

**THE TOWNSHIP COMMUNITY ASSOCIATION
ARCHITECTURAL GUIDELINES
FOR LOTS 1 THROUGH 141, TOWNSHIP AMENDED AND TOWNSHIP II
ADOPTED APRIL 17, 1995
AMENDED JANUARY 12, 1996
AMENDED SEPTEMBER 24, 1996**

FRONT YARD LANDSCAPING

New or modified front yard landscaping **SHALL NOT** require approval of the Architectural Committee if it conforms to the following general guidelines:

1. Irrigation of plant materials shall be provided by a permanent, automatic, underground watering system.
2. All required landscape areas shall be occupied by plant material or groundcover. All bare earth surface must be covered. (exception: flower beds)
3. Ground cover may be of two types:
 - a) Vegetative ground cover consisting of living plant materials characterized by horizontal, as well as vertical, growth, generally not exceeding eighteen (18) inches in height.
 - b) Inert ground cover consisting of 3/4" or less decomposed granite with accent areas of river rock.
4. No artificially colored rock shall be allowed.
5. No artificial turf shall be allowed.
6. Berms are encouraged to add interest to the landscaping. The height and scale of the berm should be compatible with the rest of the front yard.
7. Hardscape accents (i.e. saltillo tile and brick pavers) used to construct stepping stones and borders will be permitted if colors are compatible with the community. Acceptable colors are desert hues and other earth tones, including muted reds and oranges.

The following front yard landscaping **SHALL** require approval of the Architectural Committee.

1. Lawn ornaments, bird baths, statues, fountains, etc. **SHALL** require prior written approval by the Architectural Committee. (Exception: holiday decorations)

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2. Hardscape (i.e. concrete, brick, flagstone, tile, etc.) used to construct:
 - a) new or modified walkways
 - b) new driveways or driveway extensions
 - c) free standing walls or retaining walls
 - d) porch, patio, or seating area**SHALL** require prior written approval by the Committee.

The Architectural Committee **SHALL RESERVE THE RIGHT** to request reasonable modifications to front yard landscaping if deemed appropriate.

REAR YARD and SIDE YARD LANDSCAPING

New or modified rear yard and side yard landscaping **SHALL NOT** require approval of the Architectural Committee if it conforms to the following general guidelines:

1. Pools and spas placed in rear yards will not require approval if constructed within the following guidelines:
 - a) Any walls removed during construction shall be walls contained on the Owner's Lot. Removal of walls abutting a Common Area **SHALL** require the approval of the Architectural Committee. Any wall removed shall be replaced in its original state immediately after construction is complete (including paint).
 - b) Backwashing of pools must be contained on an Owner's Lot. The use of a dry well to retain backwash water is encouraged. Backwashed water shall not be permitted to seep onto an adjoining lot or common area.
2. Irrigation systems must be directed away from walls to eliminate seeping through, staining, and draining onto other properties.
3. Non-deciduous trees are encouraged for side and rear yards. Trees shall be placed in locations which will not encroach upon other Lots.

The following rear yard and side yard improvements **SHALL** require approval of the Architectural Committee.

1. Ancillary components of pools and spas (slides, gazebos, etc.) visible from the street or adjoining property **SHALL** require the prior written approval of the Architectural Committee.

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2. Any structure (i.e. play equipment, storage shed, patio fireplace, etc.) which is visible from neighboring property or from the Street **SHALL** require prior written approval of the Architectural Committee.

3. Any increase in rear yard wall or side yard wall height **SHALL** require the prior written approval of the Architectural Committee.
 - a) Changes made to a "shared" wall must be a joint request signed by both adjoining Lot owners.
 - b) Any increases in wall height must be approved by Town of Gilbert.

NOTE Approval for fence changes must come from:

- First: The adjoining property owners,
- Second: The Architectural Committee, and
- Third: The Town of Gilbert.

The Architectural Committee **SHALL RESERVE THE RIGHT** to request reasonable modifications to rear and side yard landscaping if deemed appropriate.

REPAINTING of HOMES and WALLS

Using the builder's original exterior color options **SHALL NOT** require approval from the Architectural Committee.

Any other exterior color combinations **SHALL** require prior written approval of the Architectural Committee.

LIGHTING

1. New or modified light fixtures visible from neighboring Property **SHALL** require approval of the Architectural Committee.

2. Security lights, whether or not installed by the builder, **SHALL NOT** cause excessive glare or excessive light spillage onto adjacent lots.

3. Rear yard and side yard lighting shall be confined to patio and pool areas and **SHALL NOT** cause excessive glare or

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excessive light spillage onto adjacent lots.

SCREEN DOORS

Screen doors constructed of wrought iron and painted either

- a) the same color as the house
- b) the same color as the window frames
- c) black

SHALL NOT require approval of the Architectural Committee.

Screen doors constructed of any other material or color **SHALL** require the prior written approval of Architectural Committee.

GATES

Repainting gates with the natural wood color originally installed by the builder or the same color as the block wall **SHALL NOT** require approval of the Architectural Committee.

New gate installations:

- a) must not open on Common Areas.
- b) must conform to the color and construction (wrought iron and wood slat) of those originally installed by the builder.
- c) **SHALL** require prior written approval of the Architectural Committee.

DISPLAY OF FLAGS

Display of the American flag shall be permitted by a bracket mounted on the garage portion of the house. No flag poles will be allowed.

GUTTERS and DOWNSPOUTS

Gutters and downspouts **SHALL NOT** require approval of the Architectural Committee if they are painted to match the color of the house or trim adjacent to where installation occurs.

SIGNS ALLOWED IN COMMON AREAS

Owners may be permitted to erect "Open House" and "Garage Sale" signage in Common Areas in accordance with the following rules:

- 1) "Open House" signs in Common Areas placed by a professional residential brokerage company **SHALL NOT** require Architectural

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Committee approval.

- 2) "Open House" and "Garage Sale" signs in Common Areas which have been purchased or made by an Owner **SHALL NOT** require Architectural Committee approval; the Architectural Committee **SHALL RESERVE THE RIGHT** to request reasonable modifications to such signs if deemed appropriate.
- 3) Signs in Common Areas **SHALL NOT** block any sidewalk traffic.
- 4) All signs in Common Areas must be placed no sooner than sunrise and removed no later than sunset.
- 5) A maximum of three (3) signs may be erected in Common Areas for one (1) event.

Signs in Common Areas are permitted no farther than twenty (20) feet from the roadways adjacent to the Common Area.

SIGNS ALLOWED ON LOTS

- 1) One "For Sale" sign on a Lot placed by a professional residential brokerage company **SHALL NOT** require Architectural Committee approval.
- 2) One "For Sale", "Open House" or "Garage Sale" sign on a Lot which has been purchased or made by an Owner **SHALL NOT** require Architectural Committee approval; the Architectural Committee **SHALL RESERVE THE RIGHT** to request reasonable modifications to such signs if deemed appropriate.
- 3) Signs on Lots **SHALL NOT** block any sidewalk traffic.

SWINGSETS/PLAYSETS ("PLAY EQUIPMENT")

1. All Play Equipment shall be placed in the rear yard a minimum of six (6) feet from any wall adjoining the yard of a neighbor.
2. All Play Equipment that exceeds the height of the rear yard wall **SHALL** require Architectural Committee approval. The Committee shall consider for approval Play Equipment that adheres to the following guidelines:

- a) No part of the Play Equipment shall exceed the height of the rear yard wall by more than two (2) feet.
- b) Elevated play platforms may require the consent of the adjoining neighbors to avoid privacy issues.
- c) All Play Equipment visible from neighboring property shall be screened from that property by shrubs or trees which, at maturity and within a reasonable amount of time, will at least equal the height of the Play Equipment.
- d) Because the use of vegetation may not totally screen the Play Equipment, the Committee may require that the Play Equipment be painted a color compatible with the house located on the subject lot.
- e) No colorful canopies, roofs or other visual distractions higher than the height of the rear yard wall may be attached to the Play Equipment. No lights or nighttime illumination of the Play Equipment shall be allowed. (Exception: yard security lighting)

SHEDS

Sheds, which are installed in the backyard and do not exceed the wall height by more than one (1) foot, **SHALL NOT** require the approval of the Architectural Control Committee.

Storage sheds that exceed the height of the wall by more than one (1) foot shall be prohibited.

SATELLITE DISHES

Satellite dishes and antennas that are visible from neighboring property shall be prohibited.

PORTABLE BASKETBALL STANDARDS

Portable basketball standards must be removed immediately from the street and/or sidewalk and placed on the owners property when not in use.



THE TOWNSHIP DESIGN REVIEW APPLICATION

While each community's governing documents vary, each in some way **require homeowners to receive approval from the association's Architectural Review Committee prior to any exterior construction or modification that may in some way affect or be visible to other member(s) of the community.** The design review process is an important way for your association to help maintain, protect, and enhance property values within the association by preserving the architectural integrity of the community. If you have ANY question whether or not your project requires approval, please help protect yourself and your community by submitting the following Design Review Application Form!

DIRECTIONS:

Please describe the proposed changes or additions to your property by completing the remaining (2) pages of this application form in their entirety. When submitting this application form please be sure to include the following by providing additional pages to this application as needed:

- A copy of your property plat or site plan, indicating:
 1. Exact location of your proposed change or addition
 2. Distance to property lines from proposed change or addition
 3. Dimensions of property
 4. Relevant surrounding features

- A sketch of the proposed change or addition, indicating:
 1. Style / Design
 2. Dimensions
 3. Materials
 4. Color(s)

- Neighbor Acknowledgements from each property owner that may be affected by the proposed alterations

- Applications concerning painting requests must include (2) two color samples

Completed requests should be submitted to:

Trestle Management Group
450 N. Dobson Road, Suite 201
Mesa, AZ 85201
Phone (480) 422-0888
Fax (480) 522-1221
Email: designreview@trestlemanagement.com



GENERAL INFORMATION

Owner's Name _____ Community _____ Date _____

Property Address _____ Lot # _____

Mailing Address (if different) _____

Home Phone _____ Cell Phone _____ Work Phone _____

E-mail Address _____

Brief Description of your proposed project:

Name of Company or Person(s) Performing Work: _____

Phone Number _____ Estimate Start Date _____ Estimate Completion Date _____

NEIGHBOR ACKNOWLEDGEMENT

Please provide acknowledgements of property owners who may be affected by the proposed project because they are adjacent to and/or have a view of the proposed project.

NOTE TO NEIGHBORS: Providing your signature below does not constitute nor indicate your approval or disapproval of the proposed project, it merely indicates your awareness of the applicant's intent. If you have any concerns with this application, please notify the Architectural Review Committee (in writing) within (5) five days of your signature date herein.

Signature _____ Address _____ Date _____

Signature _____ Address _____ Date _____

Signature _____ Address _____ Date _____

Signature _____ Address _____ Date _____



ADDITIONAL TERMS

1. The applicant understands and agrees that no work in this request shall commence until written approval by the Design Review Committee is received. If alterations are made prior to approval and this application is not approved wholly or in part, the applicant understands that they may be required to return the property to its former condition at their own expense.
2. Once approved, construction must be completed within the approved construction time and must be done in a way that does not unreasonably interfere with neighboring properties.
3. Applicant understands that any approval is contingent upon construction or alterations being completed in a workman like manner.
4. Applicant has responsibility for removal, in a timely manner, of any debris resulting from construction.
5. Construction must meet all zoning requirements, building codes, and laws of the county. The applicant understands that approval from the Design Review Committee shall not be construed as a waiver or modification of any such code or law.
6. Applicant understands that member(s) of the Architectural Review Committee and/or Board of Directors may be required to visit the property, either before and/or after the project, to make reasonable inspections of the proposed alteration(s).
7. Where applicable, utility easements are to be marked before excavation is started. This service is provided free of charge by the utility company and is required to provide for your safety. For location of underground telephone, cable TV, electric, gas, water, and sewer lines the owner shall contact Blue Stake at (602) 263-1100 at least (2) two working days prior to excavation. *Owner will be FINED if underground cables or conduits are damaged.*
8. Misrepresentation of any terms in this application, either oral or written, may void any approval by this committee.

I have read and agree to the additional terms listed above. Furthermore, I have read the design review committee guidelines contained in the association's governing documents and acknowledge that this proposed change or addition meets the requirements and standards specified in those guidelines.

Owner signature _____

Date _____

Upon receipt of a COMPLETE Design Review Application, Trestle Management Group will promptly forward the application to your association's Architectural Review Committee for their review. Upon receipt of the committee's decision, Trestle Management Group will promptly forward a decision letter to the applicant via ground mail.

If you have any questions regarding your Design Review Application, please contact Trestle Management Group through any of the communication channels provided on the first page of this application.