any openings proposed or existing in the building walls for purposes of accommodating such equipment. If an additional air conditioner is needed, it must be installed in the same manner as the unit(s) provided by the Developer. For any type of installation, complete specifications and location thereof must be included with the Permit Request Form.

For Casitas, Golf Cart Garages, or Garages, only a Ductless air conditioning unit is permitted. Installation is to be performed only by a licensed professional. The external compressor must be placed on a suitable pad and not be visible from the street or neighbor's property. All pipes and wiring should be enclosed and painted the color of the stucco.

15. EXTERIOR LIGHTING

All changes to exterior lighting fixtures on the garage, front entryway, or patio require an ALC Permit Request. A picture of the light fixture and color thereof must accompany the Permit Request. If the driveway/lamppost is a new 110 volt fixture, installation must be performed by a licensed electrical contractor,

For low voltage walkway lighting and spotlights to highlight landscape scenery, refer to the LANDSCAPING (Guideline Section 21.)

16. FENCES AND WALLS

Owners installing or modifying fences/walls must adhere to the policies defined in this supplement.

Definitions:

Party Fence/Wall - Two owners share in cost and maintenance of fence/wall and it is built on the property line.

One Owner Fence/Wall - Fence/wall separates adjoining properties but one owner pays cost for construction and is responsible for maintenance of both sides. This wall is built entirely on the owner's property (not on property lines).

Streetscape Fences/Wall - Fences/walls on corner lots that have permanent exposure to street.

Return Fences/Walls - Fences/walls that face the street and connect the residence to the side fences/walls.

Green Belt/Common Area Fences/Walls - Fences/walls that adjoin greenbelt or other common areas.

Golf Course Fences/Walls - Fences/walls that adjoin golf course property.

Decorative Fences/Walls - Primarily added for appearance and are more than five (5') feet from property line.

Retaining Walls – May be installed on Lakefront or “unacceptable grade” properties only.

Screen Wall – Any masonry wall up to five feet (5') in height used around water feature/pool equipment, trash containers, air conditioners, etc., for purposes of making them not visible from the street or neighboring properties. When they are erected at the front most part of the property, the maximum size of the opening shall not exceed five feet (5') from the front of the house or garage. The color must be the same as that of the house.

Pet Containment – Those properties with Non-Masonry or View Fences that desire to add additional low height fencing in order to keep their pet contained within the property must submit an ALC Permit Request along with a complete description and sample for approval. Such cases will be reviewed on an individual basis.

Fencing/Wall Policy:

- A. All new fences/walls must be approved by the ALC after a Maricopa County permit (Oakwood and Ironwood, but only on those fences or walls not constructed by the Developer) or City of Chandler zoning clearance (Ironwood Estates) has been obtained.
- B. Any modification or alteration of existing fences/walls must be approved by the ALC after a Maricopa County permit (Oakwood & Ironwood) or City of Chandler zoning clearance (Ironwood Estates) has been obtained.
- C. Boundary Fences/Walls:
 - 1. Height - Must be a minimum of five feet (5') and a maximum of nine (9) courses when using standard eight (8) inch masonry blocks, whether on the property line or within the Homeowner's property line.

In Ironwood Estates a six foot (6') high fence must be used if a swimming pool or spa is installed. In Oakwood and Ironwood the fence requirement with a swimming pool or spa is a minimum of five feet (5').

If you are installing a swimming pool or spa it is mandatory that you review and comply with the specific requirements for the City of Chandler (Ironwood Estates) or Maricopa County (Oakwood & Ironwood).

2. Gates - Must be wrought iron type and may have wooden slats for privacy. Gates must be white, black or same color as fence/wall. If wooden slats are used, gates and slats must be same color as fence/wall or natural redwood finish. Gate height must be same as fence/wall. Gate width is not to exceed five feet (5').
 3. Construction - Fences/walls may be solid masonry or wrought iron (non-masonry) type, with stucco being an option with the Homeowner. Required construction for interior Lot masonry walls is eight by eight inch (8" x 8") reinforced pilasters with four inch (4") interlocking block. For lots abutting greenbelt, golf course and common areas, refer to Item F., below. For corner lots or street side Lots, refer to Item D., below.
 4. Color
 - a. Masonry walls: Homeowners are responsible for painting the interior side of all side and rear walls and they must be painted the color of the stucco of the residence. The exterior side of the wall shall be painted the color of the stucco of the neighbor's residence, with exception of a wall on the street side of a corner lot.
 - b. Wrought iron may be painted black, white or the primary color of the residence.
- D. Street side or Streetscape Fences/Walls, if masonry must be a minimum of six inch (6") block, without pilasters, stuccoed on the outside (optional on the inside), include a band on the street side and meet other requirements specified in Item C.3., above.
- Exception** for corner lots that back up to a common or Association wall. If such common or Association wall is extended along the side of the house, the outside of the extended portion that faces the street must be painted the same color as the common or Association wall to which it is attached.
- E. Return Fences / Walls - All return walls must be stuccoed to match exterior of residence and meet other requirements specified in item C.3.
 - F. Greenbelt / Golf Course / Common Area fences/walls (Oakwood and Ironwood Estates. Fences/walls provided by Developer in Ironwood).
 1. All boundary line fences/walls for the entire rear portion of the yard must be constructed of non-masonry materials up to the rearmost part of the house. From the rearmost part of the house forward either masonry or non-masonry materials may be used.
 2. Refer to Section C, above, for masonry wall specifications.

G. Specifications for Non-Masonry Fences.

1. Material. Wrought iron, aluminum or vinyl is allowed. No wire, wood, chain link, lattice or trellis allowed.
2. Height. They are to be a minimum of five feet (5') and maximum of six feet (6'). In Ironwood Estates, the minimum is six feet (6') when a swimming pool is being installed, instead of normal five foot (5') installed by Developer.
3. Option for view lots only: Height may be a minimum of five feet (5') and a maximum of six feet (6') across the rear for eight feet (8') on either end. The center section may drop down to three feet (3') as long as no swimming pool is being built on the lot.
4. Diameter of picket (vertical bar). One-half inch (1/2") for wrought iron or aluminum and one-one-half inch (1-1/2") by seven-eighths inches (7/8"), or one (1) inch by 1 inch (1" x 1"), for vinyl.
5. Space between pickets. Four inches (4") for metal and three-three-fourths inches (3-3/4") for vinyl to comply with swimming pool barrier requirements.
6. Pilasters. Three inches (3") square between vinyl sections, with concrete footings. Twelve inches (12") square of masonry, with concrete footings, stuccoed and painted, is permitted at Lot corners and at either side of a gate into a common area or golf course.
7. Horizontal rails, one at top and one at bottom. One inch (1") square for metal fences and one-one-half inches (1-1/2") square for vinyl. A minimum of fifty-four (54") is required between top and bottom rail.
8. Caps. Flat or plain are required for masonry pilasters and pillars between vinyl sections. No caps, Gothic or otherwise, are allowed on individual pickets when vinyl is used.
9. Footings. Concrete should be the same depth as that used for masonry walls. One row of masonry block is allowed along the base at ground level to separate gravel between lots or to keep grass from intruding into or out of the yard and must not exceed eight (8") inches above normal ground level.
10. Color. Ivory or champagne is required for vinyl fences. For wrought iron or aluminum it should be the color of the house or black.

Exception: For property adjoining one of the lakes in Ironwood. Existing thirty inch (30") to thirty-six inch (36") high wrought iron fence may be replaced either with metal or vinyl of the same height in accordance with the above general specifications except for the height. The new fence must be painted a color that best matches the color the house, or black.

When homes on two adjoining Lots have different setbacks from the rear Lot lines, non-masonry type fencing must be installed forward from the rear lot line to at least that point where a line drawn between the rearmost points of each home

intersects the property line between such homes. Masonry or non-masonry type fencing may be installed from that point forward.

H. Decorative Walls:

1. Free standing decorative walls may not exceed forty-two inches (42") in height. Walls used to enclose a front courtyard that exceed 42" in height may not exceed five feet (5) in height. Columns on a 42" wall may not exceed 46" in height. The wall may not expand the courtyard area, or extend beyond the line of the front or the side of the existing structure. The courtyard wall must be attached to the house and garage at each end. Walls used to screen air conditioners or trash containers cannot exceed five feet (5') in height, and if less than five feet (5') in height, must not be constructed on the property line.

Note: It is not required that air conditioners be enclosed with decorative or screen walls, but if they are enclosed with walls, they must be of the masonry type. Lattice is not allowed to be used to screen air conditioners or trash containers.

2. Any wall less than five feet (5') in height must be at least five feet (5') off the property lines, except those used to screen air conditioners and trash containers referred to in Item 1., above
 3. Walls constructed of cement block must be stuccoed to match residence and painted primary color of residence. Wall may be capped with brick or decorative material, which meets ALC requirements.
 4. Decorative wrought iron type fencing may be used and must be painted primary color of residence or black.
- I. Retaining walls must not exceed sixteen inches (16") in height including footings or two courses plus footing and will be reviewed and approved by the ALC on a case-by-case basis.

J. General:

1. One party boundary fences that adjoin an unsold property must be painted on both sides by the owner within sixty (60) days of completion of wall.
2. One party boundary fences that adjoin a sold property require painting on both sides within sixty (60) days of completion of wall unless an exception is granted by the ALC.
3. Wrought iron type fences may be constructed of iron, steel, or aluminum. Aluminum, while higher in initial cost, generally will provide significantly longer life particularly where exposed to continual water from irrigation systems.
4. In order to attach a wall or view fence to an existing wall or view fence already existing on an adjoining property, written permission to do so must be obtained from the owner of the existing wall or view fence, and a copy of such permission must be attached to the Permit Request. If no such permission has been obtained, the proposed wall or view fence cannot be attached to the one that

already exists on the adjoining property, as it would encroach upon that adjoining property. This means that a space must be left between the two (2).

5. When the owners of two (2) adjacent lots share the cost of constructing a masonry wall or view fence between their Lots, a copy of the written agreement to do so, signed by each Homeowner, must be included with the Permit Request. If both lots have closed escrow, the wall or view fence is placed on the property line. If only one property has closed escrow, the wall or view fence must be constructed entirely on that one property that has closed escrow.
- K. Refer to PRIVATE POOLS AND SPAS (Guideline Section 26) when pools are included on the property.

17. FLAGS / FLAG POLES

The Association does not prohibit the flying of those flags specified in 33-1808 A.R.S. so long as only one flag is flown on each pole.

Two (2) types of flag poles are allowed on each Lot: One (1) vertical erected in the landscaped portion of the Lot and one (1) wall mounted horizontal standard. Only one (1) of each is allowed. The wall mounted type is usually attached to the front of the garage or house, or on the patio pillars.

The vertical flag pole must be constructed of metal, be a neutral color and no higher than the peak of the roof or approximately twenty feet (20') above ground level. It must be located within the Homeowner's property, set back a minimum of nine feet (9') from the street and five feet (5') from all property lines. U.S. flags, if flown after dark, are not required to be illuminated by lights, but if illuminated, the light must be directed up onto the flag rather than to a neighboring house or the street.

Flag dimensions are not to exceed three feet by five feet (3' X 5').

18. GARAGES

- A. Garage entries may not be raised to accommodate motor homes or similar large vehicles without ALC approval.
- B. Driveways and garage floors may not be lowered to accommodate motor homes or similar large vehicles without ALC approval.

19. GOLF BALL SHIELDS

Golf ball shields must be constructed so as not to obstruct the view of adjacent houses and not degrade the neighborhood scheme, using approved materials only. Please contact the ALC office for approval prior to contracting. Due to the safety issues, construction of these structures must be done by contractors specifically licensed to do this work. Designs based upon the following guidelines will be found acceptable.

- A. Poles of three inch (3") round pipe (Schedule 40 PVC) painted to match the color of the house, with concrete footers approximately eighteen inches (18") deep, based upon poles being thirteen to fifteen feet (13' to 15') high. If higher poles are used, the depth of the footers shall be increased.

- B. Poles shall be placed approximately ten to twelve feet (10' to 12') apart with one quarter inch (1/4") galvanized steel cable top and bottom between poles.
- C. Netting to be black heavy poly golf netting, UV treated, rope bound with holes approximately three-quarter inch (3/4") in diameter, attached to the poles and cable with black rope about one-eighth inch (1/8") in diameter. Netting made of metal, wire mesh and sunscreen material is not acceptable for use.
- D. Netting should not be stretched tight, but should be loose enough to give slightly when hit by a ball. If stretched tight, balls may possibly get through the netting.

20. GUTTERS AND DOWNSPOUTS

Gutters and downspouts are to be constructed of solid, weather-resistant materials. Downspouts should have no side openings so that the drainage will be directed directly to the ground to provide for proper drainage as described below.

The color of the gutter must match the color of the trim on the house and the color of the down spout must match the color of the body of the house.

Provisions for drainage of water from downspouts must be provided to the ALC to insure that no possibility of water encroachment to a neighbor's property occurs. Downspouts directed towards the curb must not be longer than three feet (3'). A copy of the plot plan, or diagram of the yard, must be included to show which way the downspouts will be directed. River beds are sometimes used to direct water away from the house and neighboring property.

21. LANDSCAPING

These guidelines have been established for Homeowners and landscapers to follow when preparing for initial landscaping or making changes to existing landscaping. It is highly recommended that the selection of plants and shrubs include only those that are considered as Sonoran and are compatible with the local soil and weather conditions and require a minimum of water should always be used. The "ALC Landscape Selection Guide" lists those plants that meet the above criteria.

Preface: The basic requirement for landscaping is 100% Lot coverage. Landscape plans will not be approved unless trees, shrubs and/or plants, as well as ground cover material, are included in the design.

Landscape Permit: All landscaping designs and any subsequent alterations must have ALC approval and the Landscape Plan Updated.

Application: The ALC Permit Request Form is to be submitted to the ALC office, with a detailed Landscape Plan on the Plot Plan of the Homeowner, drawn to scale. A decision on the application will normally be rendered within thirty (30) days or less.

Landscaping **MUST NOT** commence until approval has been given by the ALC and the approved ALC Permit issued. Work started without an approved ALC Permit is a violation and subject to a fine. (See 3. ALC Requirements, C.1.)

Landscape Design: The ALC Permit Request must include a diagram showing the outline of the house and property lines, with dimensions, must be submitted to the ALC. All plant and hardscape material to be used in the landscape design must be shown. Trees and shrubs should be shown at mature size. All plants, trees and shrubs must be identified by name and shown on the drawing in the location they will be planted. All structural and landscape measurements are from the finished grade level at the time of close of escrow.

Time Frame:

New/Original Landscaping: The owner of a newly constructed home or a home without landscaping shall submit to the ALC for approval a Landscape Plan and Permit Request for his/her property **within thirty (30) days from the close of escrow (COE)**. Once the Request is approved, the landscaping must be completed within sixty (60) days from the COE.

If due to extenuating circumstances, the work cannot be completed within the sixty (60) days from COE; a written request for an additional thirty (30) days must be submitted to the ALC within this sixty (60) day period. Such written request must include the reason why the extension is necessary.

Failure to complete landscaping within the sixty (60) day period from COE, or the last extension date granted by the ALC, will result in a penalty of \$250.00 to be assessed every thirty (30) days beyond that date. No extension will be granted after one hundred fifty (150) days from the COE. If the landscaping has not been completed after the one hundred fifty (150) days, the penalty will be increased to \$500.00 every thirty (30) days.

Failure to submit Permit Request and Landscape Plan: If a Homeowner fails to submit his/her Landscape Plan and Permit Request within the required thirty (30) days from COE this will result in the issuance of a Courtesy Notice of Violation without a fine. The Homeowner will have thirty (30) days to submit the Landscape Plan and Permit Request. No extensions will be granted for Landscape Plans and Permit Requests submitted after sixty (60) days from COE.

If the Landscape Plan and Permit Request have not been received by the ALC within the thirty (30) days from the Courtesy Notice of Violation, a penalty of \$250.00 per month will be assessed and will continue until the Landscape Plan and Permit Request is received by the ALC for a maximum of one hundred fifty (150) days from COE. After that date the penalty will be increased to \$500.00 per month until the landscaping is completed.

Ground Contouring: The Developer has graded all Lots to the building code. This allows surface water to drain to the front of the Lot. The grade level at the close of escrow of the property shall not be altered by walls, sidewalks, landscaping or ground contouring so as to impede the natural water flow or divert the water drainage to a neighboring Lot. French drains may have to be added to facilitate water to pass obstructions such as sidewalks.

Landscape Installation: Homeowners and any contractors they hire (landscaping, masonry or other) responsible to insure that equipment and/or material (gravel, dirt, boulders, sand, plants, masonry blocks, etc.) is not to be stored on the street overnight. Such material is to be delivered to the Homeowner's property. Such materials must be spread, installed or otherwise removed from view within three (3) days. Homeowner shall hold the HOA harmless for liability arising from any ensuing injury or damage, whether incurred by others or the Homeowner.

HOMEOWNERS AND CONTRACTORS ARE LEGALLY LIABLE FOR POSSIBLE INJURIES AND/OR DAMAGE TO PROPERTY RESULTING FROM IMPROPERLY MARKED STREET OBSTRUCTIONS.

Irrigation System:

Ironwood and Oakwood will follow Maricopa County codes. Ironwood Estates will follow the City of Chandler code. Ironwood Estates residents may obtain a permit from the City of Chandler which provides a rebate for use of specified irrigation valves and types of landscaping. Irrigation lines should be buried to an acceptable depth to prevent their damage. A sketch should be retained identifying the installation location of the irrigation lines for the Homeowner's future use.

Tree and Shrub Selection and Maintenance:

Greenery should be carefully chosen taking into account type and size. Homeowners must plant all trees and shrubs far enough in from the property lines so that, at maturity, no branches or roots will protrude into neighboring yards. Once landscaping has been installed, the Homeowner is responsible to keep it properly maintained throughout the year, with all plant material 100% within his property lines and free of trash and weeds, and to promptly remove all dead and dying vegetation.

Plant Replacements:

If the removal of any plant or tree leaves a large barren spot without vegetation of any kind, then replacements will be necessary. If any tree, shrub or planting of any kind overhangs or encroaches upon any sidewalk, street, bike path, pedestrian way, walking path, golf course or other common area, it must be trimmed from the ground level up to a height of eight feet (8'). Natural grass lawns must be maintained on a regular basis throughout the year, which includes reseeding in the fall, and mowing and edging, in order to present a good appearance at all times. For proper weed control, it is recommended that a pre-emergence weed killer be applied twice a year.

Street Curbs and Corner Lots:

The Homeowner has the responsibility to landscape to the street curb in front of the property. Homeowners on corner lots also must landscape to the curb on the side of the lot.

Property Borders:

Borders are generally used to define boundary lines, separate different rock types or separate lawn from granite. Borders may be made of concrete, brick or slump rock. The height may not exceed six inches (6") and may be up to eight inches (8") wide. Borders must be within the Homeowner's property line unless written permission is given by the neighboring property owner to put the border on the property line. A copy of such permission shall accompany ALC application.

Wild Flowers:

Wild Flowers are not recommended for use in landscaping and may not be used for ground cover. If wild flowers are present, the plants must be cleared from the property when the flowers have stopped blooming and/or when there is noticeable dead material. This is in keeping with the standard of landscape maintenance.

Ground Cover: The ground may be covered with either hardscape, which includes patio extensions, walkways and decorative walls, or with softscape, which includes grass, granite and plant material, as follows:

1. Hardscape includes the use of concrete, flagstone, pavers, bricks, etc., in extending patios and driveways or in adding walkways and flat areas for use as a base for a storage facility or holding trash containers.
2. Softscape including grass and granite in areas interspersed with plant material.
 - a. Natural grass is limited to decorative areas or whole lawns, either in the rear or front yards. The total area should be limited to thirty percent (30%) of the softscape area since this is a desert area. When grass is installed it should have a brick or concrete border to keep it from spreading throughout the yard. Grass must be properly maintained so as to present a pleasing appearance at all times throughout the year.
 - b. Artificial turf is limited to use in the rear or side yards only for decorative areas and putting greens. Requests must include a sample of the material being used, specifications as to how it will be installed and information regarding the warranties available from the manufacturer.
 - c. Granite may vary in size and color, but natural or earth tones are required. The following specifications apply:
 - 1) Lava rock and white marble may be used in small decorative areas, but are less desirable as both discolor and absorb dirt. White rock glares in the sun, which can be offensive to neighbors.
 - 2) Artificially colored or painted rocks will fade and are prohibited due to being environmentally unsafe.
 - 3) Minus granite, although easy to sweep clean, is subject to water damage (washing away on slopes) in heavy rain.
 - 4) River rock may be used for drainage purposes in river beds, but not for the entire softscape area. Refer to the River Beds section of this Guideline for information.
 - 5) Road base and other materials used in the foundation of houses, such as gravel and ABC, are prohibited.
 - 6) Pea gravel may be used for enclosed pet yards, but any other use requires ALC approval.

Weed Prevention: A pre-emergence solution spray is recommended twice a year and may be used in all areas for weed control as prescribed by the manufacturer. Any growth of noxious weeds or other nuisance plants shall be controlled with herbicides and/or manual de-weeding to maintain a neat appearance of all landscaped areas during the entire year.

Utility Lines: Each lot has an eight or nine (8' or 9') foot easement from the street curb used for utility lines. We strongly recommend that you get the exact locations of all underground utilities marked by calling Arizona Blue Stake. There is no charge for this service and it should be done prior to landscaping.

Trellises / Lattices:

Definitions:

Trellises – A Trellis may be constructed of horizontal and vertical bars, with spaces of approximately nine inches (9") square between such bars. They also be in a fan shape design. There are two (2) or more vertical bars extending beyond the lowest horizontal bar to allow the trellis to be placed in a planter, pot or the ground.

Lattices – Lattices are constructed of laths approximately one and one-half inches (1 ½") wide inside a frame. The laths are configured diagonally in a cross-hatch fashion with approximately one and one-half inch (1 ½") square openings between them.

Materials and Maintenance:

Materials – Trellises/Lattices may be constructed of wood or vinyl. Plastic is not generally recommended as it deteriorates rapidly in the sun and paint will not bond or last. Metal is also not recommended as it will rust and paint will not hold up. If constructed of wood, other than redwood, any portion that is contact with potting soil or the ground must be treated to prevent termites.

Maintenance – Trellises/Lattices must be maintained at all times to present an attractive appearance from both sides, unless one side is blocked by a masonry wall or the house. When erected close to property line wall or house wall, it is recommended that they be painted the same color as the wall, or the natural redwood.

Placement and Size:

Note: Trellises/Lattices are not allowed as substitutes for a property line wall or fence. They are also not allowed to be used to screen air conditioners, or pool equipment, except as noted below when used in conjunction for Trash Can storage and plant material.

Close proximity to a property line wall - When erected in close proximity to a property line wall, the height cannot exceed the height of the wall. The width cannot exceed eight feet (8') and must be erected at least two feet (2') from the property line. If more than one Trellis/Lattice is to be erected along a wall, the distance between each must be a minimum of four feet (4').

Next to the wall of the house – The maximum width of the total width can be no more than eight feet (8') and the height can be no higher than the eaves. Erecting more than one eight foot section per exterior wall of the house requires special approval.

Between houses where there is no property line wall – the maximum dimensions are six feet (6') in height. The width cannot exceed eight feet (8') and must be erected at least two feet (2') from the property line. If more than one is to be erected, the distance between each must be a minimum of four feet (4'). The color must match the house color or be natural wood.

Ends of covered patios – Lattices/Trellises may be installed on the ends of covered patios of the house. They must be securely attached and the color must match the color of the house. Plant material must be added on the outside.

View Lots - Beyond the rearmost portion of the houses on view lots (golf course, walking path or common area lots) – Lattices/Trellises may be erected two feet (2') from the property line starting from the corner of the house on the side to be installed. The maximum height is five feet (5'). The maximum width is eight feet (8'), except where the distances from the rear property line to the rearmost portion of the Lattice/Trellis is less than ten feet (10'). Thus the end of the Lattice/Trellis must be more than ten feet (10') from the rear property line. Plant material must be kept trimmed so that the height does not exceed five feet (5') and is all within the homeowner's property.

Trash Can Storage Trellises may be used in conjunction with shrubs or other appropriate plants to provide a screening device for trash cans on the side of the house. The trellis must be of a high quality vinyl. An "L" structure similar to a masonry screen wall may be erected so that the front side opening extends no more than four (4) feet from the front of that side of the house and the side extension is at least four (4) feet from the side to allow sufficient room for the plant to cover the trellis without encroaching on the neighbor's property. The intent is to provide a structure where the plant material fills in on the trellis to screen the trash cans.

Raised Planters and Decorative Walls: Raised planters and decorative walls may not exceed three feet (3') in height, and must be a minimum of five feet (5') from the property line. Raised planters against property line walls may not exceed six inches (6") in height. The side against the property line wall must be lined with a thirty (30) mil tar paper or sealed with a mastic material to prevent water seepage to the reverse side of the wall. The Homeowner who causes any seepage damage will be responsible for maintenance of both sides of the wall.

Screening Walls: If walls are used to screen air conditioners or trash containers, they may not exceed five feet (5') in height and must be of masonry construction, stuccoed and painted to match the color of the house. Lattices or trellises are not allowed for screening purposes unless shrubs or plant material is used as discussed above.

Walls are not required to screen air conditioners, and plant material may be used for this purpose, if desired by the Homeowner.

Vegetable Gardens: Vegetable gardens should be planted in an area enclosed by a block wall that is between five feet (5') and six feet (6') high. Gardens should not be visible from neighboring property.

Water Features/Fountains,/Ponds/Pool Slides: Water Features, Fountains and/or Pool Slides must not exceed six feet (6') in height from ground level and must be approved by the ALC prior to installation.

Any pond greater than eighteen inches (18") deep or eight (8) linear feet wide at any point on the long axis constitutes a pool and all pool rules apply. Refer to PRIVATE

POOLS AND SPAS, (Guideline Section 26.) If ponds/waterfalls are to be installed, owners should check with Maricopa County or City of Chandler (Ironwood Estates) to determine whether the pond falls under the guidelines of swimming pools, for which barrier walls are required.

All motors used to activate the water feature must be hidden from view from the street and adjoining properties, and the location thereof must be indicated in the plan submitted for approval. Locating such equipment between houses is preferred, but then it must be separated from the adjoining home through the use of a masonry wall so that the noise does not become a nuisance to another Homeowner (plants alone will not be allowed). When locating pump equipment at the rear of a Lot backing up to the golf course or common area, either plant material or a short decorative wall of three feet (3') in height or less may be used to hide the equipment.

A water feature that includes a basin, pit or pond that holds water must have such basin, pit or pond drained or treated with chemicals when the Homeowner leaves for an extended period of time and the pump is turned off. Standing water becomes stagnant and becomes a breeding ground for insects such as mosquitoes that are carriers of the West Nile Virus.

Lighting: Low voltage or 110 voltage spotlights may be used as nightscapes to highlight landscape scenery. Lighting must be shielded such that the lights shine primarily on the lot. Lights which create glare on other Lots or the street are prohibited.

Landscaping Golf Course Lots:

For homes adjacent to the golf course, the following additional provisions apply:

1. All rear or side properties that are adjacent to golf course properties must have some type of hardscape installed along this property line to contain the dirt or granite within the Homeowner's property. This hardscape can be brick, one block of masonry block, or a cement curb. Without such hardscape, dirt and granite can wash onto the golf course and interfere with the sprinkler heads and grass from the golf course can grow into the Homeowner's landscaping. When picked up by mowers, granite acts as missiles that can cause damage to property or injury to persons.
2. Homeowners are responsible for locating their property pins so that their landscaping, including the hardscape liner, can be installed wholly within their property. If a Homeowner neglects to locate the property pins and landscapes outside his property, he will be responsible for all surveying costs and the cost of moving the landscaping back into his property.
3. If a Homeowner, or a landscaping, fence or pool contractor has need to access the rear property through the golf course property, permission to do so must be obtained from the Golf Course Pro Shops.

Yard Art and Statuary: Garden Art and Statuary are acceptable only if they are in harmony with the area and approved by the Architectural/Landscaping Committee. These items must be at least ten feet (10') back from the curb. Garden Art may not detract from the appearance of the surrounding area.

River Beds: River beds, also referred to as “rip rap”, are allowed for decorative purposes and to direct water away from foundations during rain storms. The river bed cannot be directed to neighboring properties and, if installed to flow toward the street or sidewalk, must stop eighteen inches (18”) from the curb or sidewalk.

Irrigation Lines, Water Pipes, Drain Pipes and Electrical Wires: All ground level water pipes, irrigation pipes and tubes, drain pipes and electrical wires installed at any time must be covered with the type of ground cover used over the softscape area so as to be not visible from the street or neighboring properties.

22. LINE OF SIGHT:

It is important for owners of corner lots to note that Maricopa County and the City of Chandler have very specific standards relating to visibility at intersections. This is known as the “**sight triangle**” or “**line of sight**,” the purpose of which is to allow drivers approaching the intersection to have a clear view of traffic approaching from the right or left. This is a very critical and important issue in keeping our streets safe and to avoid accidents.

The ALC and the Board of Directors encourage all Homeowners to review the details below and make any changes or corrections required to bring their properties into compliance with these ordinances. It should also be pointed out that homeowner’s insurance may have very limited coverage with respect to liability for compensatory damages and generally no coverage for punitive damages resulting from accidents which may have been caused by restricted lines of sight.

In summary, the Maricopa County ordinance states that no structure, landscaping, fence, wall, terrace or other obstruction in excess of two feet (2’) in height, measured from the lowest established elevation of the nearest street intersection, shall be placed within the triangle formed by measuring along the street-side property lines a distance of twenty-five feet (25’) from the point of intersection and by connecting the ends of the twenty-five foot (25’) distance.

The City of Chandler Street and Access Control ordinance (applicable to Ironwood Estates) states that ground cover, flowers and granite are to be less than two feet (2’) in height in the “**line of sight**.”

Further, the ordinance states that trees in the “**line of sight**” must be spaced no less than eight feet (8’) apart and that all branches of such trees within six feet (6’) of the ground must be removed.

Copies of both ordinances are available in the ALC office.

23. BEEHIVE STOVES/BARBECUES

Beehive stoves and/or barbecues may not exceed six (6’) feet in height and must be located a minimum of five feet (5’) from boundary walls or property line. The Homeowner should check with Maricopa County or City of Chandler regarding any requirement for a Permit when installing a Natural Gas line and valve.

24. MAILBOXES AND ENCLOSURES

- A. An ALC Permit Request is required before installation.
- B. Construction of all mailboxes must comply with U.S. Postal Service requirements, which states the height of the mailbox opening must be fifty-four inches (54").
- C. Mailbox may be located on either side of the driveway.
- D. Mailbox enclosures must be of masonry construction, stuccoed, and painted to match primary color of residence.

Ledge Stone or Cultured Stone Veneer may be added to mailboxes only when the stone matches the stone on the house. An ALC Permit must be obtained. Refer to Ledge Stone/Cultured Stone Veneer (Guideline, Section 1.)

- E. Four (4) models are approved and pictures may be obtained from the ALC.

IRONWOOD ESTATES

Ironwood Estates uses cluster boxes supplied by the U.S. Postal Service.

25. PAINTING (EXTERIOR)

Prior approval of the ALC is required to repaint the exterior, stucco, trim, and any other exterior masonry items of the house. Charts and sample chips of the current approved Body (stucco) and Trim/Door colors are available in the ALC Office. In addition to these colors, the exterior and trim of a house may be repainted the original colors that the Developer used, providing they can be identified and are still available from the paint manufacturer/supplier. The ALC Permit Request form must indicate the colors that are to be used on the body and the trim.

- A. Stucco (body) colors must be used on the body or stuccoed portion of the house and on the roll up garage doors. The trim color must be used on the fascia boards and is optional on the half inch by two inches (1/2" X 2") molding inside the frame of the roll up garage doors. All garage doors should be the same color as the stucco.
- B. Front entry door(s) into the house may be stained a wood color or painted the approved body or trim color or a color selected from the list of approved colors for doors. Separate entry door(s) to the garage must be painted the approved body color used on the house. Designs are not allowed on any exterior doors (other than security screen doors) or any exterior wall.

Note: Pop outs on the house stucco are part of the house and painting them a contrasting color is prohibited.

- C. Guidelines require all masonry walls, fences and mailboxes to be painted the color of the Body of the house. Any change in the Body color must be carried over to these other structures.

26. PATIO MIST SYSTEMS

ALC approval is required. It is recommended that mist systems be mounted inside the header beam under the patio cover. All pipes and tubing must be mounted so as to not be

visible from the street or neighboring properties, and must be painted the same color as the body of the house.

27. PRIVATE POOLS AND SPAS

- A. A City of Chandler permit is required for Ironwood Estates and a Maricopa County permit is required for Oakwood and Ironwood. Prior approval of ALC is also required. It is the responsibility of the Homeowner/contractor to insure that a temporary fence is installed when permanent party walls and/or fencing has to be removed while construction is in progress.
- B. All pumps, heaters and tanks must be concealed from the street and neighboring properties by masonry walls that are stuccoed and painted the color of the house. They must be five feet (5') from the property line unless that portion of the yard is totally enclosed by a masonry wall (minimum of five feet (5') high in Oakwood and Ironwood and a minimum of six feet (6') high in Ironwood Estates).
- C. Equipment of any type relating to the pool must be five feet (5') away from the back wall or party wall unless an inner wall and gate are constructed around the equipment at the required height of the party wall.
- D. Maricopa County requires all pools in Oakwood and Ironwood to be totally enclosed with a five (5') foot wall/fence and self-locking gate and the City of Chandler requires all pools in Ironwood Estates to be totally enclosed with a six foot (6') wall/fence with a self-locking gate. All interior windows and doors must have self-latching locks and must be at least fifty-four inches (54") above floor level.
- E. **Exception:** Self-closing gates and locks are unnecessary if you have a pool or spa cover that can be locked. Inquire at the ALC, Maricopa County, or City of Chandler for regulations and clarification.
- F. Draining of pools cannot be drained into streets or common areas. Clean-out drains located in the front of the garage area must be used. For help in locating such drains, consult the ALC or Pima Utility Company.

For Ironwood Estates (City of Chandler), pools can be drained into the street with prior approval from the Water Department. A backwash pit may also be used for draining small amounts of water or cleaning the filter.

- G. The setbacks for swimming pools in SLHOA#3 are as follows:

Ironwood – minimum of five feet (5') from rear and side property lines to water and one foot (1') to the cool deck. For houses with five foot (5') setback/right to use easements, water must be a minimum of eight feet (8') from foundation of house next door. No pool equipment, pipes, or decking may be placed in the easement area.

Ironwood Estates – minimum of three feet (3') from rear and side property lines to water and one foot (1') to cool deck.

Oakwood – five feet (5') from rear and side property lines and one foot (1') on cool deck. Some exceptions may be granted for rear on golf course lots.

- H. No pool should be constructed closer than three feet (3') to a building foundation as three feet (3') or less may weaken the foundation of the house.
- I. A copy of the Maricopa County or City of Chandler permit must accompany the ALC Permit Request Form.
- J. Installation of propane gas tanks, regardless of size, must be approved and inspected by the Sun Lakes Fire Department for Ironwood and Oakwood and by the City of Chandler for Ironwood Estates. A copy of such approval must accompany the ALC Permit Request.
- K. All water features, pool slides, or other accessory items to the pool or spa that is a permanent structure shall not exceed six feet (6) in height.
- L. Interior barriers surrounding pools must meet City of Chandler or Maricopa County specifications.
- M. All pool rules apply to in ground spas.

28. SOLAR PANELS

- A. Installation of Solar Heater Panels and ancillary equipment require an ALC Permit Request, along with the appropriate Maricopa County or City of Chandler permits which must be submitted with the ALC Permit Request Form. The installer must be a licensed solar contractor with the appropriate general and contractor's license.
- B. Solar Heater Panels
 - a. Black is preferred to maximize efficiency.
 - b. Solar Hot Water Heaters: The size for the Collector Area general guideline is twenty (20) square feet for each of the first two (2) residents and an additional eight (8) square feet for each additional person. A storage tank is also required. Generally, a fifty (50) to sixty (60) gallon tank is sufficient for 2 to 3 people, while an eighty (80) gallon is appropriate for 4 to 6 people. A copy of the Plot Plan showing the size, type, and location of the Solar Collector and Storage Tank should be included with the appropriate Maricopa County or City of Chandler Permit.
 - c. Solar Pool/Spa Heaters: The number of panels should be calculated to have a surface heating area equivalent to a maximum of sixty five percent (65%) of the combined surface area of the pool and/or spa (rounded up to the next whole number of panels.) This should produce a targeted 85°F temperature from the available solar energy from November through February.
 - d. Solar Heater Panels installed on the patio roof must be flush mounted. All exterior plumbing lines must be painted to match the color of adjacent roof material and walls. Aluminum trim, if used and visible, should be anodized or otherwise color treated to blend into the surroundings as possible.

Ground-mounted units must be within the setback lines and concealed from neighbor's view to the extent possible. All installations shall meet applicable fire, safety, and building codes. Neither the ALC nor the Board of Directors is liable to property owners from roof damage or for effects to warranties.

- e. An illustrated brochure of the proposed Solar Heater Panel unit, which depicts the materials to be used, drawings and/or a copy of the Plot Plan showing the location and number of panels, the attachment to roof structure (if applicable), and the location of exterior system components, shall be submitted with the ALC Permit Request Form along with calculations for the amount of thermal energy (BTUs) capable of being produced, the average temperature produced during the proposed usage.

C. Solar Photovoltaic Power

- a. Solar Photovoltaic Panels require either a Maricopa County or City of Chandler Permit, whichever is applicable. The panels are to be installed by a licensed contractor, Class K-11, Electrical & #236520-K-42 Roofing licenses. All panels are to be residential type. All installations are to be in compliance with all city, county and A.R.S. 44-1762 codes.
- b. Solar Photovoltaic Panels may be installed on the patio roof and may be tilted as required for maximum efficiency and production. Roof mounted panels are to be mounted flush whenever possible.
- c. Solar Photovoltaic Panels on a flat roof and are tilted require that the area below the panels be enclosed to hide the braces, wiring and other installed items from view. The covering is to be painted the color as that used for the stucco. Details and drawings or pictures of the structure are to be included with the plans submitted for approval.
- d. Ground-mounted units must be within the setback lines and concealed from neighbor's view to the extent possible. All installations shall meet applicable fire, safety, and building codes. Neither the ALC nor the Board of Directors will be liable to the property owners from roof damage or for effects to warranties.

29. SKYLIGHTS / SOLAR TUBES

A. Skylights

Installation of skylights in the roof requires prior approval of the ALC. The ALC Permit Request must include complete specifications along with a copy of the Maricopa County or City of Chandler permit and a copy of the plot plan marked to show location on the roof.

B. Solar Tubes

Installation of solar tubes in the roof requires prior approval of the ALC. Permit request must include complete specifications and a copy of the plot plan marked to show location on the roof.

30. ROOFS

Tile roofs are required for all homes in SLHOA #3 except on territorial style models and patios that have flat roofs.

31. STORAGE FACILITIES

- A. Complete specifications for size, type of material used, color and the proposed location where the storage facility will be installed must be submitted to the ALC for approval. A copy of the descriptive brochure, and/or a picture, if available, would be helpful.
- B. A storage facility must be placed on a concrete slab or a base made of pavers or cinder blocks, and painted the color of the house. It can be placed in close proximity to a property line but cannot use any property line wall as one of its walls. If constructed using Integra blocks, it must be stuccoed and painted the color of the house, and the roof must be constructed with the same roof tiles used on the house.
- C. The storage facility must be in back of or along side of the house in an area that is fully enclosed by masonry walls at least as high as the storage facility. If there are no walls around the property, it must be concealed so it is not visible from the street or neighboring properties. It must be no higher than six feet (6') no matter where placed.

32. WATER SOFTENER TANKS

Outside installation of water softeners must be approved by the ALC. These tanks must be concealed as effectively as possible when viewed from the street and shall not be visible from neighboring property.

33. DECORATIVE SHUTTERS

Decorative shutters are non-functional and for decorative purposes only. Security shutters are described under a different Guideline. (See Section 5)

Decorative shutters are only allowed if made of Fiber Core or vinyl material. The height must match the window opening. The width may not be greater than sixteen (16") inches. The decorative shutters must fit flush to the stucco wall. The shutter cannot exceed the available width of the backing stucco wall. Wood and plastic decorative shutters are prohibited. The slats of the shutters must be facing down.

Decorative shutters can be added to the front, back, or sides of the house under the following considerations:

Decorative shutters cannot be used on homes that have "pop-outs" that are around the windows or come horizontally or vertically into the windows.

If decorative shutters are added to the side of the house, all windows on the side of the house must have shutters. If one of the side windows has insufficient room to accommodate a full shutter, the shutters are then prohibited on the entire side of the house. All shutter additions must be painted to match the approved color of the house or trim.

34. SALES OF VACANT LOTS & CONSTRUCTION GUIDELINES

A. Commencement of Construction

- 1. The Buyer of an unimproved or vacant lot must begin construction of a home within one (1) year from the Close of Escrow (COE) and the construction must be completed within ten (10) months after the commencement of construction. For

the purposes of this paragraph, the beginning of construction will be the earliest of the following events to occur:

- a. The Buyer and/or Contractor begin to grade or clear the Lot.
- b. Buyer and/or Contractor provide temporary power to the Lot.
- c. Buyer and/or Contractor place construction materials on the Lot.
- d. Buyer and/or Contractor initiate other construction activity on the Lot.

B. Buyers Obligations

1. Prior to the beginning of construction, Buyer shall maintain the property so as to be free of litter, weeds and any other unsightly materials. In the event that construction does not commence within sixty (60) days from COE, Buyer shall obtain an ALC Permit Request for the placement of granite as ground cover to prevent dust. See Section 21 Landscaping of this document for the specifications for granite.
2. Buyer covenants that it is purchasing the Property (Lot) for the purpose of building a home and not for the purpose of resale of the unimproved Lot.
3. Buyer shall have any damage caused by Buyer, agents, contractors, or subcontractors to streets, utility lines, easements, rights-of-way, or improvements in IronOaks at Sun Lakes repaired. Further, Buyer shall keep all streets, utilities, utility lines, easements, and rights-of-way free from construction debris and litter. If Buyer fails to comply with this provision, the Board of Directors of Sun Lakes HOA#3 may elect to make repairs, remove construction debris, or otherwise do whatever is necessary to rectify or correct the situation and shall immediately demand payment for cost for performing the necessary work, including all materials and labor.
4. Buyer shall materially comply with all applicable deed restrictions, including the Association's Documents (i.e., CC&R's, Rules & Regulations and the ALC Guidelines.)
5. Buyer shall materially comply with all regulations and permits issued or required by all applicable governing agencies.

C. Structural Plans: Buyer is responsible for submitting to the ALC a complete set of building plans that accurately represent the proposed structure and meet acceptable architectural standards and esthetic design existing within IronOaks at Sun Lakes. The submitted plans must include the following:

1. Floor plans of all levels, including plumbing and electrical layouts.
2. Foundation plan.
3. Elevation of all sides, including specific roof pitches, roof materials, overhangs and exterior finishes.
4. Detail and building sections showing at least one general building section detailing wall construction, materials, roof pitches, overhangs, and footings.
5. Exterior wall and accent (trim) color samples.

6. Roofing material color sample.
All plans shall be professionally drawn with sufficient and explicit details to be adequate for the entire construction process. If any significant structural change that affects the integrity, square footage or architectural design is made after the ALC approval is received, a new set of plans must be submitted to the ALC for review and approval.
- D. Boundary Survey: A boundary survey of the property and Plot Plan must be submitted showing the placement of the house, attachments, the property lines, all setbacks (front, rear and sides), easements, utilities, driveways and erosion/storm water control.
- E. Aesthetic Design: All buildings and structures shall meet the minimum requirements for aesthetics as established by the ALC, including, but not limited to:
 1. All homes must be in harmony with surrounding structures and comply to the Sun Lakes HOA#3 CC&R's. The ALC will review the plan for harmony and design as well as its harmony with surrounding structures. The house plans must include front, back, left and right elevations for review by the ALC.
 2. Roofing materials on all structures shall be of similar type and colors that were used on surrounding homes and approved by the ALC.
 3. The height of the building is the vertical distance measured from the lowest minimum habitable floor habitation for which the building permit may be issued to the highest point of the roof structure. The height of the building may not exceed the height of a similar home in the surrounding Sun Lakes homes.
- F. Fee charges: The ALC Permit Request Fee for New Construction shall be \$250.00. This is due to the complexity and time required to review and approve the Request.

35. FINES FOR NON-PERMIT RELATED VIOLATIONS

- A. In those situations where any Lot is so maintained, or where other conditions may exist as to present a nuisance, or substantially detract from the appearance or quality of the surrounding Lots as cited in the CC&R's, Article X, Section 3, Article III, Section 3.A.1 and the SLHOA #3 Rules and Regulations (R&R's) Article IX, "Community Standards", the Homeowner will be subject to the following citation policy:
 1. The first citation for the non-permit related violation will result in the issuance in a Service of Notice, or Courtesy Notice without a fine.
 2. The Homeowner will have seven (7) days to perform the required corrective action so as to be in compliance. If, extenuating circumstances exist where the corrective action cannot be accomplished within the allotted time, the Homeowner must contact the ALC before the end of the 7th business day to request an extension in order to implement the corrective action.

3. If the corrective action has not been implemented by the 7th business day or by the agreed upon extension date a Second Notice of Violation/Fine Notification will be issued. The amount assessed for the First Fine Notice will be \$50.00 and seven (7) days will be provided for corrective action and an additional fine of \$100 will be assessed.
 4. Subsequent failures to take corrective action and non-compliance will result in a doubling of the fine and an issuance of an additional Notification of Fine, Additional fines will not be assessed should an official appeal be filed.
 5. In those cases where after repeated attempts to contact the Homeowner by the ALC and there has been no response or communication from the Homeowner. It will be assumed that it is apparent that corrective action will not be taken. CC&R'S, Article X, Section 3 and R & R's, Article III, Section 3.A.2 allows for Remedial Action at the Board's Discretion with associated costs assessed to the Homeowner in addition to a fine of \$100.00 and an administrative fee of \$50.00.
- B. All assessed ALC fines (whether for permit or non-permit related) may be appealed in writing to the Board of Directors. See R & R, Article III, Section 3E, 1-4 for details and procedures.