

Vaquero Ranch Community Association

Association Rules and Regulations and Design Guidelines

**September
2018**

Vaquero Ranch Community Association

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OVERVIEW

Community Organization

Every Owner is a member of the Vaquero Ranch Community Association (the “Association”). The Association is an Arizona nonprofit corporation formed to manage and maintain the Common Areas and to perform all duties and exercise all rights imposed on or granted to the Association by the Declaration of Covenants, Conditions, and Restrictions for Vaquero Ranch (the “CC&Rs”). The CC&Rs, as amended from time to time, provide for design guidelines and rules and regulations to interpret, clarify, and implement the restrictions detailed in the CC&Rs (the “Design Guidelines” or “Guidelines”). In the event of any conflict between the Design Guidelines and the CC&Rs, the CC&Rs shall control. Capitalized terms not defined herein shall have the meaning ascribed to them in the CC&Rs.

The Board of Directors of the Association (the “Board”) is responsible for the administration of the Association. The Architectural Committee is appointed by the Board, as set forth in the CC&Rs, to review all Improvements within the Association, including new construction and modifications to the existing Improvements.

The Architectural Committee has adopted the Design Guidelines and standards to evaluate proposed construction activities. The purpose of the Design Guidelines are to assist homeowners in gaining approval for structural and landscape Improvements and repairs, and are necessary to enhance property values, desirability, and attractiveness of the properties located within the Association. These Design Guidelines may be amended by the Architectural Committee and reissued from time to time. Following the guidance detailed in these Design Guidelines does NOT eliminate the need for submission of plans for approval by the Architectural Committee except as specifically noted herein.

Architectural Review Process

As set forth in Section 3.4 of the CC&Rs, any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Architectural Committee. Owners with proposed changes must contact the management company, with whom the Association has contracted for the day-to-day management of its affairs, to obtain the necessary submittal documentation.

Simply stated, no Improvements, alterations, repairs, additions, or other work, including changes in exterior color, are to be constructed on any Lot or exterior of any home from its improved state existing on the date such property was first conveyed by a builder to a purchaser without the prior written approval of the Architectural Committee.

The responsibility of the Architectural Committee is to ensure the harmonious, high quality image of Vaquero Ranch Community Association is implemented and maintained.

Any Owner requesting approval of any construction, installation, addition, alteration, repair, change or other work to their Lot or home shall follow the application procedures listed below.

- All applications submitted will be acknowledged in writing by the Property Management Company; City Property Management, within five (5) business days.
- If acknowledgement is not received within allotted timeframe, it is the homeowner's responsibility to contact the Property Management Company, to determine if application was received. Approval timeframe does not begin until written acknowledgement is received from the Property Management Company.
- Approved submittals will be returned to the applicant within sixty (30) days of receipt.
- Applications not returned within such time are deemed approved, if homeowner has written acknowledgment of receipt of application.
- Owners shall diligently pursue approved work so that it is completed within sixty (30) days of issuance of the approval or such additional period of time as may be approved by the Architectural Committee at time of issuance.

Application Procedure

The following information must be included in each application:

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

Applications and plans must be submitted to:

**Vaquero Ranch Community Association
c/o EquinoxONE Management
PO Box 6147
Chandler, AZ 85246**

Office: (480) 705 4046
Fax: (480) 785-0220

Applications may also be scanned and emailed to Steve Talcott, Community Manager,

steve@equinoxone.com

DESIGN GUIDELINES

General Principles

The purpose of the Architectural Committee is to insure consistent application of the Design Guidelines, as set forth in the CC&Rs. The Architectural Committee monitors any portion of any Lot or parcel that is Visible From Neighboring Property, the street, or the Association Common Areas. The Design Guidelines promote those qualities in the Vaquero Ranch Community Association that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

All buildings and structures erected within the Association, and the use and appearance of all land within the Association, shall comply with all applicable municipal requirements (including any zoning requirements), as well as the requirements contained in the CC&Rs.

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, material, color and construction details.

Workmanship

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

Building Architecture

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

Building Repairs

No building or structure shall be permitted to fall into a state of disrepair. The Owner of the Lot is solely responsible at all times for keeping all buildings located on the Lot 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 also be kept in good repair at all times.

Awnings

The Architectural Committee must approve all awnings. Awnings over windows shall be canvas or similar material, of solid color on both sides which match the color of the body of the exterior of the home or roof color and may only be installed on the sides and/or rear of the home. All awnings must be commercially manufactured or the equivalent, and requests for the Architectural Committee's approval of the same must include: (i) a drawing with the location of the proposed awning installation, (ii) a sample of the material to be used, and (iii) the color and design of the proposed awnings. The Owner is responsible for maintenance and repair of any installed awnings. The Association retains all rights to determine when an awning must be repaired and/or replaced due to weather fading, tearing, ripping, and other states of disrepair.

Basketball Goals

Basketball goals may, with the prior approval of the Architectural Committee, be installed pursuant to the following guidelines:

1. Only pole-mounted goals are acceptable. Poles must be set in the ground permanently and adjacent to the driveway. Backboards shall not be attached to the house, garage, or roof.
2. Basketball poles must be black, white, or painted to match the color of the body of the home.
3. Backboards must be of a predominantly neutral color (gray, black, or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable.
4. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped or peeling paint, and other states of disrepair are a violation.
5. Only nylon or similar cord nets are acceptable. Metal or chains are expressly prohibited.
6. Courts may not be painted or permanently outlined on the driveway.
7. Lighting for night use of equipment is prohibited.
8. No permanent poles will be allowed in the backyards or sideyards.
9. Portable goals are not allowed.

Clotheslines

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within the fenced rear yard and not Visible From Neighboring Property, the streets, or the Common Areas.

Driveway Extensions

Driveway extensions will be reviewed on a case-by-case basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum driveway width (existing and addition) shall not exceed thirty (30) feet of contiguous area. Approved driveway extensions will be for the purpose of access to side/back yard gates only. Use of driveway extensions for permanent parking of vehicles is not allowed. All driveways must be kept clean and free of debris, oil, rust, and other stains. The use of planting material between the street and driveway extension is required to minimize the effect of additional paving.

Flagpoles

Flagpoles must be installed in a respectful manner and meet the following guidelines:

1. No flagpole shall be installed without the prior written approval of the Architectural Committee.
2. Poles must not exceed 12' in height, and only one flagpole is permitted per Lot.
3. Poles must be white or painted to match the house.
4. All flags are prohibited, except (a) those permitted under A.R.S. § 33-1808(A), as it may be amended from time to time.
5. Flag size may not exceed 3'x 5'.
6. Flag must be removed during inclement weather.
7. Flag must be kept in good repair, and Residents may not display more than two flags at any given time.
8. Owners installing flagpoles must take reasonable efforts to mitigate the noise created by the flagpole and all related hardware.
9. Illumination of the flag and/or flagpole must be approved by the Architectural Committee.
10. The Architectural Committee will consider the height of the flagpole, the requested location of the flagpole, the efforts of the Owner to mitigate noise created by installation of the flagpole and related hardware, and the request, if any, to illuminate the flag and flagpole. The Architectural Committee shall not unreasonably deny a request to install a flagpole, but retains the right to approve the flagpole subject to the above height, location, noise and/or light restrictions.
11. If the flagpole, or its installation, causes physical damage to any other Lot or the Common Areas, the Owner of the Lot shall be responsible for all damage caused.

Fences and Walls

Plans for new or improved fences or walls must be submitted to the Architectural Committee prior to construction. Subject to Section 5.22 of the CC&Rs and applicable law, plans to raise the height of a Common Wall must be submitted for prior approval with written permission from the adjacent neighbor(s). Owners requesting the height adjustment are solely responsible for engineering new wall footings and submitting engineering plans with each request. Copies of all applicable municipal and other approvals must be submitted with the requests.

Walls must be stuccoed and painted to match the existing dwelling or wall in texture and color. Boundary Wall improvements or modifications are prohibited.

Gates

Double gates at the side of the home may be installed to allow wider access to rear yards with prior written approval from the Architectural Committee, provided that the installation of such gates does not require Boundary Wall modifications. All gates (double or single) shall be the same material, design and color as the originally installed single gate. Shrubs, trees and plant material must be installed and maintained between the street and the gate access whenever possible.

Gutters and Downspouts

Gutters and downspouts will be considered for approval if the finish matches the color of the house. The Association strongly recommends use of high quality materials that offer long life as the gutter must be maintained in good condition.

HVAC

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior approval of the Architectural Committee. All units must be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of neighboring property and the street.

Outdoor Fireplaces

Outdoor fireplaces may only be installed and used in rear yards and require the prior approval by the Architectural Committee. Outdoor fireplaces may not exceed seven (7) feet in height and may not be closer than five (5) feet to the property line. Proposals for the installation of outdoor fireplaces and barbecues must include materials, colors, and the location and distance from neighboring Lots. The style, color and materials of the proposed Improvement must complement the style, color and materials of the community. Each Owner is responsible for assuring that the operation of the fireplace is in compliance with all applicable ordinances, codes, and laws. The Architectural Committee may require neighbor approval of such Improvements.

Outdoor Lighting

Any outdoor lighting installed on a Lot or dwelling must receive advance approval from the Architectural Committee. Permanent lighting sources shall not be directed towards streets, common areas or neighboring property. Lighting mounted on the front or side of a building shall be in decorative fixtures that diffuse light and shall not contain colored bulbs or bulbs with wattage greater than sixty (60) watts or eight hundred lumens.

Patio Covers

Roofing material color shall match that which was installed by the builder on the original roof of the home. The color of supports and material shall match the color of the body or trim. Structures must be professionally installed, and match the house color. A setback to sidewalls that complies with applicable law must be maintained.

Ramadas and Gazebos

Ramadas and gazebos may be erected in rear yards with the prior approval of the Architectural Committee, and 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 5 feet from any perimeter wall.
4. The structure must be painted a natural cedar or match the home's stucco pattern and color and be maintained in good condition.
5. Any roof tile must also match the tile on the house.
6. Lighting of the structure must be approved by the Architectural Committee prior to installation.

Play Structures

Play structures may be erected in the rear yards subject with the approval of the Architectural Committee, subject the following guidelines:

1. May only be erected in the rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall.
2. Maximum height allowed to the top support bar or highest point of structure is 10 feet.
3. Maximum height of any deck or 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 Architectural Committee will take appearance, height, and proximity to neighboring properties into consideration.
6. Any shade canopy must be solid tan or earth tone color.
7. A brochure or picture must be included with each submittal.

Pools and Spas

Pools and spas require the prior approval of the Architectural Committee as provided below:

1. Perimeter walls on Lots bordering Common Areas and shared Association walls may not be torn down to allow access to rear yards.
2. Access must be gained by removing a portion of the front wall on the side of the home.
3. Repairs to the wall must be made in a timely fashion and include repairing the wall to match the texture and color of the remaining wall.
4. All pool and spa equipment must be screened from view of neighboring property.
5. Lots with view fencing must submit plan for prior approval by the Architectural Committee.
6. Pool motors and associated equipment must be concealed from view from adjacent Lots and Common Areas (including streets) and placed in a location on the Lot so that the noise generated from such equipment will be the least disruptive to neighbors.
7. Except for hot tubs or whirlpool spas, above-ground pools are not permitted.
8. Plans and specifications for a pool or spa, as prepared by the pool or spa contractor, must include any proposed fencing.
9. To the greatest extent possible, hot tubs and spas shall be located in such a manner that they will be unobtrusive and not Visible From Neighboring Property and Common Areas (including streets).
10. Backwash water from pools and spas (including water drained from pools or spas in order to perform maintenance on pools or spas) must be contained wholly on an Owner's Lot and may not be permitted to seep or flow onto an adjacent Lot or Common Area (including streets).

Pool Fencing

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be neutral earth tone color to match or blend with the existing home color or match the existing wrought iron fencing color. The applicable municipal authority may have specific rules governing swimming pool fence enclosures, and an Owner shall submit a proposal for a swimming pool fence only after being assured by the applicable municipal authority that the proposed fence will not violate those rules.

Satellite Dishes

An antenna one (1) meter or less in diameter or diagonal measurement which is designed to receive signals from direct broadcast satellites (DBS) or designed to receive video programming services from multi-channel multi-point distribution (wireless cable) providers (MMDS) or an antenna that is designed to receive television broadcast signals (TVBS) may be placed, installed, or kept on a Lot if the antenna complies with the following restrictions:

1. The antenna must be placed on the Lot in such a manner as to not be Visible from Neighboring Property, the street, or Common Ares unless it is impossible to do so

without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS.

2. If the antenna cannot be placed on the Lot in such a manner as to not be Visible From Neighboring Property, the streets, or the Common Areas without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS, then the antenna must be screened by landscaping or by some other means so that it is not Visible From Neighboring Property, the streets, or the Common Areas, unless such screening would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS, in which event the antenna must be screened by landscaping or by some other means to reduce to the greatest extent possible its visibility from the street, common areas, or neighboring property without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS.
3. If the antenna is mounted on a residence or other structure and is Visible From Neighboring Property, the streets, or the Common Areas, the antenna must be painted a color that will blend into the background against which the antenna is mounted, unless the painting of the antenna would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS.
4. An antenna that is less than one (1) meter in diameter and is designed to receive video program services from MMDS or an antenna designed to receive TVBS may be mounted on a mast, provided that the mast may be no higher than twelve (12) feet above the roofline or the height necessary to establish line of sight contact with the transmitter, whichever is lower. If the mast or antenna is Visible from Neighboring Property, the streets, or the Common Areas, the mast or antenna must be painted a color that will blend into the background against which the antenna is mounted, so long as the painting of the antenna does not impair the user's ability to receive signals from the MMDS or TVBS provider.

Screen Doors

All screen and/or security doors must be submitted for approval prior to installation and must be painted to match the exterior body color or trim of the home, or the color of the exterior door. Silver-colored aluminum screen doors are prohibited.

Signs

No signs shall be displayed on any Lot except the following:

1. Signs used by Declarant to advertise the Lots and residence thereon for sale.
2. One residential identification sign with a total face area of 80 square inches or less.
3. Political, children at play, for sale, for lease, for rent, and open house signs, but only to the extent such signs are permitted under A.R.S. § 33-1808, as amended.
4. Such signs as may be required by legal proceeding.
5. Security signs are acceptable but they may not exceed 80 square inches.

Solar Panels

The Association recognizes the Owners' right to install and use solar energy devices, as set forth in A.R.S. § 33-1816, and hereby adopts these Guidelines in order to regulate the placement of solar energy devices that are governed by A.R.S. § 33-1816 and A.R.S. § 44-1761. If the solar energy device is one of the devices listed in A.R.S. § 44-1761, the placement of the solar energy device must be approved in advance by the Architectural Committee. Such solar energy device must comply with the following guidelines, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

1. No solar energy device may encroach upon the Common Area or the property of another Owner.
2. A solar energy device must be placed in the rear patio or on a portion of the roof facing away from the street so as not to be Visible from Neighboring Property, the streets, or the Common Areas.
3. The solar energy device must be shielded from view so as not to be Visible From Neighboring Property, the streets, or the Common Areas to the maximum extent possible. The landscaping or structure used to shield the solar energy device must be approved in advance by the Architectural Committee.
4. The solar energy device must comply with all applicable city, county and state laws, regulations and codes. The Association must be provided with a copy of any applicable governmental permits.
5. Placement and installation must be pursuant to the manufacturer's instructions.
6. In order to protect against personal injury and property damage, the solar energy device may not be placed in a location where it may come into contact with a power line.
7. In order to protect against personal injury and property damage, all solar energy devices must be properly grounded and secured.
8. In order to protect against personal injury, solar energy devices may not block or obstruct any driver's view of an intersection or street.
9. The Owner is responsible for all costs associated with the installation and maintenance of the solar energy device and shall keep the device in good repair.
10. The Owner is responsible for all damage caused by or connected with the solar energy device.
11. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device.

Storage Sheds

Storage sheds require the prior written approval of the Architectural Committee and are subject to the following guidelines:

1. Storage sheds are subject to rear setbacks of a minimum of 5 feet from any property line.
2. Sheds may not be Visible From Neighboring Property, the streets, or the Common Areas.
3. Quality materials and construction shall be required.
4. Sheds must be in harmony with the exterior of the residence including siding, color, and roofing materials.

Window Coverings Criteria

Permanent draperies or suitable interior window treatments must be installed on all front-facing windows within sixty (60) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings, shelf openings, or treatments used to decorate must be compatible with respect to materials and color, and with the style and color of the home, and must be approved by the Architectural Committee prior installation. Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames.

LANDSCAPE GUIDELINES

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, leaves, and debris.

Hardscape

The Architectural Committee must approve any hardscape items proposed for front yard installation. Hardscape items that will be Visible from Neighboring Property, the streets, or the Common Areas in the rear yard also require prior approval.

Rock and Ground Cover

If decomposed granite or other landscape rock is used, it must be of an “earth tone” color and not white, green, blue, pink or other colors. Artificially colored rock(s) or granite is prohibited. All rock areas shall be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River rock shall be three (3) to six (6) inches in diameter. Not more than 10% of the front yard landscape may be river rock.

Fine Grading and Mounding

Fine grading is a critical aspect of landscaping. Each Lot has been graded in such that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the approved grading and drainage plan. Mounding must appear natural.

Water Features and Statuary

Lawn ornamentations, including but not limited to, landscape sculptures, statues, outdoor art, decorative water features, waterfalls, fountains, ponds, animal replicas, pottery or similar landscape elements, or any material or object applied to a wall, fence, gate or other Improvement on a Lot, whether permanently installed or not, are considered Improvements and part of the landscaping and therefore subject to the prior written approval of the Architectural Committee before installation. Items such as fountains and statuary are permissible within the rear yard (as long as they are not visible from Neighboring Property, the streets, or the Common Areas). Fountains in the front yard may not exceed four (4) feet in height. Statuary is not allowed in the front yard except for seasonal decorations which must be removed in a timely manner (see Holiday Lighting). It is recommended that water features be chlorinated. The Architectural

Committee reserves the right to limit the size and quantity of statuary in rear yards where the Improvement is Visible from Neighboring Property, the streets, or the Common Areas. Statuary must be of earth tones, with no painted finishes, and must be approved in advance by the Architectural Committee.

Lighting

Lighting, other than that put in by the builder or Declarant, must be approved by the Architectural Committee. The following outlines the minimum standards for lighting:

1. Lighting shall be shielded such that the light shines primarily on the Lot on which it is installed. Lights that create a glare, are pointed at other Lots, or are Visible from Neighboring Property, the streets, or the Common Areas are prohibited.
2. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle power as measured from the closest Lot line.

Plant Requirements

Rear yard landscaping to be completed within 180 days of the date of closing, the Owner of the Lot shall complete installation and irrigation Improvements in compliance with the CC&Rs and the Guidelines. Rear yards that are Visible from Neighboring Property, the streets, or the Common Areas shall also adhere to this installation time frame.

Minimum Plant Requirements For Rear And Front Yards

	Plant Type	Size	Quantity
Front Yard	Trees	15 gal	2
	Shrubs	5 gal	10
	Groundcover/Shrub	1 gal	18

1. Please see Exhibit B for prohibited plant list.
2. Owners are to select low shrubs/groundcover along driveway and street frontages to maintain visibility. Plants exceeding 2' in mature height shall be located at least 8' feet back from public sidewalks or curbs.
3. Surface select boulders may be grouped in clusters, with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height and shall have a natural oval character that is compatible with specific decomposed granite. Colored and lava rocks are prohibited.
4. Owners may use low voltage lighting to highlight entry walks, or accentuate trees where permitted by all applicable laws and ordinances and these Guidelines. Colored bulbs and

lenses are prohibited. Light source shall be adjusted to minimize glare on adjacent properties, common areas and streets.

5. Ornamentation such as driftwood, skulls, wagon wheels, sculptures, and others are not permitted in front yards.

Irrigation

With an average rainfall of less than 9 inches, most plant material requires a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each Owner shall provide a complete irrigation system compatible with the front yard design. Time clocks shall be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head-to-head coverage, designed to minimize overspray onto any paved or granite areas. All supplemental plants shall be watered by an underground drip system to provide deep watering. All irrigation and drip system lines must be covered under gravel or within plant material. Exposed irrigation or drip system lines are prohibited. Any irrigation or drip system lines that are not in use must be capped.

ASSOCIATION RULES

The following Association rules summarize some of the common provisions found in the CC&Rs as well as rules established by the Board pursuant to its rulemaking authority as set forth in the CC&Rs, the Association's Bylaws, and Articles of Incorporation of the Association.

General Property Restrictions

No Owner may lease less than his, her or its entire Lot, and no Lot may be leased for a period of less than three (3) months. All leases must restrict occupancy to a Single Family residential use and be in writing. 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 notify the Association of any lease and provide the Association with the: (a) name of the tenant, (b) date and term of the lease, and (c) current address of the Owner. The Association shall have the right to charge an administrative fee in connection with the Association's record keeping of each new lease.

Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any Lot except in covered containers as provided by the City. These containers must be stored so that they are not Visible From Neighboring Property, the street, or the Common Areas, except up to twenty-four (24) hours in advance of collection and not later than twenty-four (24) hours after collection. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot. Notwithstanding the foregoing, garbage or trash placed on any Lot solely in connection with any bulk trash pickup program shall be acceptable so long as such garbage or trash is placed neatly on the Lot and is made available for collection no earlier than the weekend immediately prior to the weekday of collection.

Pets

Residents are allowed to keep a reasonable number of generally recognized domesticated house or yard pets. Animals cannot be kept or raised for commercial purposes and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Committee. Dogs must be kept on leashes of not more than six (6) feet in length at all times while on Association property, and all Owners must clean up after their pets. No structure for the care, housing, or confinement of any house or yard pet shall be maintained so as to be Visible from Neighboring Property, the streets, or the Common Areas. The Board shall conclusively determine, in its sole and absolute discretion, whether a particular animal, bird, poultry, or livestock is a generally recognized house or yard pet and whether such a pet is a nuisance.

Holiday Lighting

Temporary holiday decorations and lighting are permitted without prior approval. Decorations must be kept in good condition and repair at all times. Decorations and lighting can be installed no sooner than 7 days prior to a holiday and must be removed no more than 7 days after a holiday. Only exceptions are decorations and lighting for the Thanksgiving and Christmas period. For this time frame, decorations cannot be installed until the third (3rd) Thursday of November and must be removed by the second (2nd) Saturday of January.

Seasonal and Decorative Flags

Seasonal and decorative flags not referenced in A.R.S. § 33-1808(A), which are house mounted below the roofline, do not require approval. However, seasonal flags must be removed within ten days after the date of the holiday, and all flags must be maintained in good condition at all times. Seasonal or decorative flags not referenced in A.R.S. § 33-1808(A) that are determined by the Board, in its sole discretion, to be offensive to neighbors or the Association must be removed. Sports flags will only be allowed to be displayed on the day prior to and the day of the specified sports team's most recent game.

Machinery and Equipment

No machinery, fixtures, or equipment of any type, including, but not limited to heating, cooling, air-conditioning, and refrigeration equipment, may be placed on any Lot or parcel without screening or concealment so that the object is not visible from Neighboring Property, the streets, the Common Areas, or public property.

Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use so as not to be visible from Neighboring Property, the streets, or Common Areas.

Vehicles

No motor vehicles classed by manufacturer rating as exceeding ¾ ton, mobile homes, recreational vehicles, travel trailers, tent trailers, camper shells, detached campers, boats, boat trailers, hang gliders, ultra-lights, or other similar equipment or vehicle may be parked, kept, placed, or maintained on any Lot or parcel or any street so as to be Visible From Neighboring Property, the streets, or the Common Areas. The provisions of this section shall not apply to pickup trucks of ¾ ton or less capacity with camper shells not exceeding seven (7) feet in height measured from ground level and mini-motor homes not exceeding seven (7) feet in height and eighteen (18) feet in length which are parked and used on a regular and reoccurring basis for basic transportation.

No automobiles, motorcycles, motorbikes or other vehicles shall be constructed, reconstructed or repaired upon any Lot, parcel or street, and no inoperable vehicles, including but not limited to vehicles with flat tires, may be stored or parked on any such Lot, parcel or street so as to be Visible From Neighboring Property, the streets, or the Common Areas; provided, however, that the provisions of this section shall not apply to emergency vehicle repairs or temporary

construction shelters or facilities maintained during and used exclusively in connection with the construction of any Improvement approved in writing by the Architectural Committee.

Parking

Vehicles of all Owners, lessees, and Residents, and of their employees, guests and invitees, are to be kept in garages, carports, residential driveways of the Owner, designated parking areas, designated spaces in commercial areas, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a Lot.

Vehicles may not be parked on the streets from 12:00AM (midnight) to 5:00 AM.

Speakers

Outside speakers will only be allowed if they are concealed in the patio cover and not Visible from Neighboring Property, the street, or Common Areas. Residents are required to keep the volume as low as possible so as not to create a nuisance and/or disturb the peaceful enjoyment of neighbors.

VIOLATIONS: IMPOSITION OF FINES: OTHER CORRECTIVE ACTION

Pursuant to Section 33-1803 of the Arizona Revised Statutes, the Board of Directors shall have the power to impose monetary penalties upon the owners of Lots for violations of the Declaration of Covenants, Conditions and Restrictions, Bylaws and Rules of the Association. This power shall apply to violations by the owner(s) and the owner(s) shall also be liable for any violation Committed by a family member, guest, tenant or other occupant of the Lot of the owner(s). The amount of the monetary penalties shall be determined based on the nature of the offense, the attitude of the offending owner(s) and the number of violations and the amount so established by the Board of Directors shall range from \$10.00 to a maximum of \$500.00 per day. The owner(s) in question shall be given an opportunity to be heard by the Board prior to the assessing of any monetary penalties, and written notice of said hearing shall be given at least 10 days in advance of the hearing by regular mail or by hand delivery at the last-known address of the owner(s). Once it has been determined that the owner(s) is guilty of a continuing violation, the Board may impose reasonable daily monetary penalties for each subsequent day of the violation and such continuing penalties shall continue to accrue until the owner(s) notifies the Board that the violation has ceased and the Board has confirmed that, this, in fact, is the case. Any penalties assessed against the owner(s) may be enforced in the same manner established in the Declaration in regard to delinquent maintenance assessments and said owner(s) shall be liable in this manner for all violations committed by the family members, guests, tenants or any other occupant of the owner(s).

The above policy applies, but not limited to, Section 3.3 of the CC&Rs:

Notice of Violation.

Under Section 10.2 of the CC&R's, the Association has the right (but not the obligation) to record against a Lot a notice of violation with respect to any violation of the Association Documents by the Owner, Lessee or Resident of the Lot.

Imposition of Fines.

No fines for the violation of any provision of the Association Documents will be assessed against an Owner until the Board has provided written notice of the violation to the Owner and given the Owner an opportunity to request a hearing on the violation. Article 5 of the Bylaws sets forth the notice and hearing procedures for fines. Any fine imposed after an Owner has waived the right to be heard, or any fine affirmed by the Board after hearing, shall be paid in accordance with Article 5 of the Bylaws. The provisions of this paragraph do not apply to the late fee assessed for nonpayment of Assessments as set forth in Section 4.10 of the CC&R's.

COMPLAINTS CONCERNING VIOLATIONS

An Owner, Lessee or Resident may report an alleged violation to the Association by calling or writing to the Property Manager

**Vaquero Ranch Community Association
EquinoxONE Community Management**

c/o Steven Talcott
PO Box 6147
Chandler, AZ. 85246

Office:(480) 705 4046 – X-10

Fax:(480) 785-0220

Email: steve@equinoxone.com
www.HOApROPERTYManagement.com

EXHIBIT A

Vaquero Ranch Community Association

PO Box 6147

Chandler, AZ. 85246

Telephone: (480) 480-705-4046

Fax: (480) 785-0220

ARCHITECTURAL REQUEST

Date: _____

Owner's Mailing City: _____ State: _____ Zip code: _____ Name: _____ Address: _____

Home phone: _____

Work phone: _____

Property Unit Number: _____

Property Address: _____

Description of Architectural request in detail including:

Description _____ of _____ Project: _____

Dimensions: _____

Materials: _____

Location: _____

Colors: _____

Vendor/Contractor: _____

PLEASE SUBMIT A SKETCH OR DRAWING OF THE PROPOSED CHANGE ALONG WITH PAINT SAMPLES (IF APPLICABLE).

Start Date: _____ Completion Date: _____

The Homeowner agrees to maintain the improvement if approved by the Architectural Committee. The homeowner agrees to comply with all city, county and state laws and must obtain all necessary permits.

Signature of Lot Owner Date signed

OFFICE USE ONLY

TRACKING# _____

APPROVED

APPROVED WITH THE FOLLOWING CONTINGENCIES: _____

DISAPPROVED, REASON: _____

Vaquero Ranch

Date

SECTION 4 - SIGNATURE AND ACKNOWLEDGMENT

The Applicant hereby agrees to comply with all applicable local, county, state and federal laws and to obtain all necessary permits for the work described in this Application.

Approval of this Application by the Architectural Committee shall not be deemed a warranty or representation as to the quality of such work or that the work conforms to any applicable building codes or federal, state, county or local laws, statutes, ordinances, rules or regulations.

This Application will be reviewed by the Architectural Committee and approved, denied or returned for additional information within thirty (30) days after the Architectural Committee receives the Application.

If this Application is approved, the Applicant agrees to promptly perform the work contemplated in the Application. If the work involves the construction of an Improvement, the Applicant also agrees to maintain the Improvement in accordance with any applicable terms of the Association Documents.

Signature of Applicant

Date Signed

Exhibit B
Prohibited Plant Material

The following vegetation types and varieties are expressly prohibited due to reasons of being invasive non-native, profuse and noxious pollen, excessive heights and weed-like characteristics of excessive growth, high water demands or other similar traits. Under no circumstances is it permissible to plant a prohibited plant or allow it to remain within the front or backyard of any Lot within the Community, unless specifically noted below.

TREES	
N	o o\ a N
African Sumac	Rhus lancea
	Brachychiton
Australian Bottle Tree	populneus
Australian Willow	Geijera parviflora
Canary Date Palm	Phoenixd/canariensis
Cottonwood	Populus
Cypress	Cupressus
False Cypress	Chamaecyparissus
Olive Trees	Olea Europaea
Jacaranda	Jacaranda mimosifolia
Mexican Fan Palm	Washingtonia robusta
Mexican Palo Verde	Parkinsonia aculeate
Mimosa	Algizia Julibrissin
Oleanders	
other than dwarf variety	Nerium Oleanders
Thevetia	Thevetia species
Windmill Palm	Trachycarpus foruniei
Mulberry trees, all varieties	Morus L.
Eucalyptus trees, all varieties	

GROUND OVER	
N	o o\ a N
Fountain Grass	Pennisetum setaceum
Pampas Grass	Cortaderia sellonana

All Citrus, Palms, Oleanders, Pines, Juniper and Cedar, whose mature growth height may reasonably be expected to exceed ten feet will be prohibited for aesthetic reasons. Dwarf varieties, and those

specimens whose mature growth height may reasonably be expected to be maintained at less than ten feet, may be installed on individual Lots within walled yard areas.

ExhibitC

Color Matrix
Vaquero Ranch - Maracay Homes

Maracay Homes
rj.-x designe

									Avafable	A _ _ _	A _ _ _ _ _	A _ _ _ _
Roof Tile Eagle	3606 Vallejo Range	8708 DelOro Blend	3606 Vallejo Range	3634 Kings Canyon B	4684 San RafaelBlend	4634 Kings Canyon Blend	4602 Concord Blend	4634 Kings Canyon Blend	3634 Kings Canyon Bland	3687 Gray Brown Blend	3576 Topanga	3634 Kings Canyon Blend
Hacienda Tile									"S" Profile 1118	"S" Profile Tile	"S" Profile 1111	"S" Profile Tile
Fascia	CL32nN Bon Nuit	CL2BB6N Sea Blite	CL2887N Mercurll	CL2851W Flttsrad	CLW1040W Skolli	CLW1033W F	CL2951W Dwindled	CLV 1132N GIBSD	CLC 1282N Consomme	CL 268BN Wheel Barrow	CL 28nN Diesel	CL2876N Ouo Uo
Stucco	CLW1042W MisiMI	CLC 1020W Sunkist Ridee	CL2813M Prodlav	CL2855D Fogllish	CL 3274M HwtiCane	CLC 1230A Beacon	CL2955D Massive	CL2905A Sprawun	CL2861W Gull	CL2683D Smoked Trout	CL2n4D5pht Rock	CL2735D Free.state Eanh
stucco Accent					CL3276A	CLC 1278N Wild West	CL2957N Westlands	CL2907N Peoer Grass				
WOOD Trim												
Garage Door	CL3276A Tree House	CL2886N Sea Blite	CL2885A Jack-In-The- Pulllt	CL2853M Glutted	CL3273W Kazoo	CLC 1229D Paige	CL2954M Perpetua	CL2903M Citadel	CLC 1282N Consomme	CL2885A Logwood	CL2876N Dug Up	CL2875A Mosquito
Entry DooriShutleni	CL3047N Mise	CL2727N Zorba	CLV 1131N Bruno	CL28nN Diesel	CL32nNBon Nuit	CLC 1279N Bracken	CLV1133N Microbe	CLV 113BN Carve	CLV 1132N Grasp	CL2887N Sepia	CL2587N WomWood	CL25nN Fortress
Wrought Iron	Matt Black	Matt Black	Matt Black	Matt Black	Matt Black	Matt Black	Matt Black	Matt Black	Matt Black	Matt Black	Matt Black	Matt Black
Roof Jack / Metal Color	CL2575D Savenger	CL2685A	CL2575D Savenaer	CL2925A Sicklepod	CL2575D Savenger	CL2925A SickJepod	CL2925A Sicklepod	CL2925A Sicklepod	CL2925A Sicklepod	CL2575D Savenger	CL3246A Angle	CL2925A Sicklepod
Nesco Type Clay Accents	"Florentine Clay"											
Accent Tile	AZT Valencia Roio BX6	AZT Valencia Moreno6X6	AZT Valencia Moreno.BxB	AZT Valencia Moreno6x6	AZT Valencia Moreno6x6	AZT Valencia Roio 6x6	AZT ValenCia Rllio 6x6	AZT Valencia Moreno6X6	AZT Valencia Moreno6X6	AZT Valencia Roio 6X6	AZT Valencia Roio 6x6	AZT Valencia Roio.6x6
Coronado Stone Vaneer					Creek Rock- Palm Springs Blend	River Rock- Desert Rust	Creek Rock- Southwest Blend	River Rock- Desert Rust	Idaho Drystack Iedgstone- Aspen Ranch Hacienda	Idaho Drystack Iedgstone- Grey Quartzite	Idaho Drystack Iedgstone- Carmel Mountain	Idaho Orystack Ledgstone- Aspen
Fence Return Color	Body Color	Body Color	Body Color	Body Color	Body Color	Body Color	Body Color	Body Color	Body Color	Body Color	Body Color	Body Color
Gutters / Downspouts	Beaver Brown	Buckskin Brown	Beaver Brown	Pebblestone	Pebblestone	Pebblestone	Heritage Cream	Bucksin Brown	Beaver Brown	Beaver Brown	Beaver Brown	Beaver Brown

Raaf Manufacblrer Eagle ROCJinll Products
PalntiiiiiiiUfactuntr Frazee
StoneManufKtAifer Coronado 51Dne

Dale Description