

Sheely Farms Parcels 8 & 9 Homeowner's Association

Design Guidelines

Revised February 2014

INTRODUCTION

The Declaration of Covenants, Conditions and Restrictions for Sheely Farms (the "CC&R's") provides for an Architectural Review Committee (the "ARC"). The ARC reviews additions, modifications and alterations (collectively referred to in this document as an "Alteration") to all lots within the Sheely Farms community and establishes rules and guidelines for such Alterations so that a uniform standard for maintenance can be achieved. The ARC is a committee of five people, all residents of Sheely Farms. The ARC shall include at least one member of the Board who shall serve as chairperson of the ARC.

The direction followed in the development of the Guidelines was common sense and consideration of our neighbors. The ARC created the guidelines;

- To assist homeowners in preparing acceptable applications to gain ARC approval,
- To increase resident's awareness and understanding of the CC&R's, and
- To help maintain a reasonably uniform appearance for the Sheely Farms community so that the investment of all homeowners will be maintained.

This document provides Design Guidelines (the "Guidelines") for Sheely Farms homeowners to follow when considering changes to the exterior of their homes and property. **The Guidelines do not replace the CC&R's but rather help to clarify and supplement them.** Compliance with the Guidelines as well as the CC&R's is a prerequisite to the alteration or addition to any lot within Sheely Farms. If there are any conflicts between the CC&R's and the Guidelines, the CC&R's shall govern.

An owner shall submit the following to the ARC for approval prior to construction or installation of the Alteration:

- The completed request form.
- Plans and specifications for the proposed work, including, if applicable:
 - a) Site plan for the lot, showing the Alteration in its proposed location along with all other improvements on the lot. Dimensions from the Alteration to the nearest existing improvement should also be shown. If plants are a part of the Alteration, the type of plant should be shown on the site plan.
 - b) Plans and specifications for all above ground construction showing materials, height, width and paint colors).
 - c) The time frame for beginning and completion of the work. The ARC may request additional information.

The ARC shall either approve or disapprove each request within thirty (30) days after receipt of the request. If the ARC sends no notice within the thirty (30) days, then the Alteration requested is deemed approved. If a request is denied within thirty (30) days, then written denial shall be forwarded to the owner stating the reason for denial.

The members of the ARC are appointed by the Board of Directors of the Sheely Farms Homeowners Association. The committee members that worked together to create this document are all volunteers. They will continue to work together to review requests for Alterations, to inspect the changes made, and to continually review this document and make changes to the Guidelines as times and trends change.

ANTENNA/SATELLITE DISHES

Notwithstanding of Article 3.5 of the CC&R's DBS antennas (satellite dishes) less than one meter in diameter (39") **SHALL NOT** require prior approval. These dishes should be painted to match the body of the house or the roof and screened where possible to minimize the visual impact on neighbors. We encourage you to locate the dish so as not to be seen for the street. Satellite dishes and other antennas larger than one meter **SHALL NOT** be allowed according to Article 3.5 of the CC&R's. TV and radio antennas are encouraged to be placed in the attic or crawl space of you home and not placed on poles and mounted on the exterior of your home.

BASKETBALL GOALS AND BACKBOARDS

Permanent basketball goals and backboards are prohibited. Portable basketball goals may be utilized, but must be stored out of sight IMMEDIATELY after use of game is completed.

DRIVEWAYS

All driveways must be maintained so as to be free of oil residue and newspapers. All modifications to existing driveways, including sealant, painting or dyeing of concrete shall REQUIRE written approval by the ARC prior to the start of such modification. Submission for approval shall indicate any pattern, and color samples must be included. Coatings, sealants, painting or dyeing or existing driveway must either match the color of the concrete or be compatible with the color of the house. Any owner installing a driveway coating acknowledges that the application of such coating immediately voids any warranty for concrete given by the Declarant.

Widening of a driveway by a maximum of twelve (12) inches on each side shall not require ARC approval as long as sufficient space remains for plantings on each side. Submissions for any other extensions/modifications will require ARC approval. Such requests must include a plot plan of the existing lot and the exact measurements, location, and nature of the proposed modification. Applicant should seek written acceptance of adjacent neighbors for any deviations and submit a copy of such approval along with the request.

GARAGES

Article 3.19 Garage & Driveways

Garages situated on lots shall be used only for parking of vehicles and shall not be used or converted for the living or recreational activities without the prior written approval of the Architectural Review Committee. Garages may be used for storage of materials so long as the storage of material is limited to one bay in the garage and the remaining bay or bays shall be left for parking of one or more cars.

Example:

- (I) A home with a two-car garage must be able to park one car in the garage.
- (II) A home with a three-car garage must be able to park two cars in the garage.

PETS

As mentioned in article 3.12 of the CC&R's, a reasonable number of *yard* pets is clarified to meet Maricopa County Regulations and is not to exceed four dogs (and/or cats) per household. These permitted pets must be kept, bred or raised thereon solely as domestic pets and not for commercial purposes. Any number of indoor pets, such as cats, reptiles, fish or birds may be kept as long as the owner does not violate the Maricopa County regulations for the control and care of said animals. Also to clarify article 3.12, all cats must be confined to an owner's lot or property except to leave the owner's lot if

kept on a leash. No animal waste, rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any lot or common area. No odors or loud noises shall be permitted to arise or emit there from, so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to the occupants of such other property.

REFUSE CONTAINERS

As mentioned in article 3.7 of the CC&R's In no event shall such containers be maintained so as to be visible from neighboring property except to make the same available for trash collection and then only for the shortest time reasonably necessary to effect such collection shall be clarified as: It shall not be displayed for trash collection on the curbside before 6:00 p.m. the day before collection and to be returned to the non-visible site by 7:00 a.m. the day following the trash collection.

SECURITY DOORS

Security doors have pre-approval if they are painted to match the color of the body of the home or the trim of the home. All other security doors that do not match the home SHALL require approval from the Architectural Committee PRIOR to installation.

SIGNAGE

See Article 3.14 of the CC&R's for current rules regarding signage on owner's lots.

Signs on any lot **SHALL NOT** block any sidewalk traffic or traffic visibility. Notices of garage sales, yard sales, and notices of real estate open houses are allowed on common area, but such signs must be removed immediately following the event. Landscaping and pool installation signs are to be removed within 30 days of the completion of the work. House numbers **SHALL NOT** be sprayed on the sidewalk. No signs or notices are allowed on post office boxes. Owners **SHALL NOT** erect any other signs in Common Areas without prior written request and approval of the ARC.

Political signs **SHALL NOT** need prior approval but must conform to statutory and/or municipal regulations regarding the display of political signs.

WINDOW COVERINGS

Appropriate window coverings shall be in place within 60 days of occupancy either for newly constructed homes or for resale. If additional time is required, for custom ordering, for example, an extension must be requested from the ARC.