

Cameron Creek

Homeowners Association

ARCHITECTURE DESIGN GUIDELINES

(Amended 10/26/05)



Renaissance
Community Partners

CAMERON CREEK HOMEOWNER ASSOCIATION ARCHITECTURAL DESIGN GUIDELINES

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COMMUNITY ORGANIZATION

Every resident of Cameron Creek Homeowner Association, is a member of the Association (the "Association"), the entity responsible for the management of all Common Areas and related homeowners facilities as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Preservations and Easements (the "CC&R's"). The CC&R's set forth procedures, rules and regulations, which govern the community. The Guidelines for Community Living are an extension of the CC&R's and they are designed to be used in harmony.

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

ARCHITECTURAL REVIEW PROCESS

The CC&R's require the written approval of the Design Review Committee before any change, addition or modification to a site or building exterior of a residential property is made. Residents with proposed changes should contact Renaissance Community Partners, with whom the Association has contracted for full Association management, to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no new construction or remodeling, **including changes in exterior color, is to occur on any Lot or exterior of any home without the prior approval of the Design Review Committee.** The responsibility of the Design Review Committee is to ensure the harmonious, high quality image of Cameron Creek Homeowner Association is implemented and maintained. Your submittal will be returned to you either approved, denied, or for more information within thirty (30) days of receipt of your request. Homeowners may appeal the decisions of the Design Review Committee to the Board for consideration, in which case, the decision of the Board shall prevail.

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

GENERAL PRINCIPLES

The purpose of the Design Review Committee is to ensure consistent application of the Design Guidelines. The Committee monitors any portion of any Lot or Parcel which is visible from other Lots or Parcels, the street, or Association Common Areas. This would include backyards which are visually open to other Lots or Association Common Areas. The Design Guidelines promote those qualities in Cameron Creek Homeowner Association, which enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

Protection of Neighbors

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, light and air, and other aspects of design which may have a substantial effect on neighboring properties. For this purpose neighbor's consent is requested on the "Change Request Form".

Design Compatibility

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

Workmanship

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

BUILDING ARCHITECTURE

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

DEFINITIONS

In order to clarify the approval process, below you will find definitions of commonly used and confused terms:

Accessory Buildings – A structure with a roof and walls typically used for storage.

Ramada/Gazebo– A structure with a roof and no walls, but has corner posts supporting the roof.

Play Structure – A structure similar to those found on a play ground that may have swings, slide, and other childrens climbing devices.

Play House – A structure with a roof and walls that it typically used for young children to play in.

Storage Shed – A structure with a roof and walls typically used for storage outdoor equipment such as lawn mower and gardening materials.

Awning – A cloth material that is attached to the primary residence and extends from the residence, intended to provide shade.

Patio – A structure with a roof, attached to the primary residence painted to color of the residence with stucco pillars supporting the roof. The stucco pillar are also painted the color of the house.

Patio Extension – An extension of the pation either extending to roof further away from the residence into the yard or extending is horizontally to attach to a larger portion of the residence.

Storage Sheds

Backyard storage sheds detached from the house are approved provided the height is lower than the home's surrounding wall or fence so as not to be visible from neighboring property. Storage sheds shall not exceed 100 square feet in size. Storage sheds are not permitted in the front yard.

Play Houses

Play houses detached from the residence are approved provided the height is lower than the home's surrounding wall or fence so as not to be visible from neighboring property. Play houses shall not exceed 100 square feet in size. Play houses are not permitted in the front yard.

Play Structures

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

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

Accessory Buildings

Accessory buildings detached from the house are approved provided the height is lower than the home's surrounding wall or fence so as not to be visible from neighboring property. Storage sheds shall not exceed 100 square feet in size. Storage sheds are not permitted in the front yard.

Patio Extensions

Patio extensions must be submitted to the Design Review Committee for approval prior to construction. No extensions will be permitted to extend beyond the width of the back side of a residence. No extensions will be permitted to protrude more than 10 feet from the back wall of the residence it which it is attached.

Satellite Dishes

Satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Architectural Committee. Any "dish" larger than one meter (39.11 inches) is prohibited. Satellite dishes of one meter or less in diameter must be submitted to the Architectural Committee and such application will be approved subject to the Association's right to regulate such device in accordance with the Federal Communication Commission rules governing Over-the-Air Reception Devices. Diagram of location must be submitted. If applicable law

prohibits the Architectural Committee from requiring prior approval for the installation of certain antennas, any such antennas must still be installed in accordance with the Design Guidelines.

Roof & Wall-Mounted Equipment [Including Solar Energy Devices]

No devices of any type, such as evaporative coolers and air conditioning units shall be placed on any roof. Electrical boxes, panels, conduits or irrigation controllers attached to the home are to be painted to match the adjacent surface.

Solar energy devices must be submitted for approval to the Architectural Committee, including a diagram of the location. Such application will be approved subject to the Association's right to regulate such devices in accordance with Arizona law.

Outdoor Fireplaces

Installation of outdoor fireplaces requires advance approval by the Design Review Committee. All outdoor fireplaces will be required to have a gas log. Wood burning fireplaces are prohibited. Outdoor fireplaces may not exceed fence height.

Outdoor Lighting

Any lighting installed on a dwelling must be concealed from street view, Common Area view and adjacent neighbor's views by locating the unit under eavelines or in other niches and painting it to match adjacent structures. Outdoor light fixtures shall not exceed an illumination intensity of more than three-foot candle power as measured from the lot line. They shall blend with the decor and color of the home and neighborhood. Low pressure sodium bulbs, Mercury and Metal Halide fixtures are not permitted. Colored light bulbs, lenses, or reflectors are not permitted except as decorative items during special holidays. Security lighting and motion sensors may be installed only with Architectural Review Committee approval. Lighting shall be directed such that the light shines primarily on the owner's lot and minimizes glare visible from other lots.

LANDSCAPING

Ornamentation

The utilization of non-living objects as ornaments in the landscape must be harmonious with the character of the neighborhood and must be approved by the Design Review Committee. Individual expression is permissible so long as it does not detract from this goal.

Holiday Decorations

Temporary holiday decorations are permitted so long as they are placed no sooner than 30 days before the holiday and removed within 15 days after the holiday. Decorations shall not be offensive to children.

Maintenance

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

dying plants, removal of weeds and noxious grasses, and removal of trash. Lawns must be mowed on a weekly basis during growing season. Lawns and rock areas must be maintained free of weeds. Grass must be maintained in contained grass areas and is not be permitted in rock areas.

Maintenance of Landscape in Easements

Many homeowners (particularly those on corner Lots) have sideyards (easements) landscaped by the developer. "Easements" are generally between the exterior sidewall and the street. These "easements" are actually a portion of the homeowner's Lot. Maintenance of "easements", including the replacement of plants and weed control is the responsibility of the homeowner. Any changes to these areas require the approval of the Design Review Committee. If you are in doubt as to whether your sideyard is an "easement" or part of the Common Area, please call the Management Company.

MISCELLANEOUS ITEMS

Swimming Pools

Prior to construction of a swimming pool, a homeowner should contact the Management Company to coordinate the point of construction access to assure damage to Common Areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of their homes. Any opening which affects a common Association wall shall require an architectural submittal and a deposit for such work, refundable after walls and landscape are repaired and returned to their original condition. The Design Review Committee may also require the Association to replace and repair any common wall, which has been affected to insure continuity within the community with the ability to charge back to the member for labor and materials.

Pools may not be backwashed into the drainage ditches, natural washes, Common Areas, drainage-ways or streets. All backwash water is to be retained on the owner's Lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. Swimming pool fence requirements are regulated by the City of Phoenix.

The City shall be contacted, by the homeowner, to determine the safety fence requirement for your pool. Pool fencing must be painted the same color as the exterior perimeter wall. If the fencing is attached to the home, the homeowner may paint the fence the same color as the body of the home. For safety reasons, all openings in walls must be securely covered during construction to prevent children from entering and being injured.

Pool plans will not need prior approval unless there is a feature (pool slide or other structure) which would be visible above the top of the wall on NON-VIEW LOTS. Homeowners with VIEW LOTS must submit pool plans. All pool equipment shall be screened from view of neighboring property, streets and Common Area with walls which match the architectural character and color of the house or the existing wall. **IF POOL EQUIPMENT IS PLACED NEAR VIEW FENCING, SPACE MUST BE ALLOWED TO ACCOMMODATE THE SCREENING WALL.**

Flagpoles

Residential Lot flagpoles are allowed with the following provisions:

1. Flagpoles may not exceed twenty (20) feet in height.
2. Pole location must adhere to the following
 - a. Pole must be at least ten (10) feet from all perimeter property walls
 - b. Pole in front yard must be at least ten (10) feet of the front property line
3. Flagpoles must be unpainted and made of a weather resistant material such as anodized aluminum or fiberglass.
4. Noise abatement hardware must be included in the flagpole.
5. Flagpole lighting must be directed at the flag only and not be directed toward any Common Areas or neighboring residences.
6. Limit of one (1) flagpole per Lot.

Flags

1. Flags must be proportional to pole height
 - a. Pole height 20' flag size no greater than 4'x6'
 - b. Pole height 15' flag size no greater than 3'x5'
2. All flags, whether on poles or house mounted, must adhere to standard flag etiquette.
e.g. Flags must fly only between sunrise and sunset unless properly lighted.

Flagpole, flag, illumination hardware and installation are subject to prior Design Review Committee approval.

Any violation of flag etiquette will be considered a violation of the rules of Cameron Creek Homeowners Association and subject to normal Association violation enforcement.

Basketball Goals

Homeowners must submit an application to the Design Review Committee for approval prior to the installation or erection of a basketball goal. Goals will be allowed as a permanent installation in the driveway. Portable goals are prohibited. Strict guidelines will be adhered to regarding the quality of equipment and installation and special attention will be paid to placement of the pole on the Lot. Backboards must be transparent or painted to match the color of the home and the use of equipment with highly visible logo material will be prohibited. No lighting designed to illuminate basketball goals shall be installed without prior written approval of the Design Review Committee.

Driveways

All driveways must be kept clean and clear of debris, oil, rust and other stains.

Driveway Extensions

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

1. Only driveway extensions submittals located in the side yard of the property will be considered.
2. Submittals must include a plat with exact lot dimensions and the location and dimensions of the proposed extension.

3. The parking area may not exceed thirty (30) feet of contiguous area or fifty (50) percent of the lot width (existing plus extension) as measured at its widest point, whichever is less.
4. Homeowners with four (4) car garages will not be permitted to add a driveway extension since this will exceed the provisions directly above. Rather, these homeowners will be permitted to request one of the following options:
 - a. A decomposed granite driveway which match the existing granite in the front yard. Homeowners may not park vehicles on this extension. Color sample must be submitted.
 - b. A sidewalk no more than three (3) feet in width from the rear yard to the existing driveway. Additionally, the sidewalk may not exceed three (3) feet past the front edge of the home and not parallel driveway as to exceed the 30-foot limit.
 - c. Either option must be submitted to the Design Review Committee for approval.
5. The base driveway extension shall meet the existing driveway at a 45-degree angle.
6. Plant material is required within the 45-degree angle portion of the extension. A minimum of two 5-gallon plants are required. Plant type and location must be specified on the submittal.
7. The extension may not end within one foot of the adjacent property line. The area between the extension and the lot line must be landscaped with the same granite material used in the front yard or a material approved by the Design Review Committee. A minimum of three (3) 5-gallon plants must be planted in this area between the extension and the lot line.
8. Painting of the paved surfaces is prohibited.

Clotheslines

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

Window Coverings Criteria

No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, or temporary window coverings such as newspapers or bed sheets shall be installed or placed upon the outside or inside of any windows of any house without the prior written approval of the Design Review Committee.

No enclosures, drapes, blinds, shades, screens, awnings, or other items affecting the exterior appearance of a house shall be constructed or installed in any home without the prior written consent of the Design Review Committee. The Board has given blanket approval to all off-white, white, or beige, shutters, mini-blinds, and vertical blinds installed on the interior of windows. All others shall require Architectural approval.

Planters and Hardscape

Planters and other hardscape features visible from neighboring property must be reviewed and approved by the Design Review Committee. Surface textures and colors are to match the

paint color and materials of the house and must be approved by the Design Review Committee.

Detached Garages

Detached garages will be considered by the Design Review Committee but must match the home in construction, style and appearance. Detached garages must be placed 7 feet from nearest wall. Detached garages must receive prior written approval by the Design Review Committee.

Sidewalk Additions

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

1. The additional sidewalk is three (3) feet or less in width, is one foot or more from the property line and is one foot or further from the base of the house.
2. The strip between the home and the sidewalk addition must have decomposed granite or another approved inorganic groundcover installed per the landscaping guidelines or to match the existing inorganic groundcover.
3. No plant material or vegetations should be installed in this area. Ground planting and irrigation are prohibited in this area. All conditions must be met in order to proceed with installation without written approval

The Design Review Committee reserves the right to review and request changes to the addition per these requirements. Additional sidewalks in any other location must be submitted for approval.

Ramadas and Gazebos

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

1. Maximum square footage (under roof area) is 120 square feet.
2. Maximum roof height is 10 feet at the highest point.
3. The structure must be set back a minimum of 7 feet from any perimeter wall.
4. The structure must be painted to match the house color and maintained in good condition.
5. Any roof tile must also match the tile of the house.
6. Lighting of the structure must be approved by Design Review prior to installation.

Gates

Double gates may be installed to allow wider accessways to yards. Double gates should be the same type, design, and color as the originally installed single gates. Shrubs, trees or other plants should be located between the house and the double gates, where possible. All double gates require Design Review Committee approval.

Gutters and Downspouts

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

Screen Doors

Screen doors and "security doors" must be approved in advance by the Design Review Committee. Submittals should be high quality wrought iron in a color that matches the body of the house. Overly ornate designs will be discouraged. Pictures or brochures should be submitted.

COMMUNITY RULES

The following community rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. These rules are not meant to restrict, but rather to guide activities for the benefit of all residents of Cameron Creek Homeowner Association. Cooperation on the part of all residents in following these rules will make living at Cameron Creek an enjoyable experience.

Initial Landscape Installation

Any portion of a Lot which is visible to other Lots, the street, or Association Common Areas must be landscaped within ninety (90) days of City final approval or certificate of occupancy. Indigenous Plant List, Approved Non-Indigenous Plant List, Prohibited Plant List, and Supplemental Landscape Material List is attached.

General Property Restrictions

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

Non Owner Occupied Homes

Owners of all non-owner occupied lots shall be required to employ the services of professional landscape crews to maintain the lot to be consistent with standards acceptable to the Board of Directors and to provide a current copy of landscape vendor contract to the association at:

Renaissance Community Partners
916 E Baseline Rd., Suite 104
Mesa, AZ 85204

Failure to comply with this rule may result in fines levied against said owners, and all other legal remedies available to the Board.

Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any Lot except in covered containers as provided by the City or Town. These containers must be stored out of sight except for days of collection. Trash and recycle bins may be placed in front yards for collection from dusk the day before collection and must be placed out of sight by dusk the day of collection.

Those homeowners who wish to store trash container in rear yards must screen containers so as not to be visible to neighboring property and Common Areas. Screening may consist of either a block wall (stuccoed and painted to match either the house or perimeter wall) or landscaping. Both the wall and the landscaping must be submitted to the Design Review Committee prior to installation.

Pets

Residents are allowed to keep a maximum of three(3) generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Design Review Committee and be located so as not to be visible from neighboring property. Dogs must remain on leashes at all times while on Association property, unless approved in writing by the Association. All residents must clean up after their pets.

Machinery and Equipment

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

Vehicles, Campers and Boats

No motor vehicle classed by manufacturer rating as exceeding 3/4 ton, mobile home, travel trailer, camper shell, boat, or other similar equipment or vehicle may be parked, maintained or repaired on any Lot or on any street so as to be visible from neighboring property. Temporary parking of recreational vehicles, boats and similar equipment will be permitted, if it is apparent that the item(s) are being loaded or unloaded. Temporary parking is defined as 24 hours to load and 24 hours to unload.

All motorized vehicles, including ATV's, motorcycles, go-carts and similar vehicles are prohibited from entering onto any Common Areas.

Commercial Vehicles

No commercial vehicles shall be parked on streets or Lots in the community. Vendors may park for a reasonable amount of time while rendering a service.

Parking

Vehicles of homeowners and their guests are to be parked in the garage, carport or driveway. No inoperable vehicle nor those with expired tags shall be parked in driveways or streets. Vehicles not used on a regular basis (every 72 hours) shall be considered inoperable. Any vehicle with spider webs shall be considered to be inoperable. No vehicle shall be parked on landscaped areas such as grass or granite.

Amplifiers

No radio, stereo, television, broadcast, or loudspeaker unit, and no amplifier of any kind, may be placed upon or outside, or be directed to the outside of any building without prior written approval from the Design Review Committee. Disturbance to neighbors resulting from these items shall be considered a nuisance.

Building Repair

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

Approved Landscape Plan

The following Approved Landscape Plan is composed primarily of plant materials that have low water requirements.

Approved for Front and Rear Yards

A minimum of one(1) 15-Gallon tree that does not appear on the prohibited tree list is required in the front yard. A minimum of four(4) to five(5) 5-gallon shrubs that do not appear on the prohibited plant list are required in the front yards to soften and screen.

Approved Decomposed Granite:

NAME

Madison	Pink Coral
Palomino Gold	Yavapai Coral
Madison Gold	Apache Pink
Palomino	Mountain Red
Desert Brown	Grande Rose
Aztec	

Approved Trees and Shrubs and Trees for Rear Yards

TREES:

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Brazilian Pepper Tree	Schinus terebinthifolius
California Pepper	Schinus mollus
Tree Chaste Tree	Vitex agnus-sactus
Citrus	Citris
Pine Trees	inus species *Drought tolerant such as Goldwater and Aleppo
Mock Orange	Pittosporum Tobira

Prohibited for Front and Rear Yards

TREES:

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Australian Willow	Geijera paniiflora
Cypress	Cupressus
Eucalyptus	All varieties
False Cypress	Chamaecyparissus
Olive (and varieties)	Olea europaea
Mimosa	Albizia julibrissin
Thevetia	Thevetia species

Cameron Creek
Homeowners Association

Submit to: Renaissance Community Partners
916 E Baseline Road, Suite 116
Mesa, AZ 85204
480-813-6788
480-545-6196 fax

Requested By: _____ Date: _____

Name: _____ Account Number: _____

Address: _____ Telephone: _____

General Description of work to be performed: Include dimensions, shapes, colors, and locations.
***Please attach a sketch, photograph or sales brochure illustrations of desired addition and/or modifications**

I will assume the responsibility for any work under the above-proposed improvement that my contractor or I, accomplish which may, in the future adversely affect to common area. I will assume responsibility for all future maintenance of this addition or improvement.

** Notice: Submissions can not be considered if the homeowner is not current with the payment of assessments.

Homeowner's signature: _____ **Date:** _____

Some landscaping changes require adjacent owners input prior to installation. The undersigned adjacent owners have no objections to the proposed improvement:

#1 – Owner signature: _____ Date: _____

#2 – Owner signature: _____ Date: _____

Notice to Owners – Your improvements may require a permit from the City/County Building Department. You should check with the department about permits before starting any work. All work must be completed within 90 days of approval.

For Board Use Only

Date received by Architectural Committee: _____	Date of Decision: _____
Approval _____	Disapproval _____