

QUAIL COVE HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES

These Guidelines have been prepared to assist homeowners in planning improvements and alterations to their properties. They are supplementary to the Covenants, Conditions & Restrictions (CC&R's) and it is recommended that all homeowners review the CC&R's and these Guidelines carefully to determine what Architectural Review Committee (ARC) approvals are necessary and how submissions should be prepared.

The Architectural Review Committee reviews all submittals. If there are any questions, they meet with the homeowner. The ARC's prime objective is to create a spirit of cooperation with neighbors to create an environment that will protect and enhance values and promote harmony to benefit all homeowners.

We look forward to working with you.

Your Architectural Review Committee

The following Architectural Review Committee Guidelines have been prepared over the past several years and have been approved by the Architectural Review Committee (ARC) and the Board of Directors. The following represent the minimum pre-approved standards. Homeowners may apply for items exceeding these standards (e.g. two courses of wall) to the Architectural Review Committee (ARC) for their approval.

The purpose of the Guidelines is to assist Quail Cove homeowners in planning improvements and alterations to their property and also to establish a community environment, which will protect property values and promote harmony to benefit all homeowners.

The foundation of the Guidelines (or Rules) is taken from the Covenants, Conditions & Restrictions (CC&R's). Individual Guidelines may reflect the mandate of the ARC. Several are based on the committee's experience with homeowner submittals reviewed to date and, in this respect, these Guidelines are a supplement to the CC&R's.

As the Guidelines evolve, the ARC will add to these contents and homeowners will be kept advised of these additions through the newsletter.

ARC GUIDELINES

1. Preamble

The Quail Cove CC&R's require that **any and all improvements and alterations, which change the appearance of any property, must be approved by the Architectural Review Committee (ARC).** It is important that any improvements and alterations to Property be made in harmony with and not be detrimental to the rest of the community. A spirit of cooperation between neighbors and with the ARC will go far in creating an optimum environment, which will protect financial investments, promote enjoyment and otherwise benefit all homeowners.

The ARC Guidelines, plus additional related information, are presented in this reference document.

2. Improvements and Alterations

Improvements and alterations requiring approval relate to all buildings, parking areas, lighting fixtures, fences, walls and landscaping including grading. Any addition, alteration, repair, change or other work in front and/or backyards which in any way alters the exterior appearance, including but without limitation, the exterior color of any Property may not be made without the prior written approval of the Architectural Review Committee (ARC).

Any Owner proposing to modify, make additions to, or rebuild his/her dwelling unit in any manner, which requires the extension or other alteration of any party wall shall first obtain the written consent of the adjoining owner(s), and the ARC.

Homeowners shall not, in whole or in part, change the landscaping, party walls, retaining walls, or any other improvements located upon any portion of the Common Areas, by the addition or removal of any items thereon, without the prior written approval of the ARC except where permitted in section 11, "More Specific Guidelines and Considerations". A homeowner shall not place any structure whatsoever upon the Common Areas.

3. Duties of the Architectural Review Committee

In reviewing requests for improvements and alterations, the ARC shall consider whether the proposed improvement or alteration will be consistent with the requirements of the CC&R's and these Guidelines, and any other factors that the ARC deems appropriate.

The ARC has the right to deny any improvements or alterations, which are not suitable or desirable, in its opinion, for aesthetic or other reasons.

4. Preparation and Submission of Requests for Approval

Quail Cove homeowners will make submissions to the Architectural Review Committee (ARC) through the Management Company as follows:

Submissions will be made on the Architectural Improvement Application (attach additional sheets if necessary). Please describe (1) the proposed improvement or alteration; (2) its purpose (3) building or landscaping materials to be used; (4) architectural design; (5) type and color of finishes; (6) if relevant scaled plans showing (a) dimensions; (b) location and identity of plants, trees and outer landscape features; (c) distances of proposed structures from property boundaries and existing buildings.

5. Time and Approval

If the ARC fails to approve or disapprove any improvement or alteration, which does not contradict any section or clause on the CC&R's within sixty (60) days after the plans and specifications have been submitted on the request form and received by the Management Company, approval will be deemed to have been given.

The Management Company will date stamp each submittal on receipt and the homeowner will verify with them that the sixty-day period has expired prior to proceeding with any alteration or improvement.

6. Written Approval

All improvements or alterations shall be constructed or installed on any Lot only with the prior written approval of the ARC.

7. Implementation

Upon receipt of approval from the ARC for any improvement or alteration, the Owner who requested such approval shall proceed to make such improvement or alteration as soon as practicable and shall diligently pursue such work so that the work is completed as soon as reasonably possible and within such time as may be prescribed by the ARC.

8. Changes, Deletions and Additions

The ARC must approve any change, deletion or addition to plans approved by the ARC in writing.

The ARC has the right to withhold any similar plan, drawing or specification or any matter subsequently submitted for approval.

9. No Waiver

The approval of the ARC of any plans, drawings or specification for any work done or proposed, or for any other matter requiring the approval of the ARC, shall not be deemed a waiver of any right to withhold approval of any similar plan, drawing or specification or any matter subsequently submitted for approval.

10. General Guidelines and Consideration

(a) Any improvement or alteration proposed by a homeowner must meet the codes established by Pima County and be subject to all appropriate **permits and inspections**. Homeowners should inquire about the code and permit requirements prior to making a submission to the ARC.

In addition to conforming with all code and permit requirements, any improvement or alteration to buildings and structures shall be compatible with architectural designs, color schemes and exterior finishes of existing buildings.

(b) Improvements and alterations proposed for back yards, the highest part of which are less than five feet (5') in height above the base level of the Lot and will not be extended or, grow to exceed five feet (5') in height above the base level of the Lot and will not intrude upon neighbor's enjoyment of their own Properties, do not have to be submitted for architectural review. See "#12" for pools.

All structures or trees greater than or destined to be extended to grow to a height greater than five feet (5') in height above the base level of the Lot at any location around the home (i.e. in either front or back yards) must be approved by the ARC.

Height notwithstanding, all structures and buildings must conform to the code, permit, architectural design, color and exterior finish provisions of 10(a) above.

- (c) Any alteration or improvement should not unreasonably interfere with the outlook from adjacent or neighboring Property. Prior to preparing a submission to the ARC, the homeowner will discuss any alterations or improvements that will be visible from other properties, with their neighbors, and advise the ARC of the outcome of such discussions.

11. More Specific Guidelines and Considerations

Antennas, Satellite Dishes

Antennas, satellite dishes or other transmitting devices, except for ham radios, are allowed without Architectural approval providing they are placed in the most inconspicuous location on the owner's lot and the following provisions are met:

1. The homeowner must notify the Association in writing within two weeks after the installation that a device has been installed giving the exact location.
2. All installations must meet FCC requirements and applicable State, County and Town requirements.
3. Any visible wiring must be painted to match the surface on which they are mounted.
4. The ARC may require that the device be camouflaged at a reasonable expense to the homeowner.

Artifacts

Any and all artifacts (fountains, statuary, ornamental animals, large rocks and boulders etc.) including furniture (benches, chairs, etc.) placed in front yards must be of a complimentary, natural or stone color only and requires the prior written approval of the ARC. No plastic or similar composites are permitted in the front yards of homes.

Driveways/Walkways/Pavers

Extension or expansion of driveways requires ARC approval. Brick pavers are not allowed to be used for an additional parking space. However, a homeowner may extend the width of their driveway with pavers up to the width of the garage structure. **ARC approval is required.** Any approved driveway expansion shall not be intended to promote the parking or storage of any vehicle off the original driveway. Altering original color of concrete requires prior written approval. However, epoxy coating a driveway to match the color of the concrete and has no design in it does not require the prior approval of the ARC.

Exterior Bars

Bars installed on windows must be painted to match the primary (stucco) color of the home and mounted entirely within the frame of the window. If there is a design on the bars they may not be racial, religious, political or mythological in nature. Security bars that meet these criteria do not require approval of the ARC.

Exterior Lighting

Exterior Lighting to be attached to buildings, walls and other structures will be complimentary in design and color and be as small in size as reasonably practical. Light fixtures should be appropriately shielded and the lighting should always be directed downwards so as not to shine into adjacent properties, streets or common areas. All installations must meet Pima County code and inspection requirements. Installation of the aforementioned lights does not require approval of the ARC if these standards are adhered to.

Low voltage (12 volts), 16w-level (less than 15 inches) landscape lighting should be directed downwards or towards the house, be tastefully arranged and un-obstructive to neighboring homeowners and if this standard is met, do not require approval of the ARC.

Exterior lighting installation will be maintained in safe, operating condition at all times.

Flag Poles and Flags

Flagpoles that are removable and do not exceed six feet (6') in length are permitted. Temporary flagpoles that meet this standard do not require approval of the ARC.

Permanent flagpoles shall not exceed the height of the roof and requires written approval of the Architectural Review Committee (ARC) prior to installation.

The type of flags allowed to be displayed either in the front yard or backyard of the owners property are: the American flag; a U.S. Army, Navy, Air Force, Marine Corps or Coast Guard flag; POW/MIA flag; Arizona state flag; Arizona Indian nations flag; or the Gadsden flag.

Garage Doors

If a homeowner is replacing their garage door or repainting the house, the garage door must be painted either the color of the body of the house or the color of the trim. The replacement of garage doors requires ARC approval.

Gate/fence Coverings

In accordance with their needs (e.g. screening of trash containers as per these Guidelines; controlling the movement of small animals; preservation of privacy; aesthetic appearances, etc.); homeowners may choose different gate designs and materials.

All gate modifications must be either redwood or cedar sealed to protect its natural color and not painted. Gates may also be modified using metal screening provided it is painted to match the color of the house.

Homeowners may cover the back wrought iron fencing in the back yard to prevent animals from entering or leaving the yard providing the material is a type of wire screening and maintained in good repair.

The aforementioned gate/fence coverings must be well maintained at all times. If these standards are adhered to, approval of the ARC is not required.

Hose storage

These devices used for storage of hoses in the front of homes must be properly maintained and in harmony with the architectural integrity of the community. Hose storage devices meeting this criterion do not require the approval of the ARC.

House Painting

ARC approval is required for exterior painting of a home. ARC approval will take into consideration, but not limited to, the color and sheen of the paint, the architectural style, existing roofing and wall colors and the color of neighboring properties.

This requirement is waived when, for any area or surface, the color and sheen of the paint to be applied is identical to that previously used.

Landscaping:

- a) Wall hangings must not exceed 24" in diameter and must not be racial, religious, political or mythological in nature. Only one wall hanging is permitted on a home.
- b) A maximum of four boulders not more than four (4) cubic feet each in size.
- c) Trees may be replaced in kind or with any of the following: Sweet Acacia, Sumac, Bottlebrush, Palo Verde, Mesquite, Bottle or Ironwood. When reaching maturity a tree must not exceed beyond the property lines of the lot.

Landscaping meeting these criteria do not require approval of the ARC.

Castle wall type bricks

May be used for landscaping front yards providing they do not exceed 16" in height and the color is in harmony with the architectural integrity of the community. Wall of this nature and meeting these criteria do not require approval of the ARC.

Lattice

Lattice must be constructed of natural redwood or cedar and must be properly maintained at all times. Lattice meeting these criteria does not require the approval of the ARC.

Patio lights

Patio (Malibu), low voltage lights may be installed providing they are no more than 18" above the ground and do not shine into a neighbor's lot, the streets or a common area. If these criteria are met they do not require approval of the ARC.

Pools

Request for construction of pools must be submitted to the ARC for review before construction begins. Requests must show the following:

- (1) How the contractor will access the property;
- (2) Placement of pumps and other related equipment and;
- (3) Design and location of the pool in reference to the lot.

Homeowners assume all responsibility and liability for damages to common areas or private property. Homeowners are to caution contractors not to discharge excess cement, clean vehicles anywhere in the community, or display any advertising on property.

Rain Gutters

Must be painted to match the surface on which they are mounted. Discharge from the gutters must not be onto a neighbor's property. Gutters meeting these criteria do not require the approval of the ARC.

Security Lights

Must be set on a motion detector and not allowed to burn at all times. The sensitivity of the lights must be such as that activity on a neighboring lot, the streets, sidewalks, or a common area does not cause the lights to go on. The lights must be aimed so that they do not shine into a neighboring lot, the streets or a common area. The fixture must be painted to match the surface on which they are mounted and if these conditions are met approval of the ARC is not required.

Security Screen Doors

Must be constructed of a good grade steel and painted to match the color of the trim of the home (No aluminum doors are permitted in the front of a home). If there is a design on the door it must not be racial, political, religious, or mythological in nature. Installation of these types of doors meeting these criteria does not require the approval of the ARC.

Security Signs

Signs designating private home security systems must be positioned no more than one (1') from the foundation of the home and may not be more than two (2') feet high or one square foot in area. Only one such sign is permitted on a Lot and does not require the approval of the ARC if these standards are adhered to.

Sheds/Storage Units

All storage units must adhere to the setback regulations of Pima County and must be approved prior to installation by the Architectural Review Committee.

Types of Sheds/Storage Units:

- **Type I** – custom unit, which is constructed and finished with the same architectural materials, features and finishes as the homeowner's house. The height limit of this type is ten (10) feet measured from grade level to the highest point of the structure. Because this type is constructed to conform to the architecture of the community, it is preferred over Type II.
- **Type II** – Prefabricated unit constructed of wood (and wood composite), metal or molded plastic. Inherently, these types do not conform to the architecture of the community but are allowed under the condition section listed below. The height limit of this type is seven (7) feet, measured from grade level to the highest point of the structure.
- **Type III** – Prefabricated units constructed of molded plastic or other materials. The height limit of this type is the height of the patio wall, which will screen the unit as measured from grade level to the top of the patio wall.

Conditions for Type I and II Storage Units:

1. Requires submittal of an ARC Request and written approval from all neighbors whose view may be affected.
2. Color of units: wood and metal units shall be painted the same color as the house; the color chosen for molded units shall be neutral and in harmony with the color of the house.
3. The maximum quantity and square footage of these types shall not exceed one unit and 120 square feet.
4. Vents shall be located below the roof edge; roof mounted vents are not allowed.
5. Placement locations allowed, in order of preference:
 - a. Rear yard against or as close as practical to the house.
 - b. Side yard, set back a minimum of fifteen (15) feet from the front patio wall against or as close as practical to the house.
 - c. Other locations as approved by the Architectural Review Committee.
6. Placement locations **not** allowed:
 - a. In side yards where the homeowner's patio wall fronts a street. This occurs mainly on corner lots and other lots where a side of the house fronts a street.
 - b. Not within six (6) feet of a common side or back patio wall.

Solar Devices

All solar devices must be approved by the Architectural Review Committee prior to installation. The ARC shall determine the location and size of the device. They will also determine whether or not the device needs to be screened providing it does not prohibit the efficiency of the device.

Utility Boxes

Homeowners may paint the utility boxes located in the front yards provided the paint color matches the primary color of the house on the Property. Warning labels, notices and any identification numbers or letters on the utility boxes will not be obscured. Groups of utility boxes straddling Property lines will be painted using one color only and, consequently, neighbors should be consulted concerning the choice of house color. A decision to paint will carry a commitment on the part of the homeowners to maintain the neat and tidy appearance of the utility boxes and if done in accordance with these standards does not require the approval of the ARC.

Utility Service

No lines, wires or other devices for the communication or transmission of electrical current or power, including telephone, television, and radio signals, shall be erected, placed or maintained anywhere on or upon any Property unless contained in conduits, or cables installed and maintained underground or concealed in, under or on buildings or other structures. All such installations shall meet Pima County codes and permit requirements and be approved by the ARC.

Walls

The height of walls may be extended a maximum of one course. Neighbor's permission is required. The extension must match the existing wall in color, texture and shade. The mortar must be colored to match the brick. A permit from Pima County may be required. This does not include a wall that borders a common area or a street, which require approval of the Architectural Review Committee. Increasing the height of walls meeting these criteria does not require approval of the ARC.

Window Mounted Sunscreens

If visible by a neighbor, from the streets or from a common area must match the primary color (stucco) of the home and must not be reflective. Sunscreens meeting these criteria do not require approval of the ARC.

12. Prohibited Plants

The following plants are prohibited:

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|-----------------------------|-----------------------|--------------------------------|
| Fruit producing Olive Trees | Pampas Grass | Oleanders (regular & petite) |
| Washington Palm Trees | Phoenician Palm Trees | All fruit producing Palm Trees |
| Common Bermuda Grass | Eucalyptus Trees | Desert Broom |

APPROVED Albert L. Anglin

DATE 7-18-13

SUBDIVISION HOUSE COLORS

Interior Paint:	Dunn-Edwards	Coverkote/6161 Semi gloss Swiss Coffee Cottage White Pearl White
Exterior Paint:	Dunn-Edwards	Scheme #1: Ash Gray/SP40 Accent: Cavern/SP2210 Scheme #2: Bag Boy/DE3206 Accent: Baked Potato/DE3207 Scheme #3: Spearhead/DE3198 Accent: Sidewinder/DE3197