

WARNER RANCH 4 HOME OWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and Restrictions for Warner Ranch 4 Homeowners Association (Warner Ranch 4) (the "Declaration"), the Board of Directors has adopted the following Guidelines for Architectural Improvements (the "Guidelines") which shall apply to all Lots within Warner Ranch 4.

Each lot owner should read, review and make himself acquainted with the CC&Rs recorded on his lot with Maricopa County and with these Architectural Guidelines as may be amended from time to time by the Board of Directors. These documents are intended to enhance property values and the high standards of development that exist within Warner Ranch 4. The Guidelines are established to assist residents in preparing an application to the Architectural Committee for structural and landscape improvements. **FOLLOWING THESE GUIDELINES 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 Guidelines and the Declaration, the Declaration shall control. All architectural approvals will be conditioned 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:

Warner Ranch 4 Homeowners Association
1414 W Broadway Rd #205
Tempe AZ 85282
(480) 345-0046

The following information should be included:

1. Architectural Change Form: A completed form (copies of which can be obtained from the management office or on line at (<https://wr4hoa.com/>). One such form is attached.
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 the 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 Warner Ranch 4 and the use and appearance of all land within Warner Ranch 4, shall comply with all applicable City of Chandler zoning and code requirements as well as the CC&Rs and these Guidelines. **A copy of any City required permit(s) must be submitted to the Association within 10 days prior to the start of project.**

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

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

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existing structures on the lot and neighboring lots. The location of the improvement with respect to topography and finished grade elevation is also 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 Committee's decision must be submitted in writing to Warner Ranch 4 Architectural Committee, c/o Sentry Management, 1414 W Broadway Rd #205, Tempe AZ 85282, or within 30 days from the mailing of the Committee's decision.

GUIDELINES

ANTENNAS AND SATELLITE DISHES

The Association's preference for location of receivers which are regulated by the FCC (television antennas and satellite dishes less than one meter in diameter), in descending order, is as follows:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the back yard of the Lot;
3. On the roof, but below the roof line;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roof line;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible From Neighboring Property, the Association would prefer that such location be used for the Receiver rather than a higher-listed location at which the Receiver would be Visible From Neighboring Property, provided such location will not unreasonably delay or prevent installation, maintenance, or use of the Regulated Receiver, unreasonably increase the cost of installation, maintenance, or use of the Regulated Receiver, or preclude the reception of an acceptable quality signal.

Unregulated Receivers, whether attached to a building or structure, or on any Lot, must be approved in writing by the Architectural Committee, with such screening and fencing as such Committee may require, prior to installation.

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AWNINGS

Awnings over windows shall:

1. be a canvas type or shade screen material,
2. shall be a solid color matching the exterior body or roof color on the home,
3. be the same color on the inside and the exterior face and
4. be installed only on the side and rear of the home. A minimum five-year guarantee is expected from the manufacturer to ensure a high-quality awning.

Submit: The manufacturer, sample color swatch, type, and the number of years' guarantee for approval prior to installation.

BASKETBALL GOALS OR SIMILAR STRUCTURES

No basketball goal or similar structure or device (whether mounted on a pole, wall or roof) shall be placed or constructed in the front yard, front elevation or front roof surface of any structure on any part of the Property. For purposes of the foregoing sentence, the term "front" shall be deemed to mean visible from ground level view from the street(s) running immediately in front of or along the side of a Dwelling Unit or other structure. For further information, consult the CC&Rs, page 29, section 10.9.

CHILDREN'S PLAY STRUCTURES

Plans for children's play structures must be submitted for approval since in most instances they protrude over the fence. This is not intended to eliminate play structures, but to assure 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. Any play structures that have a height that exceeds the height of the neighboring fence line shall be a minimum of 8 feet from the neighboring walls. An exemption applies to all existing structures that are attached permanently to a ground foundation (i.e. cemented or posted down into the ground).

When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure. When considering plan approval, the Committee will be concerned that the height of the structure does not protrude above the perimeter fence more than two feet.

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

These items placed in front yards must be approved by the Architectural Committee in writing prior to installation.

DRIVEWAYS

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.

FENCES AND WALLS (INCLUDING DECORATIVE WALLS)

Plans for new fences or walls or additions to existing structures must be submitted to the Committee for approval prior to construction. (This includes decorative walls). Stucco must match the existing dwelling in texture and paint color. Walls bordering streets must match the house color or association wall color.

FLAGPOLES

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Flagpoles must be submitted for architectural review and approval prior to installation. They may not exceed 20 feet in height and must be located at least 15 feet from any public sidewalk and 5 feet from property line. Flagpoles may not be located within any setback on the lot, and the homeowner must obtain the City required permit prior to installation. If the flag is to be flown at night it must be lit up.

The only flags that may be displayed are:

- American flag provided it is displayed in a manner consistent with the federal flag code
- Flag of one of the five American military branches provided it is displayed in a manner consistent with the federal flag code
- POW/MIA flag
- Arizona state flag
- Arizona Indian nations flag

GATES

Double gates may be installed at Warner Ranch 4 to allow wider access ways to back yards.

GAZEBOS

Gazebos may be approved. Based on size and height it may require building city permit. Per city code The maximum square footage is 150 and height that will be considered for approval is 10 feet. The minimum distance from a neighboring wall shall be five feet.

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 of the installer and telephone number.

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

All units must be ground mounted. Specific provisions are recorded on the property in the CC&Rs, page 28, section 10.6.

PAINT CHOICES FOR HOMES

Please see the document "Approved Paint Colors". Please see page four of these guidelines for paint requirements for fences and walls.

All repainting requires architectural review and approval prior to the start of work even if original/existing colors will be used.

PATIO COVERS

Plans for patio covers will be considered for approval. Effective July 1, 2003, patio covers shall not exceed 12 feet in height at the area that adjoins the home. The following minimum standards are suggested:

Partial Shade Covers/Solid Patio Covers

Flat roof pitch less than 1":12" must have a brai or other built-up roof application identical in color and quality that meets City code.

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

Exterior surface shall be consistent with the stucco design of the existing home and neighborhood. All building materials and structural designs must meet City code and have a City permit.

Any trellis, lattice and exterior blinds on patios shall match the approximate color of the house.

Color: to match existing trim.

POOL AND SPAS

Pools and spas need not be submitted for architectural approval provided the following requirements are met: (1) pool ladders shall not exceed eight (8) feet in height, and (2) perimeter "theme" walls on lots bordering Association landscaped areas may not be torn down. Access must be gained by tearing down a front wall on the side of the home, leaving the perimeter theme wall intact, assuring it matches in texture and color throughout the community.

SHADE SAILS

Sails cannot be attached to any fence walls directly. They must be free standing supported to avoid structural damage in high winds.

Any support polls within 3' of the property lines must not exceed the height of the fence for appearance reasons.

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, "for sale" and "for lease" signs not exceeding eighteen (18) inches by twenty-four (24) inches and two identification signs for individual residences, each with a face area of seventy-two square inches or less which have been approved in advance by the Architectural Committee. Contractor signs, Landscaping, pool signs, etc. must be removed no later than two weeks after the major work is completed. HOA may prohibit the display of a political sign earlier than 71 days for the day of the election and assert that they must be taken down no later than 3 days after election.

Small signs for displaying security systems and "Beware of Dog" are allowed subject to committee approval.

SOLAR PANELS

All solar panels must be approved by the Architectural Review Committee.

STORAGE SHEDS

Prefabricated storage buildings are prohibited unless they are below the fence line. Plans for buildings, which match the construction of the dwelling, will be considered for approval. (Refer to CC&R's Art. X, Section 21.)

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SUN SCREENS AND WINDOW TINTING

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

Grey, bronze, or charcoal sunscreen material may be installed. The frame for window screens must match the existing window frames.

Screen doors will be considered provided the screen material is gray, bronze, charcoal, Verde or blue patina (screen must match whatever sun screen material may exist on the dwelling windows).

Reflective (mirror type) window films are expressly prohibited. Grey, bronze or charcoal non-reflective window tinting may be installed.

Sheets, flags, posters and logo signs are prohibited on any window that is exposed to any street, neighbor or view within the neighborhood.

*These Architectural Guidelines may be amended by the Board of Directors
from time to time by a majority vote of the Board.*