

**TUSCANY HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE STANDARDS & PROCEDURES**

ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and Restrictions for Tuscany (the "Declaration"), the Board of Directors has adopted the following Standards & Procedures for Architectural Improvements (the "Standards") which shall apply to all Lots within Tuscany.

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

APPLICATION PROCEDURE

Submittal --

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

Tuscany Homeowners Association
C/O Lepin and Renehan Management
P.O. Box 11330
Tempe, AZ 85284-0023
(480) 345-0046

or hand-delivered to:
Lepin & Renehan Management, Inc.
7955 South Priest Drive, Suite 105
Tempe AZ 85284-1038

The following information should be included:

1. Application Form -- A completed application form (copies of which can be obtained from the management office). One such form is attached hereto.
2. Plot Plan -- A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. Elevation Plans -- Plans showing finished appearance of addition in relation to existing dwelling. An accompanying photograph of the proposed location would be helpful.
4. Specifications -- Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Tuscany and the use and appearance of all land within Tuscany, shall comply with all applicable City of Chandler zoning and code requirements as well as the *Declaration*, and these Standards & Procedures.

Review -- Approval and/or Disapproval --

The Architectural Committee shall have 45 days after submittal of plans to approve or disapprove plans.

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

Neither the Architectural Committee, nor the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration - Construction must be started within 90 days of the approval date or the plans must be resubmitted.

Construction Period - The Association expects continuing progress toward completed construction within six months.

Appeal --

Any appeal of the Architectural Committee's decision must be submitted in writing to the Board of Directors, Tuscany Homeowners Association, c/o Lepin and Renahan Management, Inc., P.O. Box 11330, Tempe, Arizona, 85284-0023, within 30 days following the date mailing of the Architectural Committee's decision.

STANDARDS & PROCEDURES

ANTENNAS (including by not limited to digital satellite systems)

Refer to page 29, section 10.10 of the Declaration recorded on your subdivision for specific provisions. In summary, no antenna, satellite dish, pole, or tower will be permitted that is visible to surrounding properties. In all other cases, plans for the location and concealment of an antenna, pole or tower must be submitted to and approved by the Architectural Committee.

Antenna concealment Standards & Procedures are as follows:

- *The highest point of the satellite dish must be no higher than 12 inches below the lowest fence elevation.*
- *The Architectural Committee reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the Declaration.*

AWNINGS

Awnings over windows shall be 1) canvas, 2) a solid color matching the exterior body or roof color on the home, 3) the same color on the inside and exterior face, and 4) installed only on the side and rear of the home. A minimum five-year guarantee is expected from the manufacturer to insure a high quality awning. When submitting, be sure to provide the manufacturer, sample color swatch, type, and number of years' guarantee for approval prior to installation.

BASKETBALL GOALS OR SIMILAR STRUCTURES *(See attached drawings for guidance)*

Basketball goals will be considered for approval provided that they are located in the rear yard within the confines of the rear yard perimeter fence and meet the following Standards & Procedures.

- Goals must be at least five feet from the rear property line.
- Goals must be at least 10 feet from any part of the house, including patio covers and bay windows on houses that have no patio covers.
- Goals must be at least five feet from all side lot lines and within a line extending from the side walls of the house to the rear yard property line.
- All non-clear surfaces, including backboard metal supports and pole, must be painted to match the house color.
- All goals must be maintained in a quality condition that will not detract from the high quality of the community.

CHILDREN'S PLAY STRUCTURES

Plans for children's play structures must be submitted for approval because in most instances they protrude over the fence. This requirement is not intended to preclude play structures, but to assure that nothing unsightly is erected.

- The maximum height which will be considered for approval for pool ladders, swing sets and jungle gym equipment shall be eight feet, excluding awning.
- Wood may remain natural or must be painted to match the dwelling in color.
- Canvas awnings must be of an approved color blending with the color of the dwelling stucco.
- The play structure can be placed no closer than five feet to neighboring lot lines.
- The structure must be kept in a quality condition that will not detract from the high quality of the community.

DECORATIVE ITEMS (INCLUDING FOUNTAINS, LIGHT POLES, AND ORNAMENTAL STATUARY)

Fountains will be considered for approval with the following provisions:

- Except as approved by the Architectural Committee no fountain shall be placed or maintained nearer to the front property line than the walls or attached open porch of the dwelling erected on the Lot.
- The maximum height is five feet.
- It is recommended that the water be chlorinated.
- It is the obligation of the owner to keep the fountain well maintained and in good operating condition.

Other decorative items including but not limited to ornamental statuary, must be located in the rear yard and screened from view of neighbors, streets and common area, unless approved by the Architectural Committee in writing.

DRIVEWAYS/SIDEWALKS

In most cases, driveways may be widened to a maximum of 27 feet, which will accommodate three vehicles. Plans must include a plot plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surface must be stated on the plan.

Any additions, removal/replacement to driveway and sidewalks (i.e. colored concrete, exposed aggregate, stamped concrete, etc.) must be submitted on landscaping plans with color specifications, etc. for approval.

FENCES AND WALLS (INCLUDING DECORATIVE WALLS)

Plans for new fences or walls or additions to existing structures must be submitted to the Architectural Committee for approval prior to construction. (This includes decorative walls).

Stucco and paint must match the existing dwelling in texture and color.

FLAGPOLES

Flagpoles are not allowed in residential areas at Tuscany except at the models. Homeowners are advised to use brackets mounted on the house or garage to display flags.

GATES

Double gates may be installed at Tuscany to allow wider accessways to back yards. Double gates should be of 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.

The installation of gates from individual residential lots to the Common Area is prohibited.

When gates are in need of maintenance, homeowners with wood gates must paint them to match their house and homeowners with wrought iron gates with wood insets must paint the wrought iron to match their house and may maintain the wood in its natural color.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts may be considered for approval. The finish on same must match the dwelling in color. High-quality materials that offer long life are recommended as the homeowner will be required to maintain the addition in good repair. ***Plans must include the proposed locations of the gutters and downspouts, the quality of materials to be used, warranty by the manufacturer and the name and telephone number of the installer.***

HEATING, VENTILATING AND AIR CONDITIONING UNITS (INCLUDES EVAPORATIVE COOLERS)

All units must be ground mounted. Specific provisions are recorded on the property in the Declaration, page 28/29, section 10.8.

PATIO COVERS

Plans for patio covers will be considered for approval. The following are the minimum standards:

Partial Shade Covers--

Stucco columns or precast concrete columns must match those installed by UDC Homes.

Horizontal shading members: minimum 2 x 2 rough sawn, with a maximum overhang of 6 inches past a support.

Horizontal support members: minimum 4 x 6 rough sawn or double 2 x 6 members.

Color: to match existing trim.

Solid Patio Covers--

Sloped patio cover with 4:12" and greater shall have tile to match existing dwelling.

Asphalt shingles (including rolled shingles) are expressly prohibited.

POOL AND SPAS

Plans for pools and spas on Lots bordering the common areas must be submitted for architectural approval. Plans for pool submittal should include the following:

- The location of the pool on your Lot.
- The finished floor height(s) of your pool deck.
- The location and proposed concealment of the pool equipment from the common area. (If not concealed by a solid rear yard perimeter fence and gate, pool equipment must be concealed by a block fence completed to match the dwelling in stucco texture and color.)

Your request must also include a statement on how you will access your Lot for construction. Access must be gained from the front of the Lot. Perimeter "theme" walls on Lots bordering Association landscaped areas may not be torn down.

Pool ladders shall not exceed eight feet in height. Check with your pool contractor concerning the Chandler ordinance requirements on fencing and backwashing the pool.

If you are not on a common area lot, the pool may be constructed without plan submittal provided these Standards & Procedures are met.

SIGNS

No signs which are visible from streets or neighboring property shall be erected or maintained on any Lot except signs required by legal proceedings, two identification signs for individual residences with dimensions not exceeding 18 inches by 24 inches, and "for sale" and "for lease" signs, which have been approved in advance by the Architectural Committee. Landscaping, pool signs, etc. must be removed when the work is complete.

Placement of "for sale" and "for lease" signs on perimeter theme walls within Tuscany is prohibited.

SOLAR PANELS

All panels and equipment must be ground mounted and not visible when viewed by a person six feet tall standing at ground level on adjacent property.

STORAGE AND TOOL SHEDS OR STRUCTURES

Prefabricated storage buildings are prohibited. Plans for buildings which match the construction of the dwelling will be considered for approval. For more information, refer to the CC&R's, page 33/34, Section 10.23.

SUN SCREENS AND WINDOW TINTING AND SECURITY/SCREEN DOORS

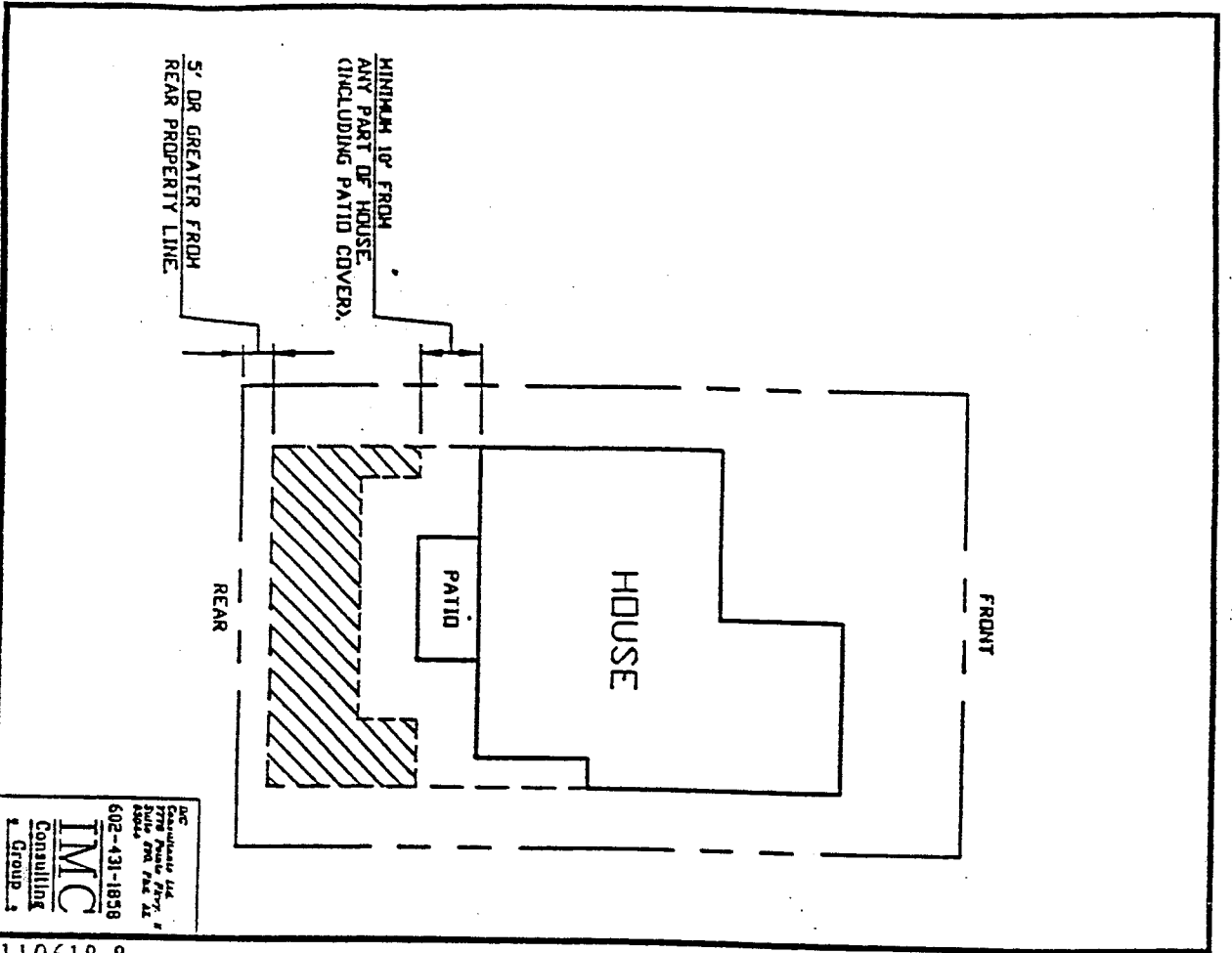
Clear aluminum (silver colored) screen material is prohibited as are silver aluminum screen doors.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed.

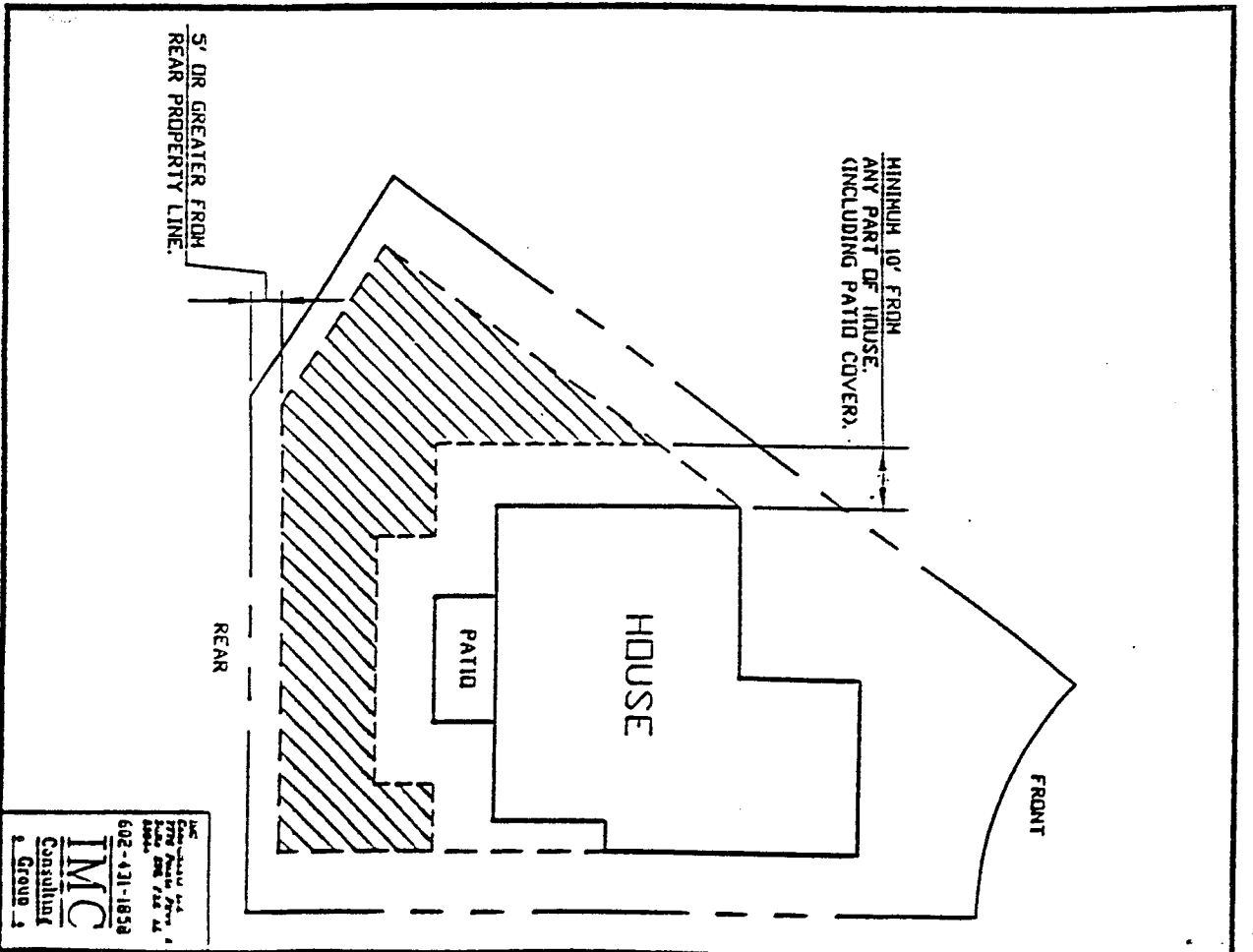
Bronze, charcoal or gray sun screen material may be installed. The frame for window screens must match the existing window frames. As long as this standard is met and the sunscreens match the UDC Homes option in quality and professional installation, a sunscreen request form need not be submitted for approval.

When considering security or screen doors for approval, the Committee will be concerned about the quality of the door, its color and design. It would not be considered desirable if the door was so ornate or cluttered that it was the first thing that you would notice when you looked at the home. The Association will allow character designs on doors provided they are in good taste and they do not exceed one character per door. The exception to this may be to allow the same character design repeated in a smaller version on the crossbar of the door. Approval of the same character on the top and bottom of the door would not be acceptable.

These Architectural Standards & Procedures may be amended by the Architectural Committee from time to time.



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TUSCANY HOMEOWNERS ASSOCIATION ARCHITECTURAL COMMITTEE STANDARDS & PROCEDURES

LANDSCAPING

All landscaping plans for front yards must be approved by the Architectural Committee. Front yard landscape must be installed within 90 days of close of escrow. This includes the installation of all trees, shrubs, ground covers (including turf) and hardscape materials.

PROCESS

Landscape Plan Review and Approval

All landscape plans must be submitted for review within 45 days of closing date. Landscape plans must show, in addition to vegetation, all hardscape elements and lighting. The landscape plans must be submitted for review and approval by the *Architectural Committee* prior to implementation.

Construction Period

Front yard landscaping must be completed within 90 days from date of closing. It is recommended that back yard landscaping be installed at this time as well because construction access to the back yard is often through the front yard.

Recommendations on Preparing a Landscape Design Plan

It is strongly recommended that the owner retain professional services for landscape planning and design.

The Arizona Landscape Contractors Association can provide you with a list of qualified landscape professionals to assist you in individualizing your landscape design.

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

Corner Lots

Owners of corner Lots must landscape and maintain the area outside of the perimeter fence adjacent to the street running alongside the Lot. Landscape plans for this area must include plantings to soften the appearance of the side yard fence. Thought should be given to the height of the fence when choosing these plantings.

Plant Support Standards & Procedures

- Trellis or lattice must be painted to match the color of the home.
- If higher than 6' in height, it must be submitted for approval consideration.
- Chicken wire is prohibited.

Trees

A minimum of two 24-box trees must be installed in the front yard landscape on each Lot.

Turf

The City of Chandler currently does not limit the amount of turf on residential lots. However, Tuscany Homeowners Association joins the City in encouraging water conservation. It is recommended that you consider turf installation in areas where it can be used for play, for example; and consider low-water use landscaping in other areas.

Contact the City of Chandler Water Conservation Office at 786-2786 for information on their Rebate Program. The Water Conservation Office offers a variety of resource materials to assist you. Publications are available on desert trees and shrubs, low water use landscaping, irrigation systems, lawn watering guides, and water conserving tips.

True Sonoran desert schemes are discouraged because of the architectural theme of the community.

Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue, red or other bright colors. ***Lava rock and/or cinder rock is prohibited.*** All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting underliner is prohibited.

River run rock shall be three inches to six inches in diameter. Not more than 10 percent of the front yard landscape may be river run rock.

Pre-approved colors:

- Desert Gold AKA Madison Gold
- Palm Gold
- Coral AKA Pink Coral

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

Irrigation System

All turf, trees, shrubs and ground cover (exclusive of cactus) must have in-ground automatic irrigation systems.

ASSOCIATION PLANT LIST - - -

To assist you in plant selection for your lot, you may be interested in knowing the plants designated by the Arizona Department of Water Resources dated 1984; Revised January 1, 1991. Enclosed is a copy of that reference list.

Prohibited Plant Materials

The following vegetation types and varieties are expressly prohibited.

1. Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
2. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia* (*Thevetia* Species).

cont'd

Prohibited Plant List Continued. . .

3. Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortaderia Selloana*).
4. All varieties of Citrus are permissible **within the confines of the rear yard.**
5. Mexican Palo Verde (*Parkinsonia aculeata*).
6. All varieties of mulberry trees.

**Fine Grading
& Mounding**

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

Mounding or berming within an area measured 7' behind the back of the curb along the entire frontage of the Lot is discouraged.

Mounding and other proposed grade changes will be closely scrutinized by the Architectural Committee to assure that mounding will appear natural.

**Water Features
(Fountains, Etc.)**

Refer to Decorative Items (Including Fountains and Ornamental Statuary) in the Architectural Standards & Procedures.

Hardscape

Any additional pavement areas in any form, e.g., concrete, brick, tile, or any wood decks, etc. must be approved by the Architectural Committee. Bollards and rope are prohibited in front yards. Headers may not exceed 12" in width and shall be flush where they abut other paved areas and must be of the following materials; brick, saltillo tile, mexican tile, slump block, concrete, steel, aluminum or 2" x 4" redwood.

Lighting

- A. Lighting shall be shielded such that the light shines primarily on the Lot; lights which create glare visible from other Lots are prohibited.
- B. Colored light bulbs, lenses, or reflectors are not permitted.
- C. Light fixtures shall not exceed an illumination intensity of more than one foot candle power as measured from the Lot line.
- D. Low pressure sodium bulbs are not permitted.
- E. Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.

Tuscany Paint Colors

All paint is Dunn Edwards.

Theme Wall Color- Mesa Tan ¼ Formula, Dunn Edwards Broadway/Tempe Store

Wrought Iron- Custom Fence and Gate- Garrison Green- IUM2IA

Faux Stone- Clone and Stone Manufacturing- Tuscany Travertine Stone

Dwelling Colors- All colors are Dunn Edwards:

Shaggy Barked-	SP2630
Roadrunner-	SP2290
Copper Dust-	SP2450
Under Brush-	DE 136
Cliff Brown-	3Cliff Brown

Color PC2520 (Beige) is no longer available at Dunn Edwards, but a computer matched substitute is acceptable.

