

**WARNER RANCH 4 ASSOCIATION, INC.  
ARCHITECTURAL REVIEW COMMITTEE GUIDELINES**

**CHANGES IN THIS DOCUMENT WILL BE REFLECTED IN BOLD PRINT  
(Amended and Restated September 8, 2003)**

**ARCHITECTURAL REVIEW PROCESS**

In accordance with the Declaration of Covenants, Conditions and Restrictions for 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 Association  
P. O. Box 11330  
Tempe, Arizona 85284-0023  
(480) 345-0046

The following information should be included:

1. Application Form -- A completed application form (copies of which can be obtained from the management office). One such form is attached hereto.
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 of 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.

Review -- Approval and/or Disapproval --

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

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 existing structures on the lot and on 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 Lepin and Renahan Management, Inc., P.O. Box 11330, Tempe, Arizona 8284-0023, 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.

Any installation other than the backyard below the fenceline must be painted the color of the home.

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.

### **AWNINGS**

Awnings over windows shall 1) be a canvas type, 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 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 insure a high quality awning.

Submit:           The manufacturer, sample color swatch, type, and 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 upon 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.

All nonclear surfaces, including backboard, metal supports and pole should be painted to match the house color.

## **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 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 not protrude above the perimeter fence more than two feet.

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

These items 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. Paint must be full formula, Dunn Edwards Garden Lakes Beige.

Kelly Moore will also mix this Dunn Edwards' color and currently offers a discount if owners identify they are from Warner Ranch Phase 4 Homeowners Association.

## **FLAGPOLES**

Flagpoles are not allowed in residential areas at Warner Ranch 4 except at the models. Homeowners are advised to use brackets mounted on the house or garage to display flags.

## **GATES**

Double gates may be installed at Warner Ranch 4 to allow wider accessways to back yards. Double gates should be of the same type, design and color as the originally installed single gates. Shrubs, trees or other plants should be located between the house and the double gates, where possible.

## **GAZEBOS**

**Gazebos are allowed that follow the same type of structure, materials and colors of the existing home. The maximum height that will be considered for approval is eight feet. Effective July 1, 2003 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 page four for paint requirements for fences and walls)***

### Original Existing Color Choices:

#### Dunn Edwards

- Garden Lakes Beige
- 1/2 formula Garden Lakes Beige
- Q4-17T Sombrero

New Color Options:

***Dunn Edwards***

- SP133 Sandal
- SP172 Adobe South
- SP2350 Moenkopi
- SP2480 Sunset Cove

**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.

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.

**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. Landscaping, pool signs, etc. must be removed when the work is complete.

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

## **SOLAR PANELS**

Except as may be initially installed by the Declarant, no solar energy collecting unit or panels shall be placed, installed, constructed, or maintained upon any lot without the prior written approval of the Architectural Committee. Roof mounted solar panels and equipment must match the roof material. Panels can have a surface area of (8) feet by six (6) feet and must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline and must not be visible from public view. Any solar panels and/or equipment exceeding a surface area of eight (8) feet by six (6) feet must be ground mounted and may not be visible from neighboring property or public view.

## **STORAGE SHEDS**

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

## **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 grey, bronze, charcoal, verde or blue patina (screen must match whatever sun screen material may exist on the dwelling windows).

Reflective 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.