


**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
THE COTTAGES AT SIERRA VERDE COMMUNITY ASSOCIATION
c/o Associated Asset Management
7740 N. 16th Street, Suite 300
Phoenix, AZ 85020
602-957-9191**

The undersigned, constituting all of the members of the Board of Directors of The Cottages at Sierra Verde Community Association, Inc., 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 Association and Architectural Committee Rules dated September, 2006, are hereby adopted by the Board.

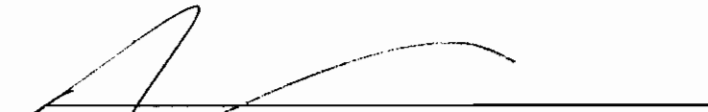
IN WITNESS WHEREOF, the undersigned have executed this consent as of the 3RD day of OCTOBER, 2006.



Larry Turner
President, Board of Directors



Christine Stawowy
Vice President, Board of Directors



John Epley
Secretary/Treasurer, Board of Directors

ASSOCIATION RULES AND DESIGN GUIDELINES FOR COTTAGES AT SIERRA VERDE COMMUNITY ASSOCIATION

September, 2006

The Association Rules and Design Guidelines ("Rules"), as set forth in this document, shall interpret and implement procedures for the Architectural Committee's ("Committee") review and standards, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance property values and high standards of development that exist within Cottages at Sierra Verde Community Association. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Committee is required. The Rules are established to assist residents in conforming to the standards established, and amended from time to time, by the Committee. Each application will be reviewed on a case-by-case basis.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED).

APPLICATION PROCEDURE

Submittal

Application and plans (which will be kept on file with the Association) should be mailed to:

Cottages at Sierra Verde Community Association

clo AAM, LLC

1600 W. Broadway Rd., Ste 200

Tempe, AZ 85282

(602) 957-9191 / FAX (602) 957-8802

The following information should be included with the submittal:

1. **Application Form - Architectural Review Form:** A completed application form (copies may be obtained from the sales or management office).
2. **Plot Plan:** A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans. Plot plans are available at the sales office or from the Builder.

3. **Elevation Plans:** Plans showing finished appearance of improvement in relation to existing dwelling.
4. **Specifications:** Detailed description of materials to be used, color samples, and dimensions must be submitted.
5. **Photograph:** If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.

All buildings, structures and other improvements erected within Cottages at Sierra Verde Community Association, and the use and appearance of all land within Cottages at Sierra Verde Community Association, shall comply with all applicable City/County/State zoning and code requirements, as well as the Declaration and these Rules.

REVIEW-APPROVAL AND/OR DISAPPROVAL

The Committee shall have sixty (60) days after submittal of plans to approve or disapprove plans. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Mail.

Review will include, but is not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the lot and impact on neighboring lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Committee, nor the Board of Directors, 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 improvement 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 ninety (90) days of the date of the Committee's approval of the application, or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules.

Construction Period: Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

THESE ASSOCIATION RULES AND DESIGN GUIDELINES MAY BE AMENDED FROM TIME TO TIME BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS.

DESIGN GUIDELINES

ANTENNAS: To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Committee unless applicable law prohibits the Committee from requiring such approval. If the applicable law prohibits the Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows:

The preferred installation locations are as follows in descending order of preference:

1. A location in the courtyard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the courtyard of the Lot;
3. On the roof, but below the roofline;
4. A location in the courtyard 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 roofline;
6. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

Wires must be securely attached to the dwelling and painted to match where attached.

AWNINGS: Awnings are prohibited.

BASKETBALL GOALS: Permanent and portable basketball goals are not allowed within Cottages at Sierra Verde.

CHIMNEYS: Chimneys constructed after initial construction of the home are prohibited.

DECORATIVE ITEMS: Front yard item(s) are prohibited.

Seasonal and Decorative Flags: Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags may be displayed thirty (30) days prior and must be removed within thirty (30) days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags that are torn, ripped, faded, etc., constitute grounds for fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

Holiday Decorations: Holiday decorations may be installed thirty (30) days prior to the holiday and must be removed within fourteen (14) days after the holiday. These may only be displayed in or on areas that are not maintained by the Association (i.e. courtyards and exteriors of units).

Decorative Art on Houses: Decorative Art on houses is not permitted.

Water Features, Statuary, Etc.: Items such as fountains, statuary, etc., are permissible within the court yard and do not require submittal to the Committee, except on Lots with view fencing or if these items will be visible above the fence. These items must be approved by the Committee prior to installation in the front yard. Water features may not exceed four and one half feet (4-½') in height and may not attach or connect to any walls of the Residential Unit. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the court yards with view fencing.

DRIVEWAY EXTENSIONS AND SIDEWALKS: Driveway extensions and additional sidewalks are prohibited.

EXTERIOR LIGHTING/DEVICES: Exterior lighting must be directed as not to shine on neighboring property. Security features including but not limited to doors and windows must be submitted for approval.

FENCES AND WALLS INCLUDING DECORATIVE WALLS: Plans to raise the height of a party wall will not be considered.

Decorative or garden walls may not be constructed in any courtyard before the Residential Unit on the adjoining Lot has been constructed unless approved by the Architectural Committee. Walls shall not exceed thirty-six inches (36") in height.

FLAGPOLES: Flag display requirements:

1. Only the flag of the United States, the Arizona State flag, a nationally recognized Military Unit Flag, MIA/POW Flag, or an Arizona Indian Nation Flag may be displayed.
2. The maximum size of any flag shall be three feet by five feet (3' x 5').
3. Freestanding poles are allowed only within the courtyard.
4. 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.
5. All poles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, U.S.C., Chapter 10.
6. It will be the responsibility of the homeowner or resident of the lot on which a flag is displayed to do so with proper respect and flag etiquette.

GATES: Additional gates or gates other than those which were installed by the original developer/builder of the lot/home are prohibited.

GUTTERS AND DOWNSPOUTS: Gutters and downspouts require approval prior to installation. They will be considered for approval if the finish matches the color of the home. Downspouts are to be directed so as not to drain on the neighboring property or association common areas. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times.

HVAC INCLUDING EVAPORATIVE COOLERS: Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Committee. All units shall be ground mounted, located within the perimeter of the courtyard and screened or concealed from view of all neighboring property.

LANDSCAPE GUIDELINES

Front Yard Landscaping: Front yard landscaping is installed by the Builder and maintained by the Association.

Courtyard Landscaping: Courtyard landscaping does not require Committee approval, except on Lots with view fencing. All courtyard landscaping must be installed within ninety (90) days after becoming the Owner of a Lot. No landscaping may be planted within three (3) feet of the exterior wall of the Residential unit. In no event should any item constructed in the courtyard pose a potential of damage to any of the immediately surrounding units.

Hardscape: The top surface of any patio decking must be at least six (6) inches below the top of the foundation of the Residential Unit.

Prohibited Plant Material: The following vegetation types and varieties are expressly prohibited:

- A. Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
- B. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia*. (*Thevetia* species).
- C. Fountain Grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
- D. All varieties of Citrus
- E. Mexican Palo Verde (*Parkinsonia aculeata*).
- F. All varieties of mulberry trees.

LIGHTING: Please refer to Exterior Lighting.

MACHINERY AND EQUIPMENT: Machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment, and clotheslines, may not be placed on any lot or parcel.

PAINT COLORS: The paint colors used by the original developer are highly recommended for use in all instances. In the case of any variation from the original colors, the preferred colors are earth tones. Trim colors shall not dominate the exterior appearance and shall be of the same color range as the major color. The Committee must approve colors prior to painting.

PLAYGROUND EQUIPMENT: Due to the orientation of the homes in the community. Playground equipment will not be considered for approval in the community.

ROOF AND ROOF STRUCTURES: If the dwelling unit has pitched roof, the roofing material for that portion visible from neighboring property must be clay or concrete tile. Unless specifically authorized in this document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall be located or installed on any roof (please see SOLAR PANELS). In addition, any such equipment or structures shall not be located or installed or maintained anywhere on a Lot, if it is visible from neighboring property.

SANITATION: No garbage or trash may be placed on any lot or parcel except in covered containers meeting the City specifications, and must be stored out of sight within the courtyard or garage. Trash cans may be placed out by the curb for pickup no earlier than 6:00pm the day before collection and must be returned to the garage or designated UBE no later than 8:00pm the day 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 alongside 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 City or the Association.

SIDEWALKS: Please refer to DRIVEWAY EXTENSIONS AND SIDEWALKS.

SIGNS: No signs shall be displayed on any lot except the following:

1. Signs required by legal proceedings.
2. Residence identification signs provided the size, color, design, content and location of such signs have been approved in writing by the Committee.
3. One (1) "For Sale" sign provided the size, color, design, content and location has been approved in writing by the Committee.
4. Signs approved by the Committee.

All signs shall conform and comply with City ordinances.

Security Signs: Security signs must be located a maximum distance of two feet (2') from the front of the home. Security signs must not exceed twelve inches by twelve inches (12"x12") and must be maintained in good condition at all times.

SOLAR PANELS AND EQUIPMENT: Roof mounted solar equipment (excluding the solar panels) 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 ridgeline, visibility must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the Committee.

WINDOWS: Permanent draperies or suitable window treatments shall be installed on all front-facing windows within sixty (60) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. 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.

WROUGHT IRON EXTERIOR SCREEN DOORS/SUNSCREENS: Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home, or are a neutral "earth tone" color.

Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed without Committee review.

ARCHITECTURAL COMMITTEE SUBMITTAL FORM

**Please mail to:
Cottages at Sierra Verde Community Association
c/o AAM, LLC ~ Attention: Community Manager
1600 W. Broadway Rd., Ste 200 ~ Tempe, AZ 85282
Phone: (602) 957-9191 Fax: (602) 870-8231 or 866-477-9188**

PLEASE CHECK APPROPRIATE BOX BELOW:

- ARE YOU SUBMITTING PRIOR TO LIVING IN THE COMMUNITY?
- I AM CURRENTLY LIVING IN THIS COMMUNITY.

Name: _____ Date: _____

Community: _____ Lot# _____

Property Address: _____ Phone# _____

Current Mailing Address: _____

Submittal Type: i.e., landscaping changes to be made to my property and changes to the exterior of my home

Type of Material to be used - (attach samples / pictures / brochures): _____

Color to be used – (attach samples / pictures / brochures): _____

MUST INCLUDE A PLOT PLAN INDICATING LOCATION OF SUBMITTAL AND INCLUDE APPLICABLE MEASUREMENTS AND DIMENSIONS.

INCOMPLETE SUBMITTALS WILL BE DENIED

Homeowner agrees to comply with all applicable City and State laws, and to obtain all necessary permits. Approval by the Architectural Committee shall not be deemed a warranty or Representation as to the quality of such construction, installation, addition, alteration, repair, change or other work, or that work conforms to any applicable building codes or other Federal, State or local law, statute, ordinance, rule or regulation.

Architectural Design Committee requests will be reviewed within 60 days. Requests will be approved, denied or returned for additional information.

Homeowner Signature: _____ Date: _____

Homeowner E-mail address: _____

“Office Use Only”

The Above Described Architectural Change Has Been

APPROVED _____ subject to the following

condition(s): _____

DISAPPROVED _____

SIGNATURE _____ DATE _____