



POWER RANCH
COMMUNITY ASSOCIATION

DESIGN GUIDELINES

POWER RANCH COMMUNITY ASSOCIATION
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INTRODUCTION

To the extent that any local government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in the Power Ranch Rules or the Declaration, the government standards shall prevail. To the extent that any local government standard is less restrictive than the rules or the Declaration, the Declaration and rules (in that order) shall prevail.

I. DESIGN REVIEW COMMITTEE

The Design Review Committee is appointed by the Board of Directors of the Association, which serves as the final authority on all Architectural and Landscape Design issues as set forth in Article 11 of the CC&Rs. The Committee is responsible for reviewing all proposed changes, modifications or alterations to the exterior structure and landscaping of each home.

All proposed changes must be submitted to the Committee for approval and no work may begin without the approval of the Committee. Procedures for submitting proposed changes to the Committee are spelled out in APPENDIX A.

Any additional permits required by the governing municipalities are the responsibility of the homeowner.

II. DESIGN GUIDELINES

Architectural Character

All materials used in the maintenance, repair, addition to, and alterations of an existing home shall be consistent with those materials used in the original construction of the home as to color, composition, type and method of attachment. The Design Review Committee may allow substitute materials if such materials are deemed to be compatible with the theme of the community.

The height of any addition to an existing home shall be no higher than the original roofline.

All additions to an existing home shall be built within the setback lines originally established for Power Ranch, regardless of more lenient requirements of any governmental authority.

When additions, alterations, or renovations are performed on an existing home, the established lot drainage shall not be altered. All new or altered roofs shall drain to the ground solely within the deeded lot area. No roof may drain directly onto a neighboring property.

Mirrored, iridescent, or reflective surfaces, and all treatments which change ordinary glass into a mirrored, iridescent, or reflective surface, are prohibited. Non-mirrored window tinting is permitted, subject to submittal and approval. Bright untarnished copper and metallic surfaces must be treated to reduce reflections. Windows discolored by age must be replaced or covered.

Building materials and construction equipment must be stored or located on the owner's lot and not in adjacent common areas or in the street, if possible.

Toys, bicycles, sports and camping equipment, landscape and construction materials/supplies, cleaning supplies, palettes, storage containers, grills, furniture not intended for outdoor use, any unsightly items, and items not intended for outdoor use may not be stored in public view. Towels, tarps, rugs, and other items may not be hung in public view. Hoses must be rolled and stored when not in use. Outdoor furniture must be kept clean and in good condition.

All maintenance and repairs of existing homes shall be consistent with the requirements set forth in the governing documents for Power Ranch.

Exterior Landscaping Surface Materials

Only decomposed granite or native granite rock is acceptable as a landscape material. The original granite color used in Power Ranch is Apache Brown screened decomposed granite from the Kalamazoo New Superior Mine for all residential front yards. The size of the granite may range from screened sizes of 5/8" to 1". Rear yard decomposed granite is not limited to Apache Brown but should blend with the surrounding environment. Granite may not spill into the street, sidewalk, or driveway. Granite must be maintained in a good condition without an accumulation of organic material. An adequate amount of granite must be present to prevent the dirt below from showing. Granite should be loose, and not be imbedded in the ground.

River rock, crushed rock, artificially colored rock, flagstone, material with the appearance of flagstone, or naturally mined rock that is uncommon to the Power Ranch site shall not be permitted.

Prior to replacing or replenishing granite in the front or rear yards with view fences, a sample of the existing granite and a sample of the proposed replenishment granite must be submitted.

The Committee will take into consideration the weathering ability of all proposed materials, especially on wood and construction systems.

Softscape treatments include but are not limited to non-permanent surfaces such as plant materials, granite, soil cement, or native granite rock.

Landscaping Requirements

Trees, shrubs, grass, and plantings of every kind shall be properly cultivated and free of trash, weeds, and other unsightly material. Shrubs and plants with more than 30% dead branches and leaves must be removed. Tree stumps must be removed.

If turf is chosen for the front yard, it must be Midiron or Bob Sod. A hardscape border must separate the area between the turf and graveled areas. Over seeded grass is not required during the winter months however, grass must be maintained and kept irrigated. **(Revised Dec. 2012)**

Artificial turf is permitted in front yard landscapes if it is no less than 50 oz. in grade and installed by a professional installer or company. Once installed, artificial turf must remain weed-free and properly maintained. **(Revised May 12, 2014)**

Each front yard design may have a maximum of eight (8) plant varieties. Refer to Exhibit E for a complete list of approved front yard plants. When staking trees visible from neighboring properties, the use of plywood, ratchets, metal poles, rope, etc., is not permitted. A minimum of one plant or shrub per 60 square feet is required. .

Cactus plants and fruit-bearing trees are not permitted in front yards.

Power Ranch has predetermined the streetscape theme by neighborhood. The canopy of the streetscape tree must be trimmed to a height of 13.5 feet from the street. The streetscape is the area between the street and sidewalk that is located in front of each home. It is the sole responsibility of the homeowner to install and maintain the required plants, trees, irrigation, and granite. **(Revised April 2008)**

When replacing a theme streetscape tree it must be a single trunk (no multiple trunks) and a minimum of a 15 gallon or 24" box. Tree selections include:

Neighborhood	Tree
Mountainview	Red Push Pistache
The Groves	Desert Museum Palo Verde, or Mesquite (Phoenix Honey, Honey, or Velvet)
The Oaks	Southern Live Oak
The Vineyards	Southern Live Oak, Red Push Pistache, or Chinese Elm
The Orchard	Willow Acacia Salicina or Fan Tex Ash
The Arbors	Willow Acacia Salicina or Fan Tex Ash
Meadow View	Red Push Pistache or Willow Acacia Salicina
The Grange	Phoenix Mesquite
The Knolls	Southern Live Oak
The Willows	Red Push Pistache
The Timbers	Willow Acacia Salicina

All homes in Power Ranch are required to have a minimum of one front yard tree and a minimum of one streetscape tree, each a minimum of 15 gallon or 24" box in size. Trees that are pruned to look like shrubs do not meet the tree requirement. Desert Spoon and Sago Palms are considered shrubs and do not meet the tree requirement. Fruit-bearing trees and cactus are not permitted in front yards. **(Revised Nov. 2006)**

Trees with more than 20% of their branches removed are considered overpruned. Trees with visibly blunt cuts to the limbs or that remove more than 20% of the branches shall be removed and replaced with an approved tree.

Streetscape plants are also the responsibility of each homeowner. The only approved ground cover for the streetscape area in all neighborhoods is Desert Carpet Acacia, Dwarf Myoporum, Boxwood Beauty, Natal Plum, Trailing Lantana and Katie Ruellia.

The Vineyards neighborhood has the option of using Trailing Rosemary as an alternate streetscape plant. **(Revised Dec. 2012)**

Owners may choose to remove all streetscape plants and maintain granite only. When this option is chosen, all drip lines for the plants must be capped and buried. The granite must remain fresh and free from weeds. Note: This is for the removal of streetscape plants only, and does not include the streetscape tree.

Plants which are installed in the backyard are not limited to the attached plant list (Exhibit E).

Site Contouring/Drainage

Front yards should be contoured to create a visual interest in the landscape and produce soft, gentle transitions between the existing grade of the home and the adjacent street. Contouring should transition into grades on both sides of the lot to create a flowing, continuous street scape. Include contouring plans if grading is being adjusted or changed.

Contouring yards shall not result in major changes to drainage patterns on the lot.

Water shall not be directed toward the building foundation or toward any neighboring property.

Drainage shall not be altered to create any condition that could lead to offsite soil erosion on open spaces. The drainage area must be appropriately covered with riprap. Riprap must be angular, 3"- 5", and the color must be submitted prior to installation.

III. **MODIFICATIONS**

A modification shall mean, with respect to any given object that such object is or would be visible to a person six feet tall, standing at ground level on any part of any lot, parcel, or common area which adjoins the lot or parcel on which such object is located.

Accessory Buildings

Accessory buildings (excluding ramadas and gazebos) shall comply in all aspects with the Power Ranch Planned Area Development, as initially approved by the Town of Gilbert, July 22, 1997, and subsequently amended. This includes, but is not limited to: front, side, and rear yard setbacks, and lot coverage. In addition, there shall be not less than ten feet (10') between permitted accessory buildings and the main structure. **(Revised March 2005)**

All accessory buildings shall match the construction of the home in all material aspects including, but not limited to: stucco, paint, roof line, roof tiles, pillars, columns, architectural details on windows, doors, fascia, etc.

Any additional permits required by the governing municipalities are the responsibility of the home owner.

Ancillary Equipment

All ground-mounted pool, spa, and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including lots, common area, and any arroyo corridor, by a wall at least one foot (1') higher than the equipment to be screened. Such screening structures shall be considered an integral part of the architecture, and shall match as closely as possible the design, color and exterior texture of the home.

Screening structures shall be set back from the equipment, to allow for adequate air circulation. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, the appropriate Committee may approve a landscape buffer as an alternative.

All air-conditioning units must be ground mounted. The top of any unit may not exceed thirty-six inches (36") from finished floor grade. Window air-conditioning units are not permitted. For lots with view fences, the air-conditioning units must be screened from view.

Antennas/Satellite Dishes/Internet Antennas

The Federal Communications Committee (FCC) OTARD rule prohibits associations from restricting the use of antennas intended to receive direct broadcast satellite service that are eighteen inches (18") or less in diameter for standard satellite and thirty-six by twenty-two inches (36"x 22" oval) or less in diameter for high definition. However, the Association may impose reasonable requests on the safety and other specific parameters allowed by the FCC OTARD Rule. Antennas used for AM/FM radio, amateur ("ham") radio, CB radio, Digital Audio Radio Services are not covered by the FCC OTARD Rule.

Only one antenna or satellite dish is permitted per home. Approval by the Design Review Committee is recommended.

- Antennas intended to receive direct broadcast service or satellite dishes must be properly bolted and secured.
- It is preferred that antenna intended to receive direct broadcast service or satellite equipment be located behind a solid wall, fence or perennial landscaping to the greatest extent reasonably possible, in order to prevent it from being seen from any street, common area or neighboring home. Antennas or satellite dishes shall not be mounted on the common wall shared with neighbors or the Association. **(Revised Dec. 2012)**
- Satellite dishes may be pole mounted, preferably in the back yard below the height of the wall or with minimal view of dish.. Any wiring or conduit from the satellite dish which is visible must be painted the same color of the home as to blend with the home. **(Revised Dec. 2012).**

If it becomes necessary to mount the satellite dish or antenna to the home, the Association shall require the pole and wiring be painted to match the home. **(Revised Dec. 2012)**

In an effort to comply with the spirit of the FCC guidelines and protect the aesthetics within the community of Power Ranch, the DRC has created a synopsis of preferable locations for both single family subdivisions as well as those subdivisions with attached product. **(Revised Dec. 2012)**

Satellite Dish Locations by Neighborhood:

The Timbers, The Grange, Meadow View, The Arbors, The Vineyards, The Groves, Mountain View, The Oaks, The Orchard:

- It is preferred that satellite dishes be installed in a discreet location with lot owners providing direct guidance to the installers as to Power Ranch's preferable location for installation.
- Dishes may not be mounted on top of party walls.
- The ideal location is in the back yard, pole mounted with as little view of the satellite dish as possible.
- Visible cables must be attached to the home painted to match the color of the home.

The Knolls (Two Story Homes):

- Satellite dishes may not be placed in any common area.
- The preferred location for satellite dish is to be pole mounted within the owner's property walls (side yard) with minimal visibility above the wall.
- Visible cables must be attached to the home painted to match the color of the home.

The Knolls (Bungalows):

- Satellite dishes may not be placed in any common area.
- The preferred location for satellite dish is to be pole mounted within the owner's property walls (side yard or back yard) with minimal visibility above the wall.
- Visible cables must be attached to the home painted to match the color of the home.

The Knolls (Condos):

- The preferred location for satellite dish is to be in the space which houses the air conditioning unit, pole mounted or attached to the interior wall of this housing. **(Revised May 12, 2014)**
- Visible cables must be attached to the home painted to match the color of the home.
- Only one satellite dish is permitted per unit. **(Revised May 12, 2014)**

Willows Villages:

- Satellite dishes may not be placed in any common area.
- The preferred location for the satellite dish is to be on the eave of the building.
- Visible cables must be attached to the home and painted to match the color of the home.

Balconies/Patios/Front Door Areas

Balconies, patios, and front entry ways may not be used for the storage of any items. Only outdoor patio furniture is allowed in this area.

Barbecues/Fire Pits/Fireplaces

Built-in barbecue units, fire pits and/or fireplaces must be contained within the rear yard or courtyard and must be designed to match the color and texture of the exterior finish of the home. Site chimney elements may not exceed a height of seven feet (7'). To achieve this, the chimney element on fireplaces must be setback a minimum of ten feet (10') from any view fence panel.

Portable fire pits and tower heaters must be stored out of view of neighboring properties or common areas when not in use.

Basketball Goals/Hoops

Portable basketball goals are permitted in the front yard. No basketball goals or hoops are permitted in the backyard. Portable basketball goals must be in the upright position, and must remain on the outside edge of the owner's driveway not closer than 10 feet (10') from the inner edge of the sidewalk, facing the owner's property.

Basketball goals or backboards may not be mounted to the garage. Permanently installed basketball goals shall be on the outside edge of the owner's driveway, and may not be located closer than ten feet (10') from the inner edge of the sidewalk. Shorter/shallower driveways may be considered on a case-by-case basis.

The pole/post shall be black or dark green. The logo on the backboard may not exceed 15% of the backboard. Basketball goals may not be lighted and must be clear in color.

Bulk Trash

Bulk trash is scheduled every five weeks. Items must be out by 6:00 AM on the ~~first~~ Monday of bulk trash collection week. Bulk trash may not be placed out in front of your home until the Saturday prior to the regularly scheduled bulk trash collection. Please visit the Town of Gilbert website for a schedule and list of what will and will not be picked up in the regularly scheduled bulk trash collection.

If the Town of Gilbert neglects to pick up your bulk trash during the regularly scheduled bulk trash collection, please call the Town of Gilbert (480-503-6400) to report it.

If a tree blows down, your yard is trimmed, you get new furniture, a tenant moves out, etc. from your property before the date that bulk trash is permitted to be placed out, you may not leave it in public view. Items must be moved out of public view until the day bulk trash is permitted to be placed out. Alternatively, you may call the Town of Gilbert for a special bulk trash pick-up, and then call the association office with your confirmation number and date of pick-up.

Driveway Extension

If the addition of a driveway extension is for the purpose of parking a vehicle, you must provide photographic proof to the Committee showing the garage space is being utilized for parking. This means the garage is not allocated for storage, a gymnasium, work space, etc.

A driveway extension must be designed to be contiguous with the existing driveway and comprised of stamped concrete or pavers,

An application submittal must include a plot plan with the following noted thereon: (i) the location and dimensions of the proposed extension, (ii) the existing driveway dimensions, and (iii) the total linear feet of Lot frontage to the street.

The total parking area (existing driveway plus extension) may not exceed thirty feet (30') in width or fifty percent (50%) of the Lot width as measured at its widest point, whichever is greater. The narrowest part of the extension may not extend beyond the edge of the garage.

There must be at least a one foot (1') setback between the extension and the side Lot line. Such setback area shall be installed with groundcover per the landscaping guidelines or to match the existing front yard ground cover; i.e., decomposed granite. The shape of the additional extension must include a decorative curve (45 degree angle) a distance of 1/3 the length of the driveway from the sidewalk to the house, as to avoid the appearance of a parking lot (see EXHIBIT F). Excluding the decorative curve, the outside edge of the extension must run parallel to the existing driveway.

The preferred extension material is pavers in the Holland Stone 98, manufactured by Pavestone. Pave Edge shall be utilized to keep the pavers in place. Paver samples must be submitted with the Design Modification Application. A minimum of two plants, three feet in height are required in the angle portion of the driveway extension.

Due to the configuration of certain lots, driveway extensions are not feasible in some neighborhoods. These include some, but not all lots in The Arbors, The Willows, and Meadowview.

Driveways

Driveway parking is only permitted for in-use, operable vehicles and may not to be used as storage for any inoperable, unsightly, or unlicensed vehicle. Driveways must remain free of stains.

The installation of 24" decorative double band pavers is no longer permitted. Pavers installed prior to April 2016 are exempt from regulation but may not be used for parking vehicles.

Driveway staining and/or stamping are permitted. A sample of the stained/stamped concrete is required with the application prior to installation. A narrow band of pavers extending the driveway to the edge of the garage is permitted with approval. **(Revised June 27, 2016)** Concrete overlays may be approved on a case-by-case basis.

Flag Display

Only one free standing flag pole shall be permitted per lot. A flag pole must be set back no less than ten feet (10') from the boundary of the owner's property and property lines. The height of the flag pole from grade level of the lot shall not exceed twenty feet (20'). Flag poles may display up to two of the following flags: the American flag, United States Armed Forces flags, the POW/MIA flag, the Arizona State flag, Don't Tread on Me, or an Arizona Indian Nation's flag. The size of the flag shall not exceed four feet by six feet (4' x 6') in dimension. **(Revised Dec. 2012)**

Flag hardware such as guide lines, lanyards, and metal clips are not permitted to disturb the peace of the neighborhood and shall be fixed in a manner to eliminate noise caused by wind. Plans for lighting the flag and flag pole must be included with the submittal for approval. When lighting is installed, all due care must be taken to use a fixture and bulb wattage that will not cause a nuisance to neighboring lots. **(Revised Sept. 2006, Revised Dec. 2012)**

All flags and flagpoles shall be maintained in good condition in accordance with community standards and state or military flags must be flown in accordance with the Federal Flag Code to include lighting requirements. The American flag must follow US flag etiquette found at www.usflag.org/flagtique.htm.

Residents may use brackets mounted on the house for the display of the above listed flags, as well as holiday-themed flags, sports team flags, and school flags. Flags displayed from such mounts shall be no larger than three feet by five feet (3' x 5') in dimension. Holiday flags may be displayed 30 days before and must be removed within 14 days after the date of the holiday to which the flag pertains. All other flags are not permitted.

Flags must be maintained in good condition at all times. Flags that are torn, ripped, faded, etc. constitute grounds for removal. Flags deemed offensive by the Board or Design Review Committee shall be removed.

Garages

Garage doors must remain completely closed at all times except to permit vehicle entrance and exit or when the garage is being used for access to and from the Lot or Unit.

Gates

Gates accessing the common areas from a homeowner's lot shall not be permitted.

Side yard access gates must be designed, constructed, and finished to match gates on lots within the neighborhood in which the lot is located. Consideration should be given to heavy-duty steel jambs and gate frames.

Double-gate access guidelines are as follows:

- Nothing may be parked or stored in the front yard. Access way is for equipment loading and unloading only.
- Anything parked or stored behind the wall or gate shall not be any higher than the wall or gate or visible through side or rear view fencing.
- If rear lot contains a view fence, the area must be screened from view with an additional wood slat gate screening the area from the rear.
- Double access gates shall be wrought iron and have wooden slats creating a visual barrier.
- Double gates may not exceed fourteen feet (14') in width and must be a minimum of one foot (1') from the property line.
- Resident must clean any granite or debris on walks or street immediately upon moving equipment in or out.

Holiday and Seasonal Decorations

Holiday decorative items, such as inflatables, displays, and holiday flags, do not require approval; however, such decorative items shall not be displayed more than thirty (30) days prior to the actual holiday with which they are associated and must be removed fourteen (14) days after the actual holiday. Holiday lighting may be displayed from October 1 – November 15 and November 25 – January 9. **(Revised May 2017)**

Irrigation

The use of underground drip irrigation systems rather than traditional spray type systems are encouraged for irrigating landscape areas. Spray irrigation should be limited to turf areas. Hoses used for irrigation or watering must be stored neatly, rolled or put away when not in use.

Lighting, General

All lighting should be low level and recessed to shield the source of light.

Spotlights and floodlights are prohibited in front yards. If spotlights and floodlights are installed in the backyard, they may not be directed at or shine on a neighbor's yard or on the common area and should be integrated into the architecture of the home.

The maximum height of any house-mounted outdoor lighting source shall be twelve feet (12') above the finished grade at the base of the light standard.

Electric or solar pathway lighting must be one of the approved designs (Exhibit D) and spaced a minimum of 4' apart. Design light fixture enclosures to conceal the fixture and direct the light downward.

No post lights will be permitted in front or back yards.

Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes must be placed below grade to minimize daytime visibility of the hardware.

All fixtures and lights must be submitted in lumens versus watts. Lights may not be more than 600 lumens. Colored lamps/bulbs are not allowed.

Fixtures, lamps, and lights must comply with the Town of Gilbert's restrictions on light trespassing and the device shall not provide illumination in excess of .25 foot-candles at the property line.

Except for state or national days of observance, colored light bulbs are not permitted.

Lighting, Decorative

Decorative lighting is defined as temporary outdoor lighting used to provide ambience within the confines of a private back yard. Decorative lighting includes clear outdoor string lights found in various shapes and sizes at home improvement and discount stores. Decorative lighting does not require approval but must meet the guidelines considered for permanent lighting. **(Added June 27, 2016)**

No additional posts shall be installed unless they are concealed by a tree or other landscape. Decorative lighting shall not be connected to a view fence or common wall.

Decorative lighting shall not be installed higher than 12 feet or strung from the peak of a roof to the back yard fence.

If the home is a bungalow or two-story in The Knolls or The Villages, decorative lighting shall not be attached to your neighbor's home. It must be confined to your own patio area.

White, twinkle lights/icicle lights/multicolor lights used for holiday decorations (C5, C7, C9) are not considered decorative lights but fall under holiday lighting use regulations. **(Added June 27, 2016)**

Outdoor Furniture

Furniture placed outside shall be specifically designed for such purpose and maintained in good order, condition, and repair. Furniture designed to be used with a cushion must have cushion present. Outdoor furniture shall be placed on a porch, courtyard, or in the rear yard. Folding portable chairs and tables shall not be permitted in public view when not in use. Furniture must be a minimum of one foot (1') from the property line.

Painting

A Design Modification Application is required every time your house is painted, even if using the existing scheme or preapproved scheme.

If repainting or refreshing the garage, shutters, or front door the same color, it is not necessary to submit a Design Modification Application.

Visit www.mypowerranch.com to find a link for all available color palette choices.

Paint colors may not be used that are the same as the home on either side of your property. It is your responsibility to visually confirm that your chosen paint scheme is not the same as the home to either side of your property. Approval is not valid if your scheme is the same as the home to either side of your property.

When a color scheme is selected, it must be followed in its entirety. You may not choose one color from one color scheme and one color from another color scheme. Popouts on all sides of the home must be painted per the chosen scheme.

Custom paint schemes are no longer permitted.

Patios and Courtyards

Patios and front courtyards should be designed with the architecture of the home in mind.

Patio covers shall meet original standards as designed and installed by the Builder or developer of the subdivision.

Colors and materials must match the existing body of the home and sample colors of the home and patio material must be submitted with the Design Modification Application.

Courtyards in the Bungalows at the Knolls may be covered with a solid or slatted cover, not to extend beyond any edge of the courtyard walls. Courtyard covers shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color, and materials of the existing home.

Pipe Wrap Insulation

Pipe wrap insulation that is either self-stick or tape wrapped is allowed. Pipe wrap insulation must be painted or colored to match the house. Towels, blankets, or any other material other than pipe wrap insulation is not allowed.

Pools/Water Features

All swimming pools and pool/spas shall be of the in-ground type.

Above ground spas in the backyard may be permitted.

Pools, above ground spas, and water feature equipment shall be screened from street view and the view from neighboring properties, including lots and common areas. **(Revised Dec. 2012)**

All swimming pools and pool/spas shall be enclosed as required by applicable law.

Pool and spa drains must connect to the public sewer system. No pools may be drained or backwashed onto open space, the street, or onto any other property.

Pool construction equipment may not be placed in the common area or be brought to the site via the common area. No access site will be granted through common area tracts.

Any water features incorporated into the pool area must not exceed the height of the party wall without the prior written approval of the Board or Design Review Committee.

Prohibited Structures

The following structures shall be prohibited at Power Ranch if visible from neighboring properties or common areas:

- Clothes lines or clothes poles
- Detached garages
- Tents of a permanent nature
- Tents that are temporary (for construction, party, etc.) may be reviewed and approved for a predetermined time frame
- Equipment, play items, and other structures may not be attached to front yard or street scape trees and may not be visible from neighboring properties or common areas. **(Revised Dec. 2012)**

Rain Gutters

Rain gutters are encouraged to prevent erosion of landscaped areas around the home. All gutter installations must maximize water drainage following the slope of the rooflines. All gutters and hardware must be inconspicuous and painted to match the house body color or trim color.

Ramadas, Gazebos, and Pergolas

Ramadas and gazebos are defined as backyard structures where no side is more than 25% covered with opaque construction materials and at least 75% of the surface of each side is open. The minimum setback requirement from any wall is five feet (5'). **(Revised March 2005)**

All ramadas, gazebos, and pergolas shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color, and materials of the existing home. Pillars may be constructed of painted stucco or stone cladding that matches the existing home, wood, or other materials.

Ramadas, gazebos, and pergolas shall comply with the Power Ranch Planned Area Development (PAD) as initially approved by the Town of Gilbert on July 22, 1997, and subsequently amended in total lot coverage.

Ramada and gazebos must be detached from the existing home. **(Revised March 2005)**

The maximum square footage for any Ramada or gazebo structure is 150 square feet. Consideration will be given for a variance of the square foot limitation if the total lot coverage standard in the PAD is not exceeded. **(Revised March 2005)**

The maximum height of any Ramada, gazebo, or pergola is ten feet (10'). Consideration will be given for a variance of the height limitation for any plan when such plan intends to match the pitch and look of the roof of the main structure. **(Revised March 2005)**

All ramadas, gazebos, and pergolas must meet the setback requirements from any wall of five feet (5)'. The Committee will consider wood, Alumawood and iron.

Soft-top gazebos are permitted with prior approval. Non-decorative, pop-up and/or collapsible shade canopies shall not be permitted.

Screens, Shades, and Windows

Man-made screens and shade devices must appear as an integral part of the building elevation even though they may be installed after the building is completed or occupied. Materials must complement the architecture of the home and the neighborhood in which the home is located. **(Revised Jan. 2007)**

Window screening is permitted; however, screen fabric must be dark brown or black, with the frame painted to match the color of the home or window trim color. Window screening may not have crosshatching or sagging. **(Revised Jan. 2007)**

Colored window shading, steel or plastic shutters, or wall mounted shading devices (inside or out) are not permitted. **(Revised Jan. 2007)**

Interior window treatments visible from neighboring properties must have a neutral color backing and be kept in good condition. Sheets, towels, blankets, cardboard, paper, and foil or other reflective material are not permitted in windows.

Window decals are not permitted, except one, small security decal.

Awnings must appear as an integral part of the building elevation, even if installed after the building is completed or occupied. Materials must complement the architecture of the home and the neighborhood in which the home is located.

Awnings may only be placed on rear and side elevations of homes. No awnings will be permitted on the front of a home.

Awnings must be made of a sturdy fabric, of a single, earth tone color, or one that matches the home's base color. A sample swatch of the desired fabric and color must be submitted with the Design Modification Application.

No metal, dome or balloon-style awnings are permitted. Awnings must remain in good repair.

Acceptable valance designs include straight, ocean wave, and serpentine. (Exhibit A)

Security Cameras

Security camera housings must match the home's paint color and should be mounted in a visually unobtrusive location. Cables and cords must be tacked to the home inconspicuously and be painted to match the wall to which they are attached. Cameras may only be aimed at homeowner's own property, and may not be aimed at neighboring properties or common areas.

Security and Screen Doors

Metal security/screen doors may not have any animal, plant, or a character depiction. Acceptable security/screen door designs include geometric patterns and other general designs. (Exhibit C)

Security and screen door frames must be painted to match the body color, trim color or door color of home. Screen fabric must be dark brown, black or a neutral color.

Metal bars should not exceed 25% of the total screen door area. Metal roll down security shades are not permitted.

Shade Sails

Shade sails must be professionally installed. A Design Modification Application must be submitted for approval, with a professional schematic from the installation company attached. Height shall not exceed ten feet (10').

Sheds

Sheds that require a slab foundation or structural floor may be added, but they must be made of the same materials of the home (stucco with tile roofing) to match the existing home for architectural continuity, have a maximum height of ten feet (10'), and be a minimum of five feet (5') from any common wall. In addition, there shall be not less than ten feet (10') between permitted shed and the main structure. A detailed Design Modification Application must be submitted for review before work can begin..

All other sheds, including plastic Rubbermaid-type sheds, may not exceed the height of the party wall/side return wall or gates, and may not be visible from neighboring properties, common areas, or lots with view fencing.

Sheds that are 200 square feet or larger or that have utilities installed require Town of Gilbert Permit. Permits must be submitted with a detailed Design Modification Application. **(Revised June 2017)**

Sidewalks

Sidewalks installed from back gates to driveway or from gates to sidewalk shall not exceed forty two inches (42") maximum width. The use of pavers for this access route is preferable.

The recommended sidewalk paver should be Holland Stone 98 (manufactured by Pavestone).

Concrete, stained concrete and stamped concrete will be considered. Samples of the materials with the color enhancements are required with the modification review submittal. Exposed aggregate concrete may be used only if the home has a builder-installed exposed aggregate concrete driveway.

Signage

One "security" sign may be installed in the front yard of a residence. The sign must be no greater than one hundred (100) square inches, no higher than eighteen inches (18") tall, and placed no more than two feet (2') from the foundation of residence.

One "For Sale" or "For Lease" or "Open House" sign may be placed at the home and maintained in conformity with specifications (including reasonable restrictions to size) put forth by the Board of Directors. No balloons, flags, or similar promotional material may be placed at the home.

Temporary signs such as "Garage Sale" or "Open House" signs shall only be put out the day of the event and must be removed the same day, immediately after the event. Signs are limited to one per property.

No signs may be placed in the common areas or attached to shared walls or the common area walls.

Identification signs (street numbers) shall not exceed 90 square inches.

Per AZ §33-1808, political signs may be displayed 71 days before an election and must be removed 3 days after an election. There is no limit to number of political signs displayed as long as the aggregate total dimensions are no more than 9 square feet.

All other signs are not permitted unless otherwise approved. For specific information, please see the Sign Policy at www.mypowerranch.com under *Community Documents*.

Solar Panels/Solar Tubes/Solar Equipment

By statute, a solar energy device is defined as a system or series of mechanisms designed primarily to provide heating, cooling, produce electrical or mechanical power, provide solar day lighting or any combination of the foregoing by means of collecting and transferring solar generated energy into such uses either by active or passive means.

Any solar energy device installation (roof or patio solar panels, etc.) must be submitted for review. Submittals must include the location of the panels/equipment (with photos) as well as the shape, size, height, and color of the panels and frames. Solar equipment shall be in compliance with current state and federal guidelines and the Committee must be provided with a copy of any applicable governmental permits. **(Revised Dec. 2012)**

Any applicable architectural review fees shall be waived for applications reviewing solar energy devices.

A solar energy device must be placed in the backyard or in a fixed position on the roof facing away from the street.

If panels must be located on a roof plane visible from a front or side street, the owner is required to provide the certified survey from the solar installer of the roof depicting exact locations of panels and connections.

Solar energy devices must blend into the building structure as much as possible. Framing or trim on any solar energy device must be consistent with the architectural style of the structure. All conduit/plumbing must be painted to match home. **(Revised Dec. 2012)**

The solar energy device must be shielded from view from the street and neighboring properties to the maximum extent possible. Any landscaping or structure used to shield the solar energy device must be approved in advance.

Solar panels mounted on racks are not permitted without explicit approval of the rack installation. The bottom of the solar panels should be within 2" of the roof surface. Brackets which provide more than 2" between the roof surface and the bottom of the panel must be identified on the application with technical specifications to support the requirement.

Swing Sets/Play Structures

All equipment shall be a minimum of ten feet (10') from the property wall and well maintained and in good repair.

Any portion of a swing set or play structure, shall not be greater than ten feet (10') in total height. The maximum platform height cannot exceed eight feet (8').

Any equipment that is greater than six feet (6') in height must be submitted for approval. Any colored canopy, cover, or any other portion of the set that exceeds six feet (6') in height is subject to approval. No metal roofing is allowed. **(Revised Dec. 2012)**

The Committee will consider blue, green, yellow, or neutral colors for any portion that exceeds the six foot (6') limitation. There shall be no white structures. **(Revised Dec. 2012)**

Trampolines

All equipment shall be a minimum of ten feet (10') from the property wall and well maintained and in good repair.

Trampolines and any portion of the trampoline, (including safety nets) shall not be greater than ten feet (10') in total height.

Any trampoline or any portion of the equipment (including safety nets) greater than six feet (6') in height must be submitted for approval.

Safety nets, if any, must be brown, black, or a neutral color with its supports painted to match the net. The Committee will also consider blue, green, or other neutral colors for the top railings.

Trash and Recycle Containers

No garbage or trash shall be stored in a yard except in covered containers.

Trash and recycling containers may not be stored in the front yard of any home and shall be removed from the trash pickup area on the same day that trash pick up service is provided.

Trash and recycling containers may be placed in the trash pick up area the night before scheduled collection days.

Trash containers may be stored in rear or side yards behind the wall enclosing the side yard, or garages. Compost bins must also be stored and maintained out of sight.

Walls and Fences (Revised Dec. 2012)

Walls shall not be constructed within arroyo corridors or arroyo corridor easements. Walls may only be constructed on owners' lots.

Solid walls adjacent to common area view fences shall be set back two feet from the wall and shall not exceed the maximum height of four feet (4').

No alterations, changes or additions shall be allowed to walls constructed by the Builder for or adjacent to any lot without the prior written approval of the Design Review Committee.

Unless installed by Builder, no courtyard wall (wall attached to home) shall be greater than forty-eight inches (48") above finished grade elevation. Courtyard walls shall not be constructed closer than twenty feet (20') to the front yard property line.

Decorative walls (free-standing walls) shall not exceed three feet (3') in height and must be set back a minimum of ten feet (10') from the edge of the sidewalk or if no sidewalk is located on the lot, a minimum of fifteen feet (15') from the back of the curb. Consideration may be given for smaller lots. Height is measured from the finish grade along the exterior side (street side) of the enclosure. Walls must be stuccoed and painted or be covered with decorative stone. Keystone blocks are not allowed.

Rear yard, side yard, and patio wall surfaces shall be masonry, stucco, or wrought iron. Wall materials shall be selected to reflect the character of the home and neighborhood in which the lot is located.

- Masonry must match the existing masonry used by the Builder for constructing walls within the neighborhood in which such lot is located. Walls shall be stuccoed and/or painted to match the home on the interior sides and the common community wall on the exterior sides.
- Stucco shall be applied to exterior wall surfaces to completely cover all masonry joints and CMU block. A minimum of a two-coat application is required. Walls must be painted to match the house if they are visible from the common area.
- Wrought iron must match existing wrought iron both in style and color used by the Builder in the neighborhood in which such lot is located.

If a wall is to be built on a common property line, letters from neighboring homeowners must be obtained stating their knowledge of and agreement to the construction or modification of the wall. Neighboring homes can include homes immediately adjacent to home requesting the modification, across the street or behind the home, depending on the circumstances. Such letters shall be obtained prior to, and enclosed with, the application for an owner-constructed wall or any addition or alteration to Builder-constructed walls located on common property lines.

No chain link or similar material shall be used as fence material on lots in Power Ranch. However, the Association may utilize any temporary fencing material it deems necessary to protect its construction sites and maintenance yards.

Variance in wall height may be granted for walls adjacent to public right-of-way provided the majority of owners within that neighborhood are willing to sign written consents to such variance.

Unless otherwise specified, maximum height of walls shall be measured from the finished ground elevation on the highest side of the submitted wall.

Cut or fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.

Retaining walls, which are partially below the finished grade or walls used as planters, shall be properly moisture-proofed to avoid unsightly water staining.

Extension of side yard fences may be approved on a case-by-case basis. **(Revised Dec. 2012)**

Pillars used as borders to driveways or courtyards may not exceed forty-two (42") inches in height, including lighting or décor placed on top, and must be approved prior to installation.

Windows

Replacement windows and sliding doors may be Low E, which inherently has a blue, green, or brown tint. Window grids are permitted, but not required. Window fins (viewable portion of the window frame) may be vinyl or fiberglass and may not exceed 4 ½ inches in width. Only standard white or tan colored fins may be used. No custom colored fins will be permitted. All windows on an entire side of a home must be replaced at the same time. Design Review Committee approval is required before any replacement windows may be installed.

Please note that the colored glass in Low E windows should not be confused with colored window tint added to clear glass, which is not permitted.

Yard Art/Ornaments/Structures – To include both front and back yards

Each front yard may contain up to five pieces of non-living objects in the landscape. These items may include flower pots, decorative trellises, small statues, etc. Items such as animal skulls, deer, flamingos or trolls will not be permitted.

Up to two large items such as fountains and patio benches may be permitted per home. All items must be submitted for review prior to installation.

Yard art shall not be a focal point of the landscape. All objects must be painted muted earth-tone colors that will blend into the landscape plan.

Wall mounted items are limited to no more than two items per home, including door wreaths. Items must be conducive to the surrounding neighborhood and correspond with house and landscape architecture. If visible from neighboring properties or common areas, the item must be neutral in color and submitted for approval prior to installation.

Front yards and windowsill boxes may not be decorated with artificial foliage.

IV. **NON-LIABILITY FOR APPROVAL OF PLANS**

Article 11 of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner.

PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE ASSOCIATION OR DESIGN REVIEW COMMITTEE TO EXPLAIN IT TO YOU.

V. **CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES**

The Board of Directors or Design Review Committee of the Association may propose changes to these Design Guidelines. Additionally, any owner may submit to the Design Review Committee proposed changes to these Design Guidelines for review and consideration.

All owners shall be notified of amendments through posting on www.mypowerranch.com, social media, and written copies available at the Association office.

All amendments shall become effective upon adoption by the Design Review Committee. Such amendments shall not be retroactive to previous work or approved work in progress.

In no way shall any amendment to these Design Guidelines change, alter, or modify any provisions of the Declaration. Amendments shall also not change, alter, or modify any supplemental Declaration or the Articles or By-Laws of the Association.

Capitalized terms that are not defined in these Design Guidelines shall have the same meaning as set forth in the Declaration.

These Design Guidelines have been prepared for use at Power Ranch Community Association.

**APPENDIX A
Design Modification Application and Approval Requirements**

(Revised Dec. 2012)

General

Pursuant to Article 11 of the Declaration, any owner wishing to:

- construct improvements,
- modify or add to existing improvements (including painting),
- install a pool, spa, or other water features,
- construct, modify or install walls, fences, or hard, permanent materials such as paving, brick, masonry, railroad ties, wood trim, concrete, rocks, flagstone, outdoor barbecues, fireplaces, or other inert material ("hardscape"),
- landscape (including original landscape unless provided by the Builder),
- alter grading or drainage, or
- place any object (i.e., lighting, statues, fountains, or other yard decorations) on their lot is required to submit an application and such other materials as set forth in Section C hereof (a "Design Modification Application") to the appropriate Committee, as described below, and receive approval of such Committee prior to commencement of construction.

There are no exceptions or automatic approvals. **(Revised Dec. 2012)**

It shall be the responsibility of all owners to comply with all standards and procedures within the Rules and Design Guidelines, as well as all requirements of the Declaration and any applicable supplemental Declaration.

Committee Structure

Architectural and design review and control for Power Ranch are handled by a committee established by the Board of the Power Ranch Community Association, Inc. ("The Association"). The Design Review Committee ("DRC") has been established to monitor, review, and control the development of Power Ranch.

Design Review Committee

Members of the Design Review Committee are appointed by the Board of Directors. The DRC is an advisory committee to the Board and reports to the Board. The Design Review Committee shall review plans and specifications, and the Board shall enforce these Rules and Design Guidelines and may promulgate additional design standards and review procedures. The Design Review Committee has exclusive jurisdiction over original construction, initial landscape installation, modifications, additions and alterations made to lots, to structures and landscaping on lots. After a lot and its structures and landscaping have been completed according to approved plans, the Design Review Committee must review all proposed changes to the exterior of the structure and the lot.

Submittal Procedures

The following procedures shall apply to owners when submitting a Design Modification Application to the Design Review Committee. Be advised, incomplete submittals will not be accepted for review.

A Design Modification Application (attached as Appendix B) requesting review by the Committee is required for all modifications, changes, updates, and improvements. The application shall include the following information:

- Owner's name, mailing address, and telephone number.
- The neighborhood name and street address of the lot.
- The nature of the request (which is limited to):
 - Initial submission
 - Appeal of a previously "not approved" request, or any notation of an "approved as noted"
 - Review and consideration of exceptions to or deviations from the Architectural and Landscape Design Guidelines
- A brief description of the proposed construction or modification.
- Planned completion date for the construction or modification proposed. NOTE: Only valid for 60 days from date of approval.
- An acknowledgment that the owner is responsible for scheduling all work in a timely manner and for complying with any approval issued by the appropriate Committee.
- The name, address, and telephone numbers of the owner's agent, or representative, or subcontractor (if applicable).

In addition to the application, owner shall submit plans for the proposed construction or modification:

1. For landscape, contouring, irrigation or lighting plan approval, or amendments to approved plans, owner shall submit a copy of the plans for the front and rear yards of the lot. Plans must be to scale (1" = 10 feet or 1" = 20 feet). It is understood that plans submitted will be retained for permanent record.
 - Identify the location of all existing or proposed plants including trees, shrubs, accent plants and groundcover. Draw proposed and existing plants at their mature size using symbols or call outs that correspond to the plant legend. If the request is for an amendment to a previously approved landscape plan, the existing trees, plants and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location. Proposed additions shall be marked on the landscape plan with a circle marked with a solid line and a dot in the center. All landscape materials proposed to be removed shall be described as part of the request.
 - The plant legend must identify the botanical and common name, installation size, size of plant at maturity (should be same size as drawn on the plan), and quantities. A plant legend must be a part of the landscape plan submittal.
 - Identify areas to receive any hardscape treatments. Clearly mark the hardscape treatments on the landscape plan and the legend so that the Design Review Committee can easily determine the location, type and color of the material. Submit material and color samples upon request.
 - Identify areas to receive soft scape. The plan shall clearly indicate the location and type of treatment proposed, i.e., grass areas, areas of decomposed granite, native rock applications or boulders. The legend should indicate proposed quantities, size of material, and color.
 - Prepare a contouring plan using minimum one-foot (1') contour intervals. Indicate proposed slope ratios along the face of each contoured area (3:1, 4:1, etc.). Contouring should not result in a lumpy appearance.

- Lots have been designed and graded to provide positive drainage from the lot to the street or to a retention area. The contouring plan must address the proposed direction of flow across the site. The Owner shall hold harmless the Association, the Design Review Committee, and the Builder for any damage caused by the alteration of the grade by the owner in connection with the design or installation of owner's landscaping, including damage to owner's house.
 - Provide on a separate plan, the major components of the proposed irrigation system, including: the location of the timer boxes, the valves, and mainlines. Provide in note form the equipment specifications such as type and style of emitter or sprinkler heads. If turf areas are proposed, a complete irrigation plan of such turf areas must be submitted and the location of each head must be included. Irrigation plans for turf areas must indicate with contouring and head type/locations, that excess runoff or over spray will not occur into the adjacent landscape areas or adjacent street or sidewalk.
 - Identify location of proposed landscape lights, transformers, or electrical equipment and method of screening. Provide construction details on the plans and equipment specifications in the legend including type of fixture, color and finish, voltage and bulb wattage requirements. The Design Review Committee may require field-testing of fixture locations at night prior to final installation and/or Owner to provide an on-site demonstration of proposed site lighting techniques and that the lighting does not reflect or shine on neighboring lots.
2. For changes to or additions to the home, the owner shall submit a set of floor plans for the site, including the plot plan, and a copy of the floor plan for the model elevation. On such plans, owner shall draw the proposed changes or additions to the exterior elevation. If owner has a photograph of another house or a picture from a magazine that will assist the Design Review Committee in its review, such photo should be submitted. The application must contain a description of the materials owner plans to use in such changes or additions. If the change or addition affects the roof or roofline, a roof plan must also be submitted. A building inspection may be requested depending on the complexity of the change or addition. For structural changes to a home, blue prints will be required to be submitted. The Design Review Committee may require that an architect or engineer prepare the plan depending upon the nature of the request.
 3. For all other improvements, changes or additions to the lot or the home, including, but not limited to, construction, installation, or modifications of walls and fences, ancillary equipment, signage, pools, play equipment, grading, drainage and irrigation systems, the owner shall submit a site plan drawn to scale showing the location, height and dimension of the proposed improvement, change, or addition, the property line of the lot, the setback requirements, any easements, the footprint of the home and driveway, sidewalks, decks, patio, walls and existing landscape. The owner shall also submit a detailed description of the proposed improvement, change or addition: the purpose of the proposed improvement, change or addition: construction specifications: material and color samples, if appropriate: and any additional information or clarification requested by the appropriate Committee. Copies of all necessary prints, fees and applications shall also be submitted. Obtaining and compliance with all town and city permitting is the owner's responsibility.

The Committee may request additional information and clarification if necessary. Until all requested information is provided to the Committee, the Design Modification Application shall be deemed incomplete.

All Design Modification Applications should be addressed to the Power Ranch Community Association office as indicated on the application or to other addresses as designated by the Board in a written notice to the owner.

Review Procedures

The Design Review Committee shall review all requests without hearings and based solely on the information contained within the application. The Committee members and authorized agents may at any time request additional information or inspect a lot for compliance and any approved plans for construction or modification.

The Design Review Committee will reference these design guidelines in reviewing requests. Although these guidelines address a broad range of exterior building and site conditions, they are not intended to be all-inclusive. The Committee only in accordance with Section 11.9 of the Declaration may permit variances to the design guidelines.

Within 45 days of receipt of a completed application, the Committee shall respond to the owner. The Committee's decision shall be rendered in one of the following three forms:

- Approved – The entire document is approved in total.
- Approved as Noted – The document submitted is partially approved. The owner must resubmit the application incorporating the Committee's conditions and receive final approval prior to commencing the construction or alteration.
- Not Approved – The entire document submitted is not approved and no work may commence.

Implementation of Approved Plans

All work must conform to approved plans. If it is determined by a Committee that work completed or in progress on any lot is not in compliance with the design guidelines or any approval issued by a Committee, such Committee shall notify the Board. The Board shall notify the owner in writing of such noncompliance within 30 days of inspection, specifying in reasonable detail the particulars of noncompliance and shall require the owner to remedy the same. If the owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance, then such noncompliance shall be deemed to be in violation of the Declaration and these design guidelines.

If construction does not commence on a project within 60 days for which plans have been approved, such approval shall be deemed withdrawn, and it shall be necessary for the owner to resubmit the plans to the Committee for reconsideration.

In each approval the Committee shall include a maximum time period for the completion of any new construction or modification. The owner may request an extension of such time period not less than ten days prior to the expiration of the maximum time period, which the Committee may approve or disapprove, in its sole discretion.

If construction is not completed on a project for which plans have been approved within the period set forth in the approval or within any extension approved by the appropriate Committee, such approval shall be deemed withdrawn, and such incomplete construction shall be deemed to be in violation of the Declaration and these design guidelines.

Appeal of "Not Approved" and "Approved as Noted" Decisions

Any owner shall have the right to appeal a decision of the Design Review Committee by resubmitting the information, documents, and fees set forth in Section 11.4 of the Declaration; however such appeal shall be considered by the Board only if the appellant has modified the proposed construction or modification or has new information, which would, in the Board's opinion, warrant reconsideration. In the event the decision of the Design Review Committee is overruled by the Board, the decision shall be deemed modified to the extent specified by the Board. If the owner fails to appeal a decision of a Committee or if the Board, after appeal again rules in a manner aggrieving the appellant, the decision of the Board is final. The filing of an appeal does not extend any maximum time period for the completion of any new construction or modification, including the period for completion of initial landscaping.

Building Permits

If the plans submitted by an owner require a building permit, it is the responsibility of the owner to obtain such permit. The approval of any Committee is not a guarantee that the Town of Gilbert will approve such plans. If the Town requires design review of the plans, any changes or modifications must be resubmitted to the Power Ranch Design Review Committee for re-review.

The Design Review Committee does not warranty improvements. It is the responsibility of the owner to ensure the quality of craftsmanship, to gain approvals from the appropriate local and government officials (if necessary), and to verify adequacy of design.

Fees

The Board and Design Review Committee may establish and charge reasonable fees for professional review of applications. Any fee payments shall be made at the time of request and prior to review by the appropriate Committee. All fees shall be made payable to the Power Ranch Community Association and will be non-refundable.

Enforcement

In the event of any violation of these Design Guidelines, the Association may take any action set forth in the By-Laws or the Declaration. The Association may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Association shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine, which fine shall not exceed 10% of the cost of achieving compliance, against the lot upon which such violation exists.



Power Ranch
Design Modification Application Form

Only requests submitted by property owners or duly authorized representatives for the property owner will be reviewed by the Power Ranch Community Association. Written authorizations designating someone other than the property owner as the point of contact must be received by Power Ranch prior to the submission of the request. All items contained on this application form must be complete in order for the request to be considered. An incomplete submittal will be denied. A response will be sent to you once a decision is rendered by the Design Review Committee.

Name: _____ Date: _____

Property Address: _____

Neighborhood: _____

Account Number* (REQUIRED): _____ Lot #: _____

Email: _____ Phone: _____

Project Information

Does your lot have a view fence?: Yes No I plan on attending the DRC Meeting

I do NOT plan on attending the DRC Meeting

Meeting

- | | | |
|---------------|---|--|
| Project Type: | <input type="checkbox"/> Antenna/Satellite Dish | <input type="checkbox"/> Basketball Goal |
| | <input type="checkbox"/> Exterior Paint ** (See page 2) | <input type="checkbox"/> Fence/Wall/Gates |
| | <input type="checkbox"/> Fireplace/BBQ | <input type="checkbox"/> Hardscape Modification |
| | <input type="checkbox"/> Landscape Modification | <input type="checkbox"/> Lighting/Solar |
| | <input type="checkbox"/> Patio/Balcony/Courtyard | <input type="checkbox"/> Pool/Spa |
| | <input type="checkbox"/> Ramada/Gazebo/Pergola/Arbor/Trellis | <input type="checkbox"/> Rain Gutters/Trim/Roof |
| | <input type="checkbox"/> Security/Screen Door | <input type="checkbox"/> Shutters |
| | <input type="checkbox"/> Sidewalks/Driveway Modification/Pavers | <input type="checkbox"/> Solar Panels/Equipment |
| | <input type="checkbox"/> Storage Shed | <input type="checkbox"/> Swing Set/Play Set/Trampoline |
| | <input type="checkbox"/> Windows/Doors/Garage Doors | <input type="checkbox"/> Other (please specify) |

Note: All proposed projects must include a property plot plan and/or scaled drawing of project with dimensions and photographs/visual picture of project and material information and samples. For exterior paint, please list Power Ranch Scheme # below:

Please provide detailed description of the project: _____

* Account Number can be found on your quarterly statement
 ** **Must sign the attached Exterior Painting Agreement and Disclaimer**

Exterior Painting Agreement and Disclaimer: I verify that I have visually confirmed that my chosen scheme is not the same or similar as the home to the left or right of mine. I am responsible for verifying again at the time painting begins. I understand approval is not valid if I paint the same scheme as my neighbor. I also understand that the pop outs on all sides of my home must be painted per the PRCA scheme.

Owner Signature

Date

Owner Agreement and Disclaimer:

Design Committee review is for general compliance of Power Ranch Standards. Except for specific variances requested in writing and granted by the Committee, "Owner" is responsible for compliance and that of their contractors with all requirements of the Association's CC&Rs, Design Review Guidelines, and Power Ranch Association Rules as well as all requirements of governmental authorities. The owner agrees to comply with all applicable City, County, and State laws and to obtain all necessary permits. This application will be retained for the Association's records. By signing this application, Owner acknowledges these requirements and also agrees to the application terms.

Based on the item for submittal, if any information is missing, the application will be considered incomplete and will not be reviewed by the Committee.

I anticipate that the proposed construction or modification described in the attached plans will be completed within _____ day(s) / month(s) from the date I receive approval from the Design Review Committee. I understand that, if the proposed construction or modification is approved, I will be responsible for scheduling all work in a timely manner, for completing the work within the time period specified in the committee's approval, and for complying with approval issued. If construction does not commence on a project for which plans have been approved within 60 days of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the owner to resubmit the plans to the appropriate committee for reconsideration.

I UNDERSTAND AND ACKNOWLEDGE THAT NO WORK MAY COMMENCE PRIOR TO THE APPROVAL AND THAT I WILL BE LIABLE FOR ALL COSTS NECESSARY TO BRING ANY NONCONFORMING WORK INTO COMPLIANCE WITH THE DECLARATION AND THE DESIGN GUIDELINES AND FOR SUCH OTHER PENALTIES AS PROVIDED IN THE DECLARATION AND THE DESIGN GUIDELINES.

I HAVE READ AND UNDERSTAND ARTICLE 11 OF THE DECLARATION (CC&Rs) AND ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES CONTAINING THE DISCLAIMER OF LIABILITY OR RESPONSIBILITY FOR THE APPROVAL OF PLANS AND SPECIFICATIONS CONTAINED IN THE REQUEST BY AN OWNER.

Owner Signature

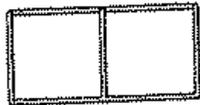
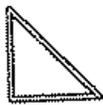
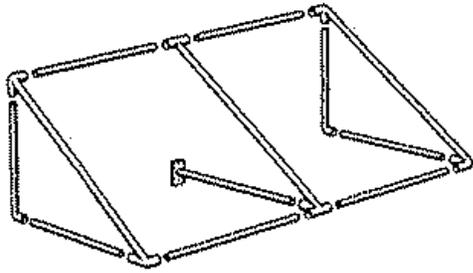
Date

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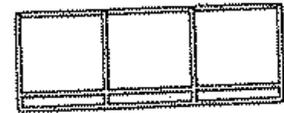
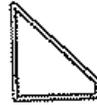
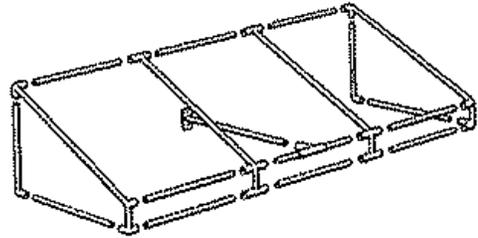
Power Ranch Community Association
c/o Design Review Committee
4546 E Haven Crest Drive, Gilbert, AZ 85297
Email: jdemars@ccmcnet.com
Phone: 480-988-0960
Fax: 480-988-0959

EXHIBIT A
Approvable Awnings and Valances

Awnings



TRADITIONAL

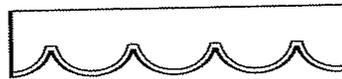


TRADITIONAL WITH SOLID VALANCE

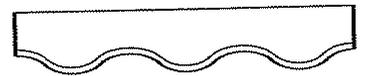
Valances



STRAIGHT

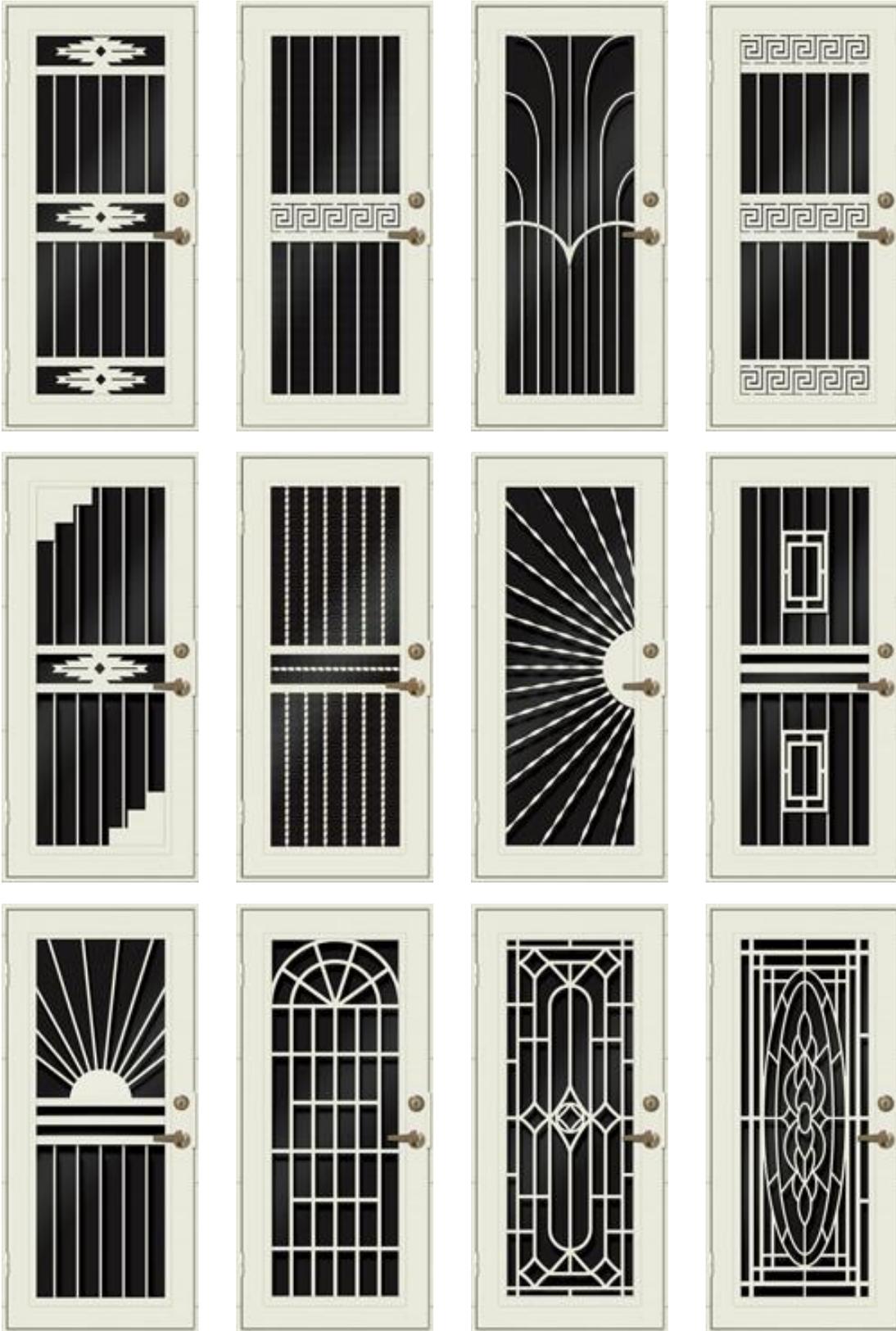


OCEANWAVE



SERPENTINE

EXHIBIT C
Security/Screen Doors (Examples)



Note: No animal, plant or character depictions are allowed.

EXHIBIT D
Pathway Lighting (Examples)



EXHIBIT E
Residential Landscaping Select Plant List

The following is an approved plant list that may be used for front yard landscape design. Reference specific theme tree and shrub for each neighborhood beginning on page 2.

Cactus and fruit/citrus trees are not permitted in front yards. Existing Sissoo trees may remain, but new Sissoo trees are prohibited. Agaves, aloes and other plant material which have thorns, spiky limbs, etc. should be installed away from sidewalks and right-of-ways.

Trees

BOTANICAL	COMMON
Acacia salicina	Willow Acacia
Acacia smallii	Sweet Acacia
Arecastrum romanoffzanium	Queen Palm
Cercidium species	Palo Verde Varieties
Chilopsis linearis	Desert Willow
Cupressus sempervirens	Italian Cypress
Eucalyptus microtheca	Coclibah Tree
Eucalyptus papuana	Ghost Gum
Fraxinus uhdei	Shamel Ash
Fraxinus velutina	Fan-Tex Ash
Geijera priflora	Australian Willow
Jacaranda mimosifolia	Jacaranda
Lagertromea indica	Crape Myrtle
Lysiloma microphylla	Desert Fern
Olea europaea	Swan Hill Olive
Olneya tesota	Ironwood
Pinus brutia eldarica	Mondel Pine
Pistachia chinensis	Pistache Tree
Platanus wrightii	Arizona Sycamore
Pithecellobium flexicaule	Texas Ebony
Propropis varieties	Mesquite Varieties
Pyrus calleryana	Bradford Pear
Quercus virginiana	Live Oak
Rhus lancea	African Sumac
Sophora secundiflora	Texas Mountain Laurel
Ulmus parvifolia	Evergreen Elm
Vitex agnus-castus	Chaste Tree
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm
Ficus nitida	Indian Laurel Fig
Prunus cerasifera	Purple Leaf Plum

Shrubs/Accents/Groundcover**BOTANICAL**

Acacia redolens
 Agave species
 Aloe species
 Ambrosia deltoidea
 Annuals
 Antigonon leptopus
 Asclepias subulata
 Aster tanacetifolius
 Baccharis centennial
 Baileya multiradiata
 Bougainvillea species
 Caesalpinia pulcherrima
 Calliandra californica
 Calliandra eriophylla
 Carissa graniflora
 Cassia species
 Chamaerops humilis
 Chrysactinia mexicana
 Cissus trifoliata
 Convolvulus cneorum
 Cordia parvifolia
 Euphorbia Beglandulosa
 Dalea capitata
 Dalea frutescens
 Dalea pulchra
 Dasylyrion species
 Dietes Bi-color
 Dyssoxia pentachaeta
 Encelia farinosa
 Ericameria laricifolia
 Erigeron devergens
 Erimophila Spp. 'Valentine'
 Eriogonum fasciculatum
 Ficus pumila
 Gardenia jasminoides
 Hemerocallis
 Hesperaloe species
 Hibiscus Varieties
 Hymenoxys acaulis
 Juniperus species
 Justicia californica
 Justicia ovata
 Lantana species
 Larrea tridentata

COMMON

Desert Carpet Acacia
 Agave
 Aloe Varieties
 Bursage
 Seasonal Annuals
 Queen's Wreath
 Desert Milkweed
 Purple Aster
 Dwarf Coyote Bush
 Desert Marigold
 Bougainvillea Varieties
 Red Bird of Paradise
 Baja red Fairy Duster
 Pink Fairy Duster
 Natal Plum Varieties
 Cassia varieties
 Mediterranean Fan Palm
 Damianita
 Native Grape Ivy
 Bush Morning Glory
 Small Leaf Cordia
 Poinsettia variety
 Sierra Gold Dalea
 Dalea Varieties
 Indigo Bush
 Desert Spoon Varieties
 Morea Iris
 Golden Fleece
 Brittlebush
 Turpentine Bush
 Spreading Purple Fleabane
 Valentine Bush
 Wild Buckwheat
 Creeping Fig (Fig Vine)
 Gardenia
 Orange Daylily
 Yucca Varieties
 Hibiscus Varieties
 Angelita Daisy
 Juniper Varieties
 Chuparosa
 Red Justicia
 Lantana Varieties
 Creosote

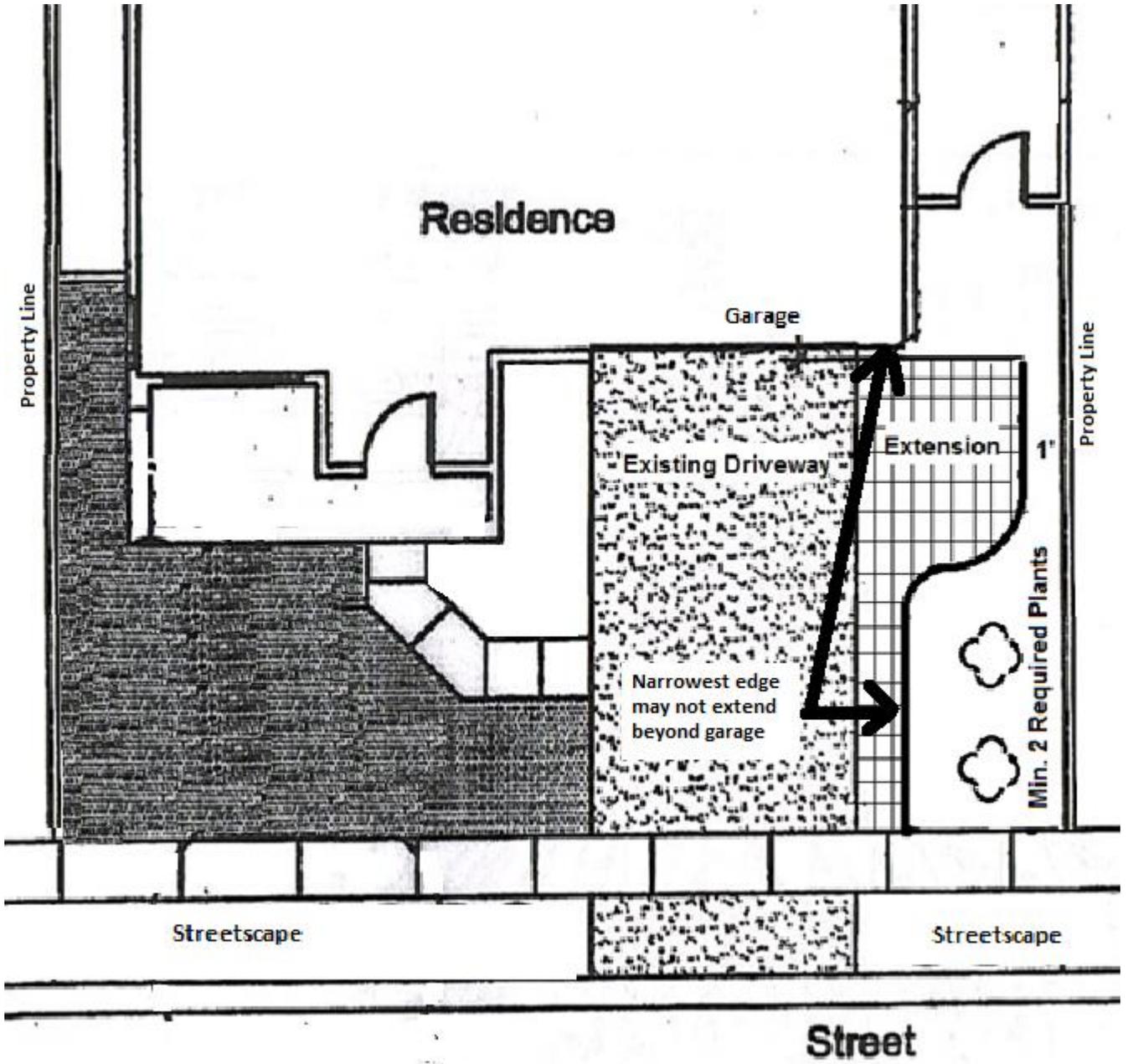
BOTANICAL

Leucophyllum species
 Ligustrum japonicum
 Mascagnia macroptera
 Melampodium leucanthum
 Muhlenbergia rigens
 Myoporum parviflorum
 Myrtus communis
 Nerium oleander
 Nolina bigelovii
 Nolina microcarpa
 Oenothera caespitosa
 Penstemon species
 Pittosporum varieties
 Podranea ricasoliana
 Psilostrophe cooperi
 Pyracantha varieties
 Rosa banksiae 'Lutea'
 Rosa officinalis
 Rosmarinus officinalis
 Ruella brittoniana 'Katie'
 Ruella peninsularis
 Salvia clevelandii
 Salvia greggii
 Salvia leucantha
 Santolina varieties
 Simmondsia chinensis
 Sphaeralcea ambigua
 Tagetes lemmoni
 Tecoma Stans
 Tecomaria capensis
 Trachelospermum jasminoides
 Trixis californica
 Tulbaghia violacea
 Vauquelinia Californica
 Verbena species
 Viguiera deltoidea
 Wedelia trilobata
 Xylosma cong. Varieties
 Yucca species
 Zauschneria californica
 Zephyranthus candida
 Zexmenia hispida
 Zinna acerosa

COMMON

Texas Sage Varieties
 Waxleaf Privet
 Yellow Orchid Vine
 Blackfoot Daisy
 Deer Grass Varieties
 Myoporum, Dwarf
 Myrtle Varieties
 Petite Pink & Other Oleander
 Beargrass
 Beargrass
 Evening Primrose Varieties
 Penstemon Varieties
 Pittosporum
 Pink Trumpet Vine
 Paperflower
 Pyracantha
 Lady Banks Rose
 Rose Bush Varieties
 Rosemary Varieties
 Ruella 'Katie'
 Desert Ruella
 Chaparral Sage
 Red Salvia
 Mexican Bluesage
 Grey/Green Santolina
 Jojoba Varieties
 Globemallow Varieties
 Mt. Lemmon Marigold
 Yellow Bells Varieties
 Cape Honeysuckle
 Star Jasmine
 Trixis
 Society Garlic 'Purple'
 Arizona Rosewood
 Verbena Varieties
 Goldeneye
 Wedelia
 Xylosoma
 Yucca Varieties
 California Fuchsia
 White Rainlily
 Devils River
 Desert Zinnia

EXHIBIT F
Acceptable Driveway Extension



*DRAWING NOT TO SCALE