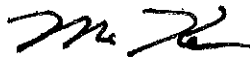


**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
THE MEADOWS COMMUNITY MASTER ASSOCIATION
c/o AAM, LLC
1600 W. Broadway Rd., Ste 200
Tempe, AZ 85282
(602) 957-9191**

The undersigned, constituting all of the members of the Board of Directors of The Meadows Community Master Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED that the Board of Directors hereby adopts the attached Design Guidelines dated April 1, 2013 with amendments completed on May 13, 2014 and August 6, 2014.

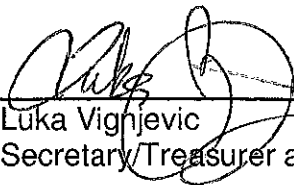
IN WITNESS WHEREOF, the undersigned have executed this consent as of the 11 day of August, 2014.



Michael Kern
President and Director, Board of Directors



Angela Carmitchel
Vice President and Director, Board of Directors



Luka Vignjevic
Secretary/Treasurer and Director, Board of Directors

THE MEADOWS COMMUNITY MASTER ASSOCIATION



Design Guidelines

April 1, 2013

Amended May 13, 2014

Amended August 6, 2014

**THE MEADOWS COMMUNITY MASTER ASSOCIATION
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THE MEADOWS COMMUNITY MASTER ASSOCIATION DESIGN GUIDELINES

These Design Guidelines, as allowed in the Declaration of, Conditions and Restrictions and Easements for The Meadows (CC&Rs) and all amendments to date, will provide you with all the latest information relevant to improvements which will require approval from the Association, per Article 6 of the Declaration. Since there are two areas in the community documents, which contain this information relevant to improvements, which will require approval from the Association, some items may refer to both sections. The two sections are (a) Article 7 in the CC&Rs Use Restrictions, and (b) the Design Guidelines.

A. GENERAL ARCHITECTURAL CONTROL INFORMATION

(CC&Rs, Article 6, Section 6.3 Approval and Conformity of Plans)

“No building, fence, wall or other structure or Improvement of whatever type shall be commenced, erected or maintained upon the Property, nor shall there be any addition to or change to the exterior of any residence or other structure or improvement upon a Lot or the landscaping, grading or drainage thereof, including, but not limited to, the painting (other than painting with the same color of paint as previously existed) of exterior walls, patio covers and fences, except in compliance with plans and specifications therefore which have been submitted to and approved by the Design Review Committee in accordance with the Design Guidelines as to harmony of external design and location in relation to surrounding structures and topography. It is understood and agreed by each Person having or acquiring an interest in the Property that the Design Review Committee will include aesthetic judgment in its decision-making process and approval of submitted plans will not be required simply because the plans satisfy stated objective requirements.”

B. DESIGN REVIEW COMMITTEES

In accordance with Article 6 of the CC&Rs, a Design Review Committee shall be established and shall perform the duties set forth in the CC&Rs. The Declarant shall establish Design Guidelines for the preparation, submission and determination of the application for any approvals required for the construction of any structures, landscaping, or other improvements within The Meadows. The Board may, from time to time, in its sole and absolute discretion, amend, repeal or augment the Design Guidelines.

The Design Guidelines, as set forth in this document, shall interpret and implement procedures for the Design Review Committee’s review of, and the standards for the development of single family homes within The Meadows, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, wall design and similar matters and shall have the same force and effect as the Association Rules.

C. DIVERSITY GUIDELINES

It is the intent of the Declarant that The Meadows be developed with a high level of diversity to enhance aesthetic appeal and produce an enduring, inviting and exciting community. To that end, and pursuant to the CC&Rs, Purchasers desiring to construct improvements on Lots must submit the following for review and approval (as applicable):

- Standard floor plans and elevations offered in the subdivision, 8 1/2” X 11” in size (for review only);
- Exterior paint color samples;

- Roof tile samples;
- Landscape plans;
- Landscape package plans offered with home sales (if offered with home sales);
- Other modifications or options offered with home sales that vary from standard, i.e. driveway extensions, patio covers, gates for rear yard access, etc.

Purchasers are required to comply with the City of Peoria design review guidelines and applicable regulations. Purchasers must also comply with all other provisions in the CC&Rs and Design Guidelines.

NOTE: 24,000 SQUARE FEET LOTS ADJACENT TO 91st AVENUE AND PINNACLE PEAK ROAD WITHIN THE MEADOWS COMMUNITY ARE RESTRICTED TO SINGLE-STORY DESIGN. HOWEVER, THE FOREGOING SHALL NOT PROHIBIT THE INCORPORATION OF LOFTS OR BASEMENTS AS NEITHER ARE CONSIDERED TO BE A STORY.

D. BUILDING ORIENTATION

The location and orientation of all buildings and structures must be approved by the Design Review Committee prior to submittal to the City.

Building orientations and design should maximize energy efficiency. Setbacks of buildings will be varied to create an interesting street scene with dwelling units backed to or sided on arterial or collector streets where possible. Residential units should mix left and right elevations.

E. ARCHITECTURAL THEME

All buildings and other improvements erected within The Meadows must be approved by the Design Review Committee in addition to any submittal to the City and prior to the commencement of construction.

Architectural styles may vary; however, these styles should be cohesive throughout The Meadows. Styles must be approved by the Design Review Committee.

When a building design has been approved and the necessary building permit obtained from the City of Peoria, the applicant will proceed in a timely manner with the commencement and completion of all construction work. Such commencement will occur within 90 days from the date of obtaining the building permit from the City of Peoria. If the applicant shall fail to comply with the 90-day commencement, the approval from the Design Review Committee may be revoked. The applicant will complete the construction within one year of the date of the issuance of the building permit from the City of Peoria. If the construction, once commenced is not completed within one year of the issuance of the building permit, the Homeowner's Association will have the right to assess the owner for the cost of completion, and for the full Association Assessment, and will collect such other costs as provided in the Declaration.

F. COMPLIANCE WITH CITY OF PEORIA CODE

All buildings and structures erected within The Meadows, and the use and appearance of all land within The Meadows, shall comply with all applicable City of Peoria (City) Zoning and Code requirements as well as the CC&Rs and all Amendments therein. Purchasers must comply with all zoning stipulations associated with The Meadows zoning case.

G. ACCESSORY BUILDINGS

Accessory buildings include but are not limited to: pool houses, gazebos, storage sheds, garages, guest houses and ramadas. Accessory buildings that are visible above the fence line are not allowed without prior approval of the Design Review Committee. Plans must be submitted to the Committee with the dimensions, materials to be used and the proposed location. Plans must include a scalable plot plan showing the entire lot and any existing structures and hard paving surfaces.

Any such buildings and roof thereof should not exceed the rear yard solid fence height by greater than three (3) feet at the location of installation.

All accessory buildings must have a minimum five-foot setback from the fence. Requested variances to the height and material standards will be reviewed on a case by case basis.

All accessory buildings must be built in a professional manner and kept and maintained to the same standards required of the home.

Roof and roof structures for Accessory buildings must comply with Section II of this document, Roof and Roof Structures.

Accessory buildings should match the exterior cladding of the home on the subject lot in type and color.

NOTE: Accessory buildings on large lots (estimated at 18,000 square feet or more) shall not exceed the height of the Residential Unit on the Lot or exceed a height of thirty (30) feet at the peak. Additional setbacks shall be required to include ten (10) feet from the side yard fencing and fifteen (15) feet from the rear yard fencing. No accessory building shall exceed 2,000 square feet and lot coverage limits established by the City shall be maintained to include 50% for 18,000 square feet lots and 40% for 24,000 square feet lots. Minimum spacing between accessory buildings and Residential Unit shall be twelve (12) feet.

H. ADDITIONS OR ALTERATIONS AND PAINTING

Any addition, alteration to any building, structure, lot, or parcel must be approved in writing by the Design Review Committee in addition to any applicable submittals to the City and prior to the commencement of construction or alteration.

When considering an addition to an existing structure, the Committee will only approve the application if: The height of any addition shall be no higher than the existing home, all additions shall be built within the setback lines originally established for The Meadows, regardless of more lenient requirements of governmental authority. When additions, alterations, or renovations are performed, the established lot drainage must 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.

Additional Structure shall not be attached at any point to any fence including any block wall fence.

I. AMPLIFIERS

No radio, stereo, television, broadcast, or loudspeaker unit, and no amplifier of any kind, may be placed upon or outside, or be directed to the outside of any building without prior written approval from the Design Review Committee.

J. ANTENNAS/SATELLITE DISHES

(CC&Rs Article 7.5) “Except as permitted under the Design Guidelines or by applicable laws, no antenna, aerial, satellite television dish, or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation proposed to be erected, used or maintained outdoors on any portion of the Project, whether attached to a Residential Unit or structure or otherwise, shall be erected or installed without the prior written consent of the Design Review Committee.”

No exterior television, radio, or other antennas or dishes of any kind may be placed, allowed, or maintained upon any lot or parcel without prior written approval from the Design Review Committee. Concealment of antennas will be required and where practical as determined by the Design Review Committee. Approval for antennas Visible From Neighboring Property shall be temporary in nature and their use will be revoked when an alternate cable system is available.

Ham, citizen band, or other similar antennas will not be allowed.

Satellite Dish - Homeowners may install one 18 inch satellite dish. The dish may not be visible from the street, except with Design Review Committee approval. The preferred installation locations are as follows in descending order of preference:

- a. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
- b. An unscreened location in the backyard of the Lot;
- c. 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;
- d. An unscreened location in the side yard;
- e. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
- f. On the rear roof completely below the peak of the roof.

K. AWNINGS

Awnings over all windows shall be canvas or similar material, of solid color which matches or complements the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home.

All awnings must be submitted for approval by the Design Review Committee prior to installation and must include a drawing with the location of the proposed awning installation, sample of material, color of awning and design of awning.

Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when awning must be cleaned, repaired or replaced due to weathering, fading, tearing, ripping etc.

L. BASKETBALL EQUIPMENT

No basketball backboards shall be installed without the prior approval of the Design Review Committee. Basketball backboards shall not be installed structurally on a building or structure (they must be pole mounted). Backboards must be professionally manufactured, of neutral color (clear, white, gray, or tan) and free of brightly colored decals or graphics.

Poles and support brackets must be painted black or to match the body color of the home.

All equipment including poles, support brackets and netting shall be maintained in good condition. Broken equipment, including backboards, bent poles, supports, rims and netting and peeled or chipped paint are prohibited. Netting is limited to nylon or similar cord netting, metal or other chain nets are prohibited.

The location of basketball backboards shall be no closer horizontally to the nearest neighboring lot line than the closest point of the home.

Spotlights or other lighting for the purpose of illuminating the area of play for use after sunset is prohibited.

The owner of the home is fully responsible for ball containment on their individual property. Painting of the driveway for a basketball court layout or any other similar purpose is prohibited.

Rear yard basketball backboard installations must conform to all of the above specifications. Temporary basketball goals must be maintained in good condition and stored so as not to be Visible From Neighboring Properties, when not in use. Overnight storage of such equipment in a location Visible From Neighboring Properties is prohibited.

M. BUILDING MATERIAL, TYPE AND SIZE

All exterior-building materials must be approved by the Design Review Committee prior to submittal to the City or commencement of any exterior alteration. Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with color and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.

Permitted exterior finished materials include stucco, plastered unit masonry, adobe, slump and split or textured decorative block. Other materials may be approved by the Design Review Committee. Accent veneer panels of brick or stone may be utilized if approved by the Design Review Committee.

N. CHIMNEYS

Chimneys shall be constructed of the same materials and textures as utilized elsewhere on the exterior of the home. Exposed flues are prohibited.

O. CLOTHES DRYING FACILITIES

(CC&RS Article 7.8) No outside clothes lines or other outside facilities for drying or airing clothes shall be erected, placed or maintained on any Lot so as to be Visible From Neighboring Property.

P. DECORATIVE AND HOLIDAY ITEMS

For the holiday seasons that occur during November and December, decorations may be displayed beginning November 20th and must be removed by January 20th. For other seasonal holidays, decorations may be put up one week before the holiday and must be removed within one week after the holiday.

Seasonal and Decorative Flags: Seasonal flags shall not be displayed more than 30 days prior to the actual holiday and must be removed within 14 days of the date of the holiday. Flags must be maintained in a good condition at all times. Torn, ripped, faded, etc. ... constitute grounds for fines and removal. Flags may not be offensive to neighbors or the Association. The Board of Directors, at its sole discretion, shall make this determination on a case by case basis.

Decorative and Seasonal Items: The Board of Directors of the The Meadows Community Master Association reserves the right to require removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case by case basis.

Lawn Art: Lawn art is prohibited. Lawn art includes, but is not limited to, metal, ceramic, plastic, clay or wood people, animals, carts or other unnatural or man-made items.

Decorative Art: Decorative art attached to houses and walls which is Visible From Neighboring Properties is prohibited.

Q. DRIVEWAYS AND SIDEWALKS

Driveway and sidewalk replacements, extensions as well as backyard access extensions will be reviewed on a case-by-case basis with particular attention given to how the improvement will complement the existing architectural character of the neighborhood. No replacement or extensions shall be completed without the prior written approval of the Design Review Committee. Submittals will be reviewed on the following:

1. A plat with exact lot dimensions to include current driveway and/or sidewalk dimensions and the location and dimensions of the proposed replacement/extension shall be included with submittal.
2. Sidewalks may be installed with concrete, exposed aggregate, pavers or any such other materials as may be approved by the Design Review Committee. Additional sidewalks shall not exceed four (4) feet in width and should have landscaping installed on each side of the sidewalk. Sidewalks shall have a minimum of one (1) foot setback from the side property line and shall not impede the Lot drainage design.
3. Proposed driveway extensions attached to the existing driveway that do not exceed three (3) feet in width may be installed with concrete, exposed aggregate, pavers or any such other materials as may be approved by the Design Review Committee. Such three (3) feet extensions may be installed on either or both sides of the existing driveway as long as such extension combined with the existing driveway do not exceed 40 feet of contiguous area or 50 percent of the lot width, whichever is less. Driveway extensions shall have a minimum of one (1) foot setback from the side property line and shall not impede the Lot drainage design.
4. Backyard access extensions shall be installed with pavers, colored exposed aggregate concrete or stabilized decomposed granite only. Decomposed Granite shall be of a different color from primary yard color palette. Materials used for backyard access extensions shall be maintained and re-stabilized on a regular basis. **NO NON-EXPOSED AGGEGATE CONCRETE BACKYARD ACCESS EXTENSIONS SHALL BE PERMITTED AND NO PARKING IS PERMITTED ON THE BACKYARD ACCESS EXTENSIONS.** Such extensions are specifically permitted for the sole purpose of ingress and egress into backyards. The total width of the backyard access extension area when combined with the existing driveway may not exceed 40 feet of contiguous area or 50 percent of the lot width, whichever is less. Backyard access extensions shall have a minimum of one (1) foot setback from the side property line and shall not impede the Lot drainage design.
5. A minimum of two (2) feet must be maintained between driveways and a backyard access extension on adjacent lots.

All driveways and sidewalks must be kept clean and free from oil, rust or other stains.

R. EXTERIOR COLORS

The exterior colors of all buildings and structures must be approved by the Design Review Committee based on submitted manufacturer's color chips prior to submittal to the City.

Plans and specifications submitted to the Design Review Committee must include details of the exterior color scheme, including all exterior surfaces. Exterior surface colors must be compatible with the other buildings in the neighborhood.

Any repainting or redecorating of exterior surfaces, regardless of the color (unless the color is the original color that was installed by the builder/developer) to be used, will also require submission to the Design Review Committee for approval.

Exterior surfaces must be maintained in good condition at all times and all noticeable damage or deterioration including missing siding or trim, stucco damage and chipped or peeling paint must be promptly repaired.

S. FENCES/WALLS/GATES

The Design Review Committee has approved standard wall designs, which shall be used on all exterior walls of the subdivision where a theme is required.

Gates may not be attached to any wall or fence without prior Design Review Committee approval of the size, location, color, and material.

Residential developments requiring walls or fences around the parcel will have the walls or fences installed by the developer prior to occupancy of any adjacent residence. Prior to the construction of any fence or wall, plans indicating materials to be used and location shall be submitted to the Design Review Committee for approval. Property lines shall be verified by the Declarant (or Owner) prior to construction. Any Owner proposing to modify, make additions to or rebuild a party wall shall first obtain the written consent of the adjoining owners. Declarant does not need to submit for property walls.

In the event of a dispute between Owners with respect to the construction, repair or rebuilding of a party wall or party fence or with respect to the sharing of the cost thereof such adjoining owners shall submit the dispute to the Design Review Committee. The decision of the Design Review Committee shall be binding, subject to the right of appeal to the Board of Directors of the Association.

Any fences or walls installed by the Declarant or a Builder shall not be removed, altered, or painted without the Design Review Committee's prior written approval.

Wrought Iron view fencing must be provided adjacent to open spaces.

At a minimum, all front side walls must be CMU block and painted to match the home.

Perimeter walls on lots bordering common areas may not be demolished or removed to allow access to rear yards. A FINE OF \$2,000.00 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT DESIGN REVIEW COMMITTEE APPROVAL. Access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall.

All Lots with perimeter view fencing and all theme walls cannot be painted any other color than the installation color or altered in any way, unless the Design Review Committee, at its sole discretion, changes the color scheme or orientation for the entire community.

Backyard Wrought Iron Pool Fencing: The specifications for backyard wrought iron pool fencing installation on a Lot with view fencing shall be of a color to match or blend with the exterior color of the home.

T. FINE GRADING AND MOUNDING

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

Mounding and berming within an area measured seven (7) feet behind the back of the curb along the entire lot is discouraged. Nothing having a slope greater than a 1 to 2 ratio (horizontal or vertical) will be accepted (i.e. 1 foot vertical to 1 foot horizontal is unacceptable, 1 foot vertical to 3 foot horizontal is acceptable). All mounding, berming and grading should appear natural.

U. FLAG POLES

Per Arizona State Statute, the following flags shall be permitted: American, Arizona State, official replica of a flag of the United States Air Force, United States Army, United States Navy, United States Marine Corps, Gadsden Flag, United States Coast Guard, POW-MIA or an Arizona Indian Nation flag. No more than two (2) of the listed flags may be displayed at any one time. The above listed flags may not be placed in common areas.

Homeowners may install flagpoles and display flags in a manner consistent with the Federal Flag Code, subject to such reasonable rules and regulations as the Committee may adopt from time to time regarding placement, manner of display, and location and size of flagpoles.

The American flag may only be displayed from sunrise to sunset unless appropriate lighting is installed that properly illuminates the flag without disturbing the quiet use and enjoyment of the neighboring property. Such lighting must be approved by the Committee.

The maximum size of any flag shall be three feet by five feet (3' x 5'). Except at the models, the height of the flagpole may not exceed the height of the highest point of the roofline.

Wall mounted flag poles shall be a maximum of five feet (5') long with attaching brackets painted to match the attachment area and will not require prior approval.

Only one (1) permanent, removable, wall mounted or freestanding pole will be permitted per residence or lot.

All equipment including poles, ropes, pulleys, and flags shall be maintained in good condition at all times.

V. DECORATIVE FLAGS --- SEE DECORATIVE ITEMS

W. GARAGES

The interior of all garages situated on any lot shall be maintained in a neat and clean condition. Garages shall be used only for the parking of vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or hobby/recreational activities without the prior written approval of the Design Review Committee and applicable City and State Zoning and Code requirements. Garage doors shall be left open only as needed for ingress and egress. Garage doors must be maintained in good condition at all times and all noticeable damage or deterioration to the exterior of garage doors including dents, scratches, and chipped or peeling paint must be promptly repaired. Any damage that prevents the garage doors from properly operating must be repaired within thirty (30) days of damage. Replacement garage doors must be approved by the Design Review Committee if the replacement door type/design differs from the door being replaced.

X. GARBAGE

No garbage or trash may be placed on any lot or parcel except in covered containers meeting the specifications of the City of Peoria or of a type, size and style which are approved in writing by the applicable Design Review Committee.

In no event shall such container be maintained so as to be Visible From Neighboring Property except to make the same available for collection not more than 12 hours prior to the day of collection and stored in a location not Visible From Neighboring Property within 12 hours of collection.

Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garbage not only from his lot or parcel but also from all public right-of-ways either fronting or siding his lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the The Meadows Community Master Association.

Y. GUTTERS & DOWNSPOUTS

Gutters and downspouts must be approved by the Design Review Committee prior to installation. Gutters and downspouts will be considered for approval if they are properly integrated in the design of the home. In all cases, they must be painted to match adjacent surfaces. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition.

Z. LANDSCAPE GUIDELINES

Each Owner shall install front yard landscaping within one hundred eighty (180) days of closing. All unsold spec units must have the front yards landscaped and trees planted within ninety (90) days of substantial completion of building, exclusive of appliance installation and other interior finish items. Prior to landscaping, all yards must be maintained in a neat, weed-free, dust-free condition.

Plans for landscaping need not be submitted for approval, providing the following guidelines and compliance with Exhibit “1” are met.

Landscaping for front yards, side yards Visible From Neighboring Property and rear yards must comply with Exhibit “1.” **Do not use plant materials that are on the prohibited list.** The objective of the landscaping is to screen, accent, soften, and improve the visual character of The Meadows. A drip irrigation system would be required to plan material.

Front yard landscaping must have a minimum of one (1) 15-gallon tree per 1,500 square feet of landscape area in addition to a minimum of one (1) 5-gallon plant or shrub per 250 square feet of landscape area. Please review Exhibit "1" for prohibited trees and plants. When calculating the square footage of landscape area for the purpose of determining plant requirements; turf, driveway, courtyards or backyard access extension areas may be excluded from the square footage (see Section Q "DRIVEWAYS AND SIDEWALKS" for additional information in regard to backyard access extension). Landscape must be installed on both sides of the driveway.

Side yards Visible From Neighboring Property shall be installed with decomposed granite to match such granite installed in the front yard and if side yard area is greater than three (3) feet between sidewalk and wall the side yard must include a minimum of one (1) 5-gallon plant or shrub per 250 square feet of landscape area.

Backyard landscaping that is visible to the common areas (wrought iron fencing) must be submitted for approval to the Design Review Committee prior to installation. Backyard landscaping must be installed within one hundred eighty (180) days following transfer of a Lot to a Purchaser. Prior to landscaping, all yards must be maintained in a neat, weed-free, dust-free condition.

An approved landscape border must be installed on all side property lines where adjoining properties inert ground cover does not match exactly; such as between granite and turf installations and between different colors or sizes of granite. The Owner of a Lot that adjoins property that has already been installed with inert ground cover will be the responsible party for installing an approved landscape border if their proposed inert material does not match exactly to the existing neighboring property. Brick or concrete borders that are in the brown or red families, and which the installed height does not exceed three (3) inches above ground level, do not require prior approval of the Design Review committee. All other border materials must receive written approval from the Design Review Committee prior to installation.

All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance. Ground cover may be turf, decomposed granite, or other natural rock material approved by the Design Review Committee.

Owners may submit high quality artificial turf to the Design Review Committee for consideration. Submittals must include a sample of the proposed turf and must be installed with an approved landscape border. Such installations shall be approved by the Design Review Committee on a case-by-case determination. In the event artificial turf is approved, Owner must maintain the appearance of the artificial turf in a clean, "like-new" condition at all times. The Association retains the right to determine when the artificial turf must be replaced due to weathering or other types of damage. Replacement artificial turf will require resubmitting to the Design Review Committee with a sample of the proposed replacement material.

All hardscape for front yards must receive approval from the Design Review Committee prior to installation. Hardscape includes but is not limited to walls, driveways, walkways, lighting, fountains, and additional concrete.

Rocks and boulders, patios, sidewalks, railroad ties, telephone poles, etc., may be used to supplement and create imaginative landscaping design. Approval from the Design Review Committee must be granted prior to installation of hardscape material.

Artificially colored rock yards are not acceptable at any location. Approved decomposed granite colors are included in Exhibit "1" by their common local trade names. Additional natural tone color may be permissible with Design Review Committee approval prior to installation. Boulders must be natural earth tones; no white, brightly colored or artificially colored boulders are permissible. River rock shall be one to six inches in diameter and not more than ten percent (10%) of the front yard landscape may be river rock.

No trees, shrubs, or plants of any kind on any lot or parcel may overhang or otherwise encroach upon any sidewalk or other pedestrian or bikeway from ground level to a height of eight (8) feet, without the prior approval of the Design Review Committee.

Lawn Art: Lawn art is prohibited. Lawn art includes, but is not limited to, metal, ceramic, plastic, clay or wood people, animals, carts or other unnatural or man-made items.

AA. LIGHTING

Other than seasonal decorative lighting (Section P), no outside lighting, other than indirect lighting, may be placed, allowed, or maintained on any lot or parcel without the Design Review Committee's prior written approval and authorization. Exterior lighting must be soft and indirect, with no light sources visible directly to neighboring properties or common area tracts.

Tennis court, sport court, and other similar lighting shall be reviewed and approved on an individual basis. Approval is subject to light type, orientation, site plan, use brightness, and other factors which the Design Review Committee considers in the best interest of the owners, tenants, and residents of The Meadows.

Additional lighting for porches and garages, including sconces and carriage (garage) lights, must receive Design Review Committee approval prior to installation.

Only clear or white light bulbs may be used for exterior lighting and all fixtures shall be kept in good working order at all times.

BB. MACHINERY & EQUIPMENT

No machinery, fixtures, or equipment of any type, including but not limited to heating, cooling, air conditioning and refrigeration equipment, and clothes lines, may be placed on any lot or parcel without the prior approval of the Design Review Committee. Approval shall be conditioned upon proper screening or concealment from view of neighboring or public property. The screening or concealment should be solid and integrated architecturally with the design of the building or structure. It should not have the appearance of a separate piece of machinery, fixture or equipment, and should be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components. It should be structurally stable in accordance with sound engineering principles.

Ground mounted air conditioning units will be concealed by a solid enclosure on all sides Visible from Neighboring Property. Location and screening will be approved by the Design Review Committee prior to installation.

Wind turbines are not allowed.

CC. PAINT COLORS -- SEE EXTERIOR COLORS

DD. PATIO COVERS

Patio Covers must be submitted for approval by the Design Review Committee prior to submitting plans to the City for a permit.

All submittals should include dimensions, materials to be used and the proposed location.

Patio Covers must be constructed of materials that match and complement the home.

Patio columns must be of sufficient mass and scale relative to the roof they support and must be stuccoed and painted to match the color of the home.

Fencing around a second story patio must be wrought iron and painted to match or complement the home. Fencing made of wood and other materials other than wrought iron will not be allowed.

See Roof and Roof Structures.

EE. PLAYGROUND EQUIPMENT

All playground equipment, including, but not limited to play houses, forts, or swing sets, Visible From Neighboring Property will require review and approval by the Design Review Committee prior to installation.

The maximum height for a play platform on a play structure shall be five (5) feet from ground level. No play structure shall exceed twelve (12) feet in height to include any canopy or roof. All play structures must be setback a minimum of five (5) feet from all surrounding property lines and shall require shielding with approved landscaping on Lots with view fencing. Color and type of building material is subject to the Committee review and approval. Canvas covers shall be of a "neutral" color, off-white, beige or light brown.

Trampolines, batting cages or any other playground equipment that shall be Visible from Neighboring Property must be submitted to the Committee for approval. Such items shall be placed a minimum of five (5) feet from all neighboring boundaries and shall not exceed twelve (12) feet in height. Safety nets, if any, must be brown, black or a neutral color with supports painted to match the net.

All playground equipment must be maintained in good condition at all times.

FF. POOL AND SPAS

Pools and spas do not require the prior approval of the Design Review Committee. **Perimeter walls on lots bordering common areas may not be demolished or removed to allow access to rear yards for the purpose of pool or spa installation or any other construction. A FINE OF \$2,000.00 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT DESIGN REVIEW COMMITTEE APPROVAL.** In the event wall removal is approved by the Design Review Committee, the Committee may require a deposit to secure replacement of removed walls. Access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property.

GG. OUTDOOR FIREPLACES

Installation of outdoor fireplaces requires approval of the Design Review Committee. No fireplace will be permitted to exceed the height of the surrounding fence and will only be permitted in the rear yard.

HH. RECREATIONAL VEHICLES, VEHICLES AND PARKING

(CC&Rs, Section 7.15 Vehicles and Parking)

Except for vehicle repairs made in emergency situations, no motor vehicle, recreational vehicle, golf cart, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer or similar equipment, automobile, truck, motorcycle, motorbike or other vehicle shall be constructed, reconstructed or repaired upon a Lot, Common Area, or other property in the Project so as to be Visible From Neighboring Property.

No automobile, truck, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, golf cart, boat, boat trailer or other similar equipment, automobile, truck, motorcycle, motorbike or other vehicle may be parked on any Lot, Common Area, or other property in the Project so as to be Visible From Neighboring Property except for: (i) the temporary parking by an Owner or Resident of a motor home, camper or recreational vehicle on the concrete driveway situated on a Lot or on the street in front of the respective Owner or Resident's Lot for a period of not more than 48 consecutive hours within any consecutive seven day period and not more than four nights in any calendar month, provided that such vehicle is not used for any cooking or sleeping purposes during that time; (ii) the temporary parking by a guest of an Owner or Resident of a motor home, camper, recreational vehicle or boat, boat trailer or similar equipment on the concrete driveway situated on a Lot or on the street in front of the respective Owner or Resident's Lot for a period of not more than 48 consecutive hours within any consecutive seven day period and not more than six nights in any calendar month, provided that such vehicle is not used for any cooking or sleeping purposes during that time; (iii) temporary construction trailers or facilities maintained during, and used exclusively in connection with, the construction of any Improvement approved by the Design Review Committee; (iv) boats, trailers and motor vehicles parked in garages or behind RV gates and not Visible From Neighboring Property so long as such vehicles are in good operating condition and appearance and are not under repair; (v) recreational vehicles parked in rear or side yards of Lots (behind RV gates) that are 7,200 square feet or more, even if the height of such recreational vehicle exceeds the height of the wall thereby allowing it to be Visible From Neighboring Property, so long as such recreational vehicles (a) are in good operating condition and appearance and are not under repair and (b) comply with any other requirements promulgated by the Board, to include a setback of five (5) feet from side yard fencing and fifteen (15) feet from rear yard fencing and (vi) motor vehicles not exceeding nine feet in height and twenty-four feet in length which are not used for commercial purposes and which do not display any commercial name, telephone number or message of any kind, and which are parked in the garage or on the concrete driveway situated on a Lot, provided that any such vehicle parked on the concrete driveway does not encroach upon any sidewalk or street. Motor vehicles of guests of a Resident may be parked on a street during daytime and evening hours, but over-night parking on streets by guests is prohibited. Except for the temporary parking of motor homes, campers, recreational vehicles or boat, boat trailer or similar equipment and guest parking as set forth in this Section, parking on streets is prohibited. Parking on backyard access extensions is also prohibited.

II. ROOF & ROOF STRUCTURES

All roof types, designs, covering color, and material must be approved by the Design Review Committee before submittal to the City or the commencement of any alteration.

“Built-up” type roof covering materials shall not be visible from view as determined by the Design Review Committee. Generally acceptable roof covering materials are as follows:

- a. Concrete or clay tile that must match the color of the existing tile installed on the home;
- b. Other materials must be approved by the Design Review Committee.

Overhead screens, shade covers, patio roofs, and other similar structures will be constructed of materials and color to match or complement the main roof.

Skylights must be bronze or dark colored, not white or light colored.

All vent pipe stacks and any equipment protruding above the plane of the roof Visible From Neighboring Property must be painted and/or screened to match the roof as approved by the Design Review Committee.

JJ. SATELLITE DISHES -- SEE ANTENNAS/SATELLITE DISHES

KK. SIGNS

All identification signs must be approved by the Design Review Committee prior to the commencement of construction. Developer/Builder information signs and directional signs must be in accordance with the approved City Sign Ordinance and approved by the Declarant.

No exterior signs or advertisements of any kind may be placed, allowed, or maintained on any lot or parcel without the prior approval and authorization of the Design Review Committee, except mailboxes, residential identification signs (provided the signs are similar in size, color, content and location to existing identification signs in the project) and “for sale,” “for lease,” and “for rent” signs which may not exceed eighteen (18”) by twenty-four (24”) inches, and one rider, which shall not exceed six by twenty four inches. Political signs may be displayed no earlier than seventy one (71) days before Election Day and not more than three (3) days after Election Day and may not exceed an aggregate size of nine (9) square feet.

All signage must comply with the City of Peoria sign ordinance.

The following are specifications for security signs:

- a. Security signs must be located a maximum distance of 5 feet from the front of the home.
- b. Security signs must not exceed 12" x 12" in size.
- c. Security signs must be professionally fabricated and maintained in good condition at all times.

Signs displaying advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of substantial completion of work.

LL. SOLAR PANELS AND EQUIPMENT

Roof-mounted solar panels and equipment must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof high line; visibility must be minimized from public view, and must be screened from neighboring property in a manner approved by the Design Review Committee. Roof-mounted hot water storage systems are not permitted.

The criteria for screening set forth in the Section Machinery and Equipment, shall apply to solar panels and equipment.

MM. STORAGE SHEDS -- SEE ACCESSORY BUILDINGS

NN. SUNSCREENS/ SECURITY DOORS/ SCREEN DOORS

Sunscreens- Brown, tan, charcoal or black sun screen material may be installed. All other sun screen colors must be submitted for approval by the Design Review Committee. Sunscreens must be maintained to their original condition, free from dirt, torn screen material and bent frames.

Screen Doors- Silver-colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited. Screen door frames should match a paint color on the home and the screen material should be black, brown or charcoal. All other frame or screen colors must be submitted for approval. Screen doors must be maintained to their original condition, free from dirt, torn screen material and bent frames.

Security Doors- Security doors are permitted provided they match a paint color on the home. All other colors must be submitted for approval. The security door design should match or blend in character with the style, design and architectural aesthetics of the home. Overly ornate designs are discouraged. Security doors must be maintained to their original condition, free from dirt, torn screen material and bent frames.

OO. TENNIS COURTS/SPORT COURTS

No tennis court or sport court may be installed without prior written approval of the Design Review Committee. Courts may be allowed, providing their setting, visual appearance, lighting, noise generation, construction, and landscaping do not detract from the enjoyment of neighboring property as determined by the Design Review Committee. Each proposed installation will be judged on a case-by-case basis.

PP. UTILITY SERVICES

No gas, electric, power, telephone, water, sewer, cable television, or other utility or service lines of any nature or kind may be placed, allowed, or maintained upon or above the ground on any lot or parcel except to the extent, if any, underground placement may be prohibited by law or would prevent the subject line from being functional. Provided, however, above ground service pedestals, splice boxes, switch cabinets, and transformers will be permitted where required for public utilities or the landscaping of Common Areas.

QQ. WATER FEATURES, STATUARY, ETC.

Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Design Review Committee, **except** on Lots with view fencing.

Fountains must be approved by the Design Review Committee for installation in front yards or in rear yard on lots with view fencing. Statuary and other lawn art is prohibited. See Landscaping. All fountains, regardless of location, should be no larger than 4 feet in height, natural in color and maintained in new condition. Painted or brightly colored fountains are prohibited. Water features, including the lighting, mechanical equipment, water spray and drainage must be constructed and maintained so as to not adversely affect neighboring home-sites, native plants or animals in any way. It is recommended that water features be chlorinated.

RR. WINDOWS

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within ninety (90) days of occupancy. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be

installed or placed upon the outside or inside of any windows. Shutters and drapery linings must be in neutral color ranges when visible from the outside of the home. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home. Window film that is not clear (i.e. colored, highly reflective, or obscures visibility), must be approved by the Design Review Committee.

THE MEADOWS COMMUNITY MASTER ASSOCIATION
Design Guidelines
EXHIBIT “1”

LANDSCAPE PLAN

This Landscape Plan addresses trees, ground cover and shrubs in several lists. The first list consists of trees and ground covers that are prohibited for both front and rear yards. As opposed to attempting to compose a comprehensive list of all of the types of trees that are acceptable, a list of the prohibited trees is provided. The second list consists of trees and shrubs that are prohibited in front yards but approved for rear yards. If a tree is not listed on either of the first two lists, it should be assumed that it is approved for the front yard. The third list consists of approved decomposed granite colors.

A minimum of one (1) 15-gallon tree per 1,500 square feet in addition to a minimum of one (1) 5-gallon plant or shrub per 250 square feet of landscape area must be installed in each front yard within 180 days of closing. When calculating the square footage of landscape area for the purpose of determining plant requirements; turf, driveway, courtyards or backyard access extension areas may be excluded from the square footage. Side yards Visible From Neighboring Property shall be installed with decomposed granite to match such granite installed in the front yard and if side yard is greater than three (3) feet between sidewalk and wall, the side yard must include a minimum of one (1) 5-gallon plant or shrub per 250 square feet of landscape area. See Section Z LANDSCAPE GUIDELINES for additional information.

1. PROHIBITED FOR FRONT AND REAR YARDS

<u>Trees</u>	
<u>Common Name</u>	<u>Botanical Name</u>
Australian Bottle Tree	Brachychiton populeneus
Australian Willow	Geijera parviflora
Canary Date Palm	Phoenix/canariensis
Cypress	Cupressus
Cottonwood	Populus
Eucalyptus	All varieties
False Cypress	Chamaecyparissus
Jacaranda	Jacaranda mimosifolia
Olive (all varieties except Swan Hill)	Olea europaea
Oleanders	Nerium oleander
Mexican Fan Palm	Washingtonia robusta
Mexican Palo Verde	Parkinsonia aculeata
Mulberry (all varieties)	Morus Alba
Mimosa	Albizia julibrissin
Thevetia	Thevetia species
Windmill Palm	Trachycarpus Fortunei
<u>Ground Cover</u>	
<u>Common Name</u>	<u>Botanical Name</u>
Fountain Grass	Pennisetum sectaceum
Pampas Grass	Cortaderia Selloana

2. TREES PROHIBITED IN FRONT YARD BUT APPROVED FOR REAR YARDS

<u>Trees</u>	
<u>Common Name</u>	<u>Botanical Name</u>
California Pepper Tree	Schinus mollus
Chaste Tree	Vitex agnus-sactus
Citrus	Citrus
<u>Shrubs</u>	
<u>Common Name</u>	<u>Botanical Name</u>
Mock Orange	Pittosporum Tobira

3. APPROVED DECOMPOSED GRANITE:

Santa Fe Brown, Coco Brown, Apache Brown, Desert Brown, Navajo Brown, Table Mesa Brown, Saddleback Brown, San Tan, Santa Fe Red, Apache Pink, Grande Rose, Navajo Red, Yavapai Coral, Jesse Red, Walker Gold, Madison Gold, Santa Fe Gold, Tuscany Gold, Arizona Sunrise, and Desert Gold Red Mountain Man.