



POWER RANCH
COMMUNITY ASSOCIATION

DESIGN GUIDELINES
Effective January 1, 2024

POWER RANCH COMMUNITY ASSOCIATION
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INTRODUCTION	1
I. DESIGN REVIEW COMMITTEE	1
II. DESIGN GUIDELINES	1
Architectural Character	1
Exterior Landscaping Surface Materials	1
Site Contouring/Drainage	2
Landscaping Requirements	2
III. MODIFICATIONS	3
Accessory Buildings: Gazebo/Ramada/Pergola/Shade Structure/Sheds	3
Ancillary Equipment	3
Antennas/Satellite Dish	3
Balconies/Patios/Front Door Areas	4
Barbecues/Fire Pits/Fireplaces	4
Bulk Trash	4
Driveway Extension	4
Driveways	5
Flag Display	5
Garages	6
Gates	6
Holiday and Seasonal Decorations	6
Irrigation	6
Lighting, General	6
Lighting, Decorative	7
Painting	7
Patios and Courtyards	7
Pipe Wrap Insulation	7
Pools/Water Features	7
Portable Sports Equipment	8
Prohibited Structures	8
Rain Gutters	8
Security Cameras	8
Security and Screen Doors	8
Shade Sails	8
Sidewalks	8
Signage	8
Solar Panels/Solar Tubes/Solar Equipment	9
Swing Sets/Play Structures/Trampolines	9
Trash and Recycle Containers	9
Walls and Fences	9
Windows/Screens/Shades/Shutters	10
Yard Art/Ornaments/Structures – Front Yards	10
IV. NON-LIABILITY FOR APPROVAL OF PLANS	10
V. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES	10

INTRODUCTION

To the extent that any local government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in the Power Ranch Rules or the Declaration, the government standards shall prevail. To the extent that any local government standard is less restrictive than the rules or the Declaration, the Declaration, and rules (in that order) shall prevail.

FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE DESIGN REVIEW COMMITTEE. JUST BECAUSE A CHANGE, ADDITION, OR MODIFICATION IS NOT SPECIFICALLY PROHIBITED DOES NOT MEAN THAT IT IS PERMISSIBLE. Even if your change, addition, or modification meets the requirements set forth in these Guidelines, is permitted by these Guidelines, and/or is identical to another, which has been approved, it still must be submitted for approval unless otherwise specifically noted herein. Because each situation may have different conditions, i.e different locations, physical conditions, or design considerations, etc., each application will be reviewed on a case-by-case basis.

I. DESIGN REVIEW COMMITTEE

The Design Review Committee is appointed by the Board of Directors of the Association, which serves as the final authority on all Architectural and Landscape Design issues as set forth in Article 11 of the CC&Rs. The Committee is responsible for reviewing all proposed changes, modifications or alterations to the exterior structure and landscaping of each home prior to any work commencing.

All proposed changes must be submitted to the Committee for approval and no work may begin without the approval of the Committee.

Any additional permits required by the governing municipalities are the responsibility of the homeowner.

II. DESIGN GUIDELINES

Architectural Character

All materials used in the maintenance, repair, addition to, and alterations of an existing home shall be consistent with those materials used in the original construction of the home as to color, composition, type and method of attachment. The Design Review Committee may allow substitute materials if such materials are deemed by the Committee to be compatible with the theme of the community.

The height of any addition to an existing home shall be no higher than the original roofline. Professional architectural elevations must be presented to the Design Review Committee prior to gaining permits from municipalities and again after permits are obtained.

All additions to an existing home shall be built within the setback lines originally established for Power Ranch, regardless of more lenient requirements of any governmental authority.

When additions, alterations, or renovations are performed on an existing home, the established lot drainage shall 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.

Building materials and construction equipment must be stored or located on the owner's lot and not in adjacent common areas or in the street, if possible.

All maintenance and repairs of existing homes shall be consistent with the requirements set forth in the governing documents for Power Ranch.

Exterior Landscaping Surface Materials

Only decomposed granite or native granite rock is acceptable as a landscape/ground cover material. The original granite color used in Power Ranch is Apache Brown screened decomposed granite from the Pioneer Landscaping for all residential front yards. The size of the granite may range from screened sizes of 5/8" to 1". Rear yard decomposed granite is not limited to Apache Brown but should blend with the surrounding environment. Granite may not spill into the street, sidewalk, or driveway. Granite must be maintained in good condition without an accumulation of organic material. An adequate amount of granite must be present to prevent the dirt below from showing. Granite should be loose, and not be imbedded in the ground.

River rock, crushed rock, artificially colored rock, flagstone, or material with the appearance of flagstone shall not be permitted as landscape/ground cover.

If a homeowner requests to use ground cover material other than Apache Brown decomposed granite, a sample should be provided to the Design Review Committee prior to replacing or replenishing granite in the front yard (and in rear yards with view fences).

The Committee will take into consideration the weathering ability of all proposed materials, especially on wood and construction systems.

Softscape treatments include but are not limited to non-permanent surfaces such as plant materials, granite, soil, cement, or native granite rock.

Site Contouring/Drainage

Front yards should be contoured to create a visual interest in the landscape and produce soft, gentle transitions between the existing grade of the home and the adjacent street. Contouring should transition into grades on both sides of the lot to create a flowing, continuous street scape. Include contouring plans if grading is being adjusted or changed. Contouring yards shall not result in major changes to drainage patterns on the lot. Water shall not be directed toward the building foundation or toward any neighboring property. Drainage shall not be altered to create any condition that could lead to offsite soil erosion on open spaces. The drainage area must be appropriately covered with river rock or riprap. Riprap must be angular, 3"- 5", and the color must be submitted prior to installation.

Landscaping Requirements

Trees, shrubs, grass, and plantings of every kind shall be properly cultivated and free of trash, weeds, and other unsightly material. Shrubs and plants with more than 30% dead branches and leaves must be removed. Tree stumps must be removed.

If turf is chosen for the front yard, it must be Midiron or Bob Sod. A hardscape border must separate the area between the turf and graveled areas. Over seeded grass is not required during the winter months however, grass must be maintained and kept irrigated. Artificial turf is permitted in front yard landscapes if it is no less than 50 oz. in grade and installed by a professional installer or company. Once installed, artificial turf must remain weed-free and properly maintained.

Cactus plants, fruit-bearing trees and sissou trees are not permitted in front yards. Sissou trees are no longer permitted to be planted in the Power Ranch Community (January 2021).

Power Ranch has predetermined the streetscape tree theme by neighborhood. The streetscape is the area between the street and sidewalk that is located in front of each home. It is the sole responsibility of the homeowner to install and maintain the required plants, trees, irrigation, and granite.

The canopy of the streetscape tree must be kept trimmed to a height of 13.5 feet above the street and 8 feet above the sidewalk. Before removing and replacing a theme streetscape tree, a replacement plan must be provided to the Design Review Committee. The replacement tree must be a single trunk (no multiple trunks) and a minimum of a 15 gallon or 24", or larger box. All neighborhoods may use a Red Push Pistache in place of the neighborhoods specific tree called out below. Tree selections include:

Neighborhood	Tree
Mountain View	Red Push Pistache
The Groves	Mulga, Desert Museum Palo Verde, or Mesquite (Phoenix Honey, Honey, or Velvet or Chilean)
The Oaks	Southern Live Oak
The Vineyards	Southern Live Oak, Red Push Pistache, or Chinese Elm Orchard
The Arbors	Willow Acacia Salicina or Fan Tex Ash or Arizona Ash
Meadow View	Willow Acacia Salicina or Fan Tex Ash or Arizona Ash
	Red Push Pistache or Willow Acacia Salicina Grange
	Phoenix Mesquite
The Knolls	Southern Live Oak
The Willows	Red Push Pistache
The Timbers	Willow Acacia Salicina

All homes in Power Ranch are required to have a minimum of one front yard tree and a minimum of one streetscape tree, each a minimum of 15 gallon or 24", or larger box in size. Trees that are pruned to look like shrubs do not meet the tree requirement. Topping or canopy reduction is not an acceptable form of pruning. Desert Spoon and Sago Palms are considered shrubs and do not meet the tree requirement. Fruit-bearing trees, sissou trees and cactus are not permitted in front yards.

Streetscape plants are the responsibility of each homeowner.

Owners may choose to remove all streetscape plants and maintain granite only. When this option is chosen, all drip lines for the plants must be capped and buried. The granite must remain fresh and free from weeds. Note: This is for the removal of streetscape plants only and does not include the streetscape tree.

III. MODIFICATIONS

A modification shall mean, with respect to any given object that such object is or would be visible to a person six feet tall, standing at ground level on any part of any lot, parcel, or common area which adjoins the lot or parcel on which such object is located.

Accessory Buildings: Gazebo/Ramada/Pergola/Shade Structure/Shed

Gazebo/Ramada – a solid roofed, stand-alone structure that offers an open view of the surrounding area, typically used for relaxation or entertainment. No part of the structure shall fall within ten (10) feet of the main home structure and five (5) feet from any wall or fence. The maximum height is twelve (12) feet at its highest peak.

Pergola – a stand-alone archway or structure consisting of trellised or slatted framework used as a support for plant material or patio shade. No part of the structure shall fall within five (5) feet of any wall or fence and shall not exceed twelve (12) feet at its highest peak. Pergolas may be affixed to the main home structure.

Courtyards in the Bungalows at the Knolls may be covered with a pergola (solid or slatted cover), not to extend beyond any edge of the courtyard walls. Courtyard covers shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color, and materials of the existing home.

Shed - Sheds should be made of non-deteriorating materials and color should blend with color of home. All sheds should be kept in good repair at all times. Set back from walls/fences shall be minimum of five (5) feet from all property lines, ten (10) feet from main structure. Shed height should not exceed 8 feet. Requests for higher than 8 feet will be case by case. A Design Modification application must be submitted to the Committee for approval and no work may begin without the approval of the Committee.

Shed structures that cannot be seen over walls shall be exempt from the 5-foot set-back from wall and 10-foot set-back from main home structure requirements noted above.

Sheds that are 200 square feet or larger or have utilities require a permit from the Town of Gilbert as well as Design Review Committee approval.

All outdoor/backyard structures shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color, and materials of the existing home.

Temporary canopies and shade structures must meet setback and height requirements above. Fabric/material of any type is not allowed as a roof or wall.

Obtaining additional permits required by the governing municipalities is the responsibility of the homeowner.

Ancillary Equipment

All ground-mounted pool, spa, and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including lots, common area, and any arroyo corridor, by a wall that is at least one foot (1') higher than the equipment to be screened. Such screening structures shall be considered an integral part of the architecture, and shall match as closely as possible the design, color and exterior texture of the home.

Screening structures shall be set back from the equipment, to allow for adequate air circulation. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, the Design Review Committee may, at its discretion, approve a landscape buffer as an alternative.

All air-conditioning units must be ground mounted. Window air-conditioning units are not permitted. For lots with view fences, the air-conditioning units should be screened from public view.

Antenna and Satellite Dish

Except for those devices that are governed by the Over-the-Air Reception Devices Rule (47C.F.R. Section 1.4000), (specifically, any satellite dish one meter or less in diameter that is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, any antenna that is one meter or less in diameter or diagonal measurement that is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite, or antenna designed to receive local television broadcast signals, all of which are referred to herein as "Regulated Receivers"), any antenna, dish or other device for transmission or reception of television or radio signals or any form of electromagnetic radiation including but not limited to antennas or a dish for AM/FM radio, amateur ("HAM") radio, Citizens Band ("CB") radio, Digital Audio Radio Services ("DARS") signals, non-local television broadcast signals and any antennas or dish in excess of one meter (39.37 inches) used for any purpose shall not be visible from neighboring property and are prohibited without prior written approval from the Design Review Committee. All non-"customer-end antennas," hub or relay antennas or antennas used to transmit signals to and/or receive signals from multiple customer locations shall be

reviewed on a case-by-case basis, but under no circumstances shall be permitted on any residential Lot. Regulated Receivers shall be mounted so as to minimize visual impact and shall comply with the following criteria to the greatest extent possible:

Antenna/Satellite Dish Locations (Regulated Receivers):

- It is preferred that satellite dishes be installed in a discreet location.
- Dishes may not be mounted on top of party walls.
- The ideal location is in the back yard, pole mounted with as little of the satellite dish visible to neighboring properties as possible.
- Visible cables must be attached to the home and painted to match the color of the home.

The Knolls Condos (Regulated Receivers):

- The preferred location for satellite dish is the space which houses the air conditioning unit, pole mounted or attached to the interior wall of the unit.
- Visible cables must be attached to the home painted to match the color of the home.
- Only one satellite dish is permitted per unit.

Willows Villages (Regulated Receivers):

- Satellite dishes may not be placed in any common area.
- The preferred location for the satellite dish is to be mounted under the eave of the building.
- Visible cables must be attached to the home and painted to match the color of the home.

Balconies/Patios/Front Door Areas

Balconies, patios, and front entryways may not be used for the storage of any items. Outdoor patio furniture is allowed in these areas.

Barbecues/Fire Pits/Fireplaces

Built-in barbecue units, fire pits and/or fireplaces must be contained within the rear yard or courtyard and must be designed to match the color and texture of the exterior finish of the home. Site chimney elements may not exceed a height of seven feet (7'). To achieve this, the chimney element on fireplaces must be setback a minimum of ten feet (10') from any view fence panel.

Portable fire pits and tower heaters must be stored out of view of neighboring properties or common areas when not in use.

Bulk Trash

Bulk trash is scheduled by the Town of Gilbert. Items must be out by 6:00 AM on the Monday of bulk trash collection week. Bulk trash to be placed in the street and may not be placed out in front of your home until the Saturday prior to the regularly scheduled bulk trash collection. Please visit the Town of Gilbert website for a schedule and list of what will and will not be picked up in the regularly scheduled bulk trash collection.

If the Town of Gilbert neglects to pick up your bulk trash during the regularly scheduled bulk trash collection, please call the Town of Gilbert (480-503-6400) to report it.

Bulk trash may not be stored in public view, on the street or in common areas.

Driveway Extension

A driveway extension must be designed to be contiguous with the existing driveway and comprised of concrete, stamped concrete or pavers,

All modification requests must include a plot plan with the following noted thereon: (i) the location and dimensions of the proposed extension, (ii) the existing driveway dimensions, and (iii) the total linear feet of Lot frontage to the street.

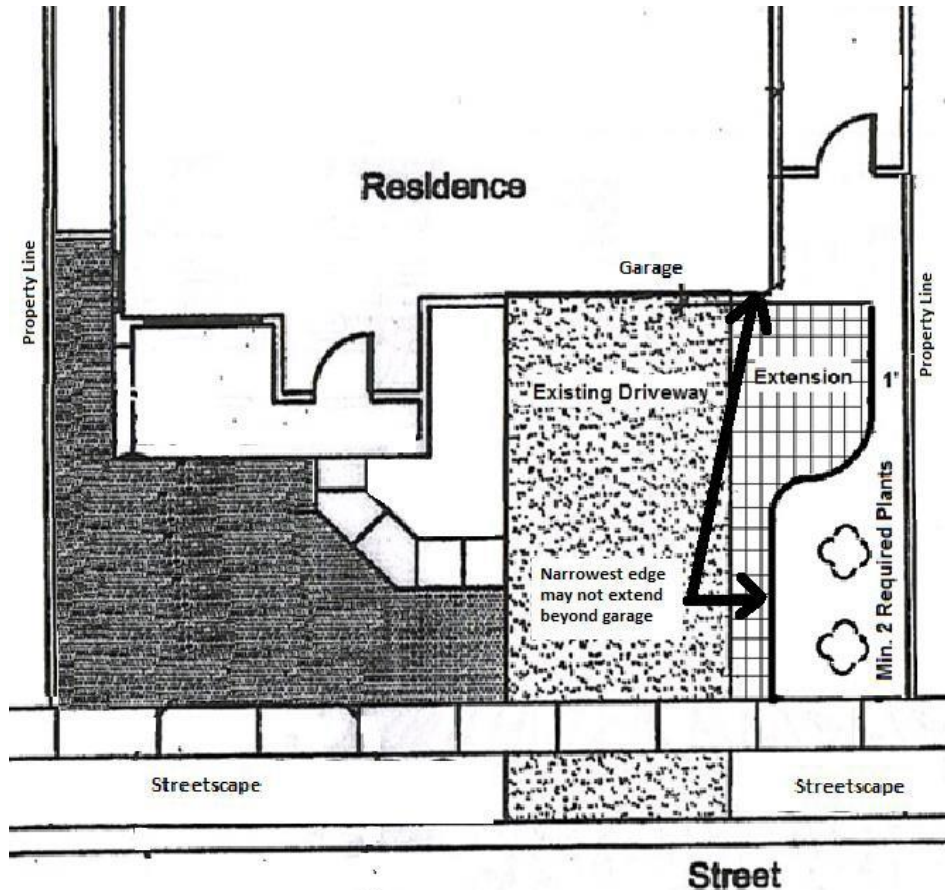
The total parking area (existing driveway plus extension) may not exceed thirty feet (30') in width or fifty percent (50%) of the Lot width as measured at its widest point, whichever is greater. The narrowest part of the extension may not extend beyond the edge of the garage.

There must be at least a one-foot (1') setback between the extension and the side Lot line. Such setback area shall be covered with groundcover per the landscaping guidelines or to match the existing front yard ground cover, i.e., decomposed granite.

The shape of the additional extension must include a decorative curve (45-degree angle) a distance of 1/3 the length of the driveway from the sidewalk to the house. Excluding the decorative curve, the outside edge of the extension must run parallel to the existing driveway. The driveway extension cannot extend into the streetscape.

The preferred extension material is pavers in a neutral/earth tone color. Concrete is also acceptable. Pave Edge shall be utilized to keep pavers in place. A minimum of two plants, three feet in height, are required in the angle portion of the driveway extension. The installation of double-

band pavers are no longer permitted (April 2016). Pavers installed prior to April 2016 are exempt from regulation but may not be used for parking vehicles.



Driveways

Driveway parking is only permitted for in-use, operable vehicles and may not to be used as storage for any recreational vehicles, inoperable, unsightly, or unlicensed vehicle. Driveways must remain free of oil stains.

Driveway staining and/or stamping are permitted. A sample of the stained/stamped concrete is required with the application prior to installation. A narrow band of pavers extending the driveway to the edge of the garage is permitted with approval. Concrete overlays may be approved on a case-by-case basis.

Flag Display

One free standing flagpole shall be permitted in the front yard of each lot. A flagpole must be set back no less than ten feet (10') from the boundary of the owner's property and property lines, Permanent flag poles cannot be installed in the streetscape. The height of the flagpole from grade level of the lot shall not exceed the height of the rooftop of the home. Flag poles may display up to two of the following flags: the American flag, United States Armed Forces flags (specifically, the United States army, navy, air force, marine corps, or coast guard), the POW/MIA flag, the Arizona State flag, the Gadsden Flag (Don't Tread on Me), or an Arizona Indian Nation's flag.

Flag hardware such as guidelines, lanyards, and metal clips are not permitted to disturb the peace of the neighborhood and shall be fixed in a manner to eliminate noise caused by wind. Plans for lighting the flag and flagpole must be included with the submittal for approval. When lighting is installed, all due care must be taken to use a fixture and bulb wattage that will not cause a nuisance to neighbor lots.

All flags and flagpoles shall be maintained in good condition. State or military flags must be flown in accordance with the Federal Flag Code to include lighting requirements. The American flag must follow US flag etiquette found at www.usflag.org/flagtique.htm. Flags that are torn, ripped, faded, etc. should be removed.

Residents may use brackets mounted on the house for the display of the above listed flags. Residents may also use brackets mounted on the house for the display of holiday-themed flags, sports team flags, school flags, etc. ("Decorative Flags") Decorative Flags displayed from such mounts shall be no larger than three feet by five feet (3' x 5') in dimension. Decorative Holiday flags may be displayed 30 days before and must be removed within 14 days after the date of the holiday to which the flag pertains.

Flags deemed offensive by the Board of Directors or Design Review Committee, in their sole discretion, shall not be allowed.

Garages

Garage doors must remain completely closed at all times except to permit vehicle entrance and exit or when the garage is being used for access to and from the Lot or Unit. All garage door replacement requests must be submitted to the Committee for approval and no work may begin without the approval of the Committee.

Garage door decorative hardware must match the homes exterior lighting/metal work color and will need to be approved by the Committee.

Gates

Gates accessing the common areas from a homeowner's lot shall not be permitted.

Side yard access gates must be designed, constructed, and finished to match gates on lots within the neighborhood in which the lot is located. Consideration will be given to heavy-duty steel jambs and gate frames. Steel jambs and gate frames shall be painted black. Slats should be natural wood color and constructed of non-deteriorating materials. Gate materials shall be kept in good repair at all times. Gates cannot exceed the height of the wall.

Double-gate access guidelines are as follows:

- RVs, Boats, ATVs, recreational vehicles, or utility trailers may not be parked or stored in front yards. Anything parked or stored behind the wall or gate shall not be any higher than the wall or gate or visible through side or rear-view fencing.
- If rear lot contains a view fence, the area must be screened from view with an additional wood slat gate screening the area from the rear.
- Double access gates shall be steel or iron and have natural color wooden slats creating a visual barrier. Double gates shall be kept in good repair at all times.
- Double gates may not exceed fourteen feet (14') in width and must be a minimum of one foot (1') from the property line.

Holiday and Seasonal Decorations

Holiday decorative items, such as lighting, inflatables, displays, and holiday flags, do not require approval; however, such decorative items shall not be displayed more than thirty (30) days prior to the actual holiday with which they are associated and must be removed fourteen (14) days after the actual holiday.

Irrigation

The use of underground drip irrigation systems rather than traditional spray type systems is encouraged for irrigating landscape areas. Spray irrigation should be limited to turf areas. Hoses used for irrigation or watering must be stored neatly, rolled or put away when not in use.

Lighting, General

All lighting should be low level and recessed to shield the source of light.

Spotlights and floodlights are prohibited in front yards. If spotlights and floodlights are installed in the backyard, they may not be directed at or shine on a neighbor's yard or on the common area and should be integrated into the architecture of the home. Light fixture enclosures/shields may be used to direct the light downward.

The maximum height of any house-mounted outdoor lighting source shall be twelve feet (12') above the finished grade at the base of the light fixture.

No post lights will be permitted in front or back yards.

Junction boxes must be placed below grade to minimize daytime visibility of the hardware.

All fixtures and lights must be low wattage so as not to be a nuisance to neighboring properties. All lighting fixtures must be kept in good condition at all times.

Fixtures, lamps, and lights must comply with the Town of Gilbert's restrictions on light trespassing. Except for state or national days of observance, colored light bulbs are not permitted.

Permanent Lighting shall be approved on a case-by-case basis. Lighting systems must match the house eave and color. must not be visible from the front of the home. Lighting Systems must be maintained to ensure proper operational functionality. Lights must focus downwards and must be professionally installed.

Lighting, Decorative

Decorative lighting is defined as temporary outdoor lighting (including string lights) used to provide ambience within the confines of a private back yard. Bulbs should be clear or white. Lights may not flicker, flash, blink, animate or change color. String lights must be kept in good condition at all times. Decorative lighting does not require approval but must meet the guidelines considered for permanent lighting.

No additional posts shall be installed unless they are concealed by a tree or other landscape material. Decorative lighting shall not be connected to a view fence, common wall or neighbor's home.

The maximum height for decorative lighting is twelve feet (12').

Outdoor Furniture

Furniture placed outside shall be specifically designed for such purpose and maintained in good order, condition, and repair. Folding portable chairs and tables must be stored out of public view when not in use. Furniture must be placed a minimum of one foot (1') from the property line.

Painting

A Design Modification Application is required each time the home is painted, even if using the existing scheme or a preapproved scheme.

If repainting or refreshing the garage, shutters, or front door the same color, it is not necessary to submit a Design Modification Application.

Visit www.mypowerranch.com to find a link for all available color palette choices.

Paint schemes should not be the same as the home on either side of the property. It is the responsibility of each homeowner to visually confirm that the chosen paint scheme is not the same as the home to either side of the property. Approval is not valid if the scheme is the same as the home to either side of your property.

When a color scheme is selected, it must be followed in its entirety, meaning that a color from one scheme may not be used with a color from another scheme. Popouts on all sides of the home must be painted per the chosen scheme.

Custom paint schemes are not permitted. (July 2017)

Patios, Patio Covers/Extensions and Courtyards

Patios and front courtyards should be designed with the architecture of the home in mind. Colors and materials must match the existing body of the home. Selected colors and materials must be provided when submitting the Design Modification Application.

Pipe Wrap Insulation

Pipe wrap insulation that is either self-stick or tape wrapped is allowed. Pipe wrap insulation should be colored to match the house. Towels, blankets, or any material other than pipe wrap insulation is not allowed.

Pools/Water Features

All swimming pools and pool/spas shall be of the in-ground type. Above ground spas in the backyard may be permitted on a case-by-case basis.

Pools, above ground spas, and water feature equipment shall be screened from street view and the view from neighboring properties and common areas. Any water features incorporated into the pool area must not exceed the height of the party wall without the prior written approval of the Design Review Committee.

All swimming pools and pool/spas shall be enclosed as required by applicable law.

Pool and spa drains must connect to the public sewer system. No pools may be drained or backwashed onto open space, the street, or onto any other property.

Pool construction equipment may not be placed in the common area or be brought to the site via the common area. No site access will be granted through common area tracts.

Portable Sports Equipment

When in use, portable sports equipment, including but not limited to, basketball goals, hockey nets, batting cages, and tether balls are **(temporarily)** allowed on owner's lot in front yards and not in streets or common areas.. However, when portable sports equipment is not in use it must be stored out of public view. All portable sports equipment should be kept in good repair at all times.

Prohibited Structures

The following structures shall be prohibited at Power Ranch if visible from neighboring properties or common areas:

- Clothes lines or clothes poles
- Detached garages
- Tents of a permanent nature
- Equipment, play items, and other structures may not be attached to front yard, streetscape trees or common areas.

Rain Gutters

Rain gutters are encouraged to prevent erosion of landscaped areas around the home. All gutter installations must maximize water drainage following the slope of the rooflines. All gutters and hardware must be inconspicuous and painted to match the house body color or trim color.

Security Cameras

Security camera housings must match the home's paint color and should be mounted in a visually unobtrusive location. Cables and cords must be tacked to the home inconspicuously and be painted to match the wall to which they are attached. Cameras may only be aimed at homeowner's own property and may not be aimed at neighboring properties or common areas.

Security and Screen Doors

Security and screen door frames should blend or match the body color, trim color or door color of home. Screen fabric must be dark brown, black or a neutral color.

Any Metal security/screen doors that are not preapproved will be evaluated on a case-by-case basis.

Shade Sails

A Design Modification Application must be submitted prior to installation. The sail, if approved, shall be installed per the manufacturer's guidelines. All fabric and components must be the same neutral color. All shade sails must be maintained in good condition at all times. Torn or frayed fabric shall be replaced. Shade sails may not be affixed in any manner to a common/party wall, fence. The height of the sail shall not exceed ten feet (10') and shall be set back from all walls and the home of 5 feet.

Sidewalks

Maximum width for any sidewalk is forty-two inches (42").

Pavers, concrete, stained concrete and stamped concrete will be considered. Samples of the materials with the color enhancements are required with the modification request form. Exposed aggregate concrete may be used only if the home has a builder-installed exposed aggregate concrete driveway.

Signage

One "security" sign may be installed in the front yard of a residence. The sign must be no greater than one hundred (100) square inches, no higher than eighteen inches (18") tall, and placed no more than two feet (2') from the foundation of residence.

One "For Sale" or "For Lease" or "Open House" sign may be placed at the home and maintained in conformity with specifications (including reasonable restrictions to size) put forth by the Board of Directors in the Sign Policy. No balloons, flags, or similar promotional material may be placed at the home.

Temporary signs such as "Garage Sale" or "Open House" signs may only be put out the day of the event and must be removed the same day, immediately after the event. Temporary signs are limited to one per property.

Sports signs can be displayed during the appropriate season.

"Graduation" signs must follow the Holiday regulation time. The sign can be posted 30 days before event and must be removed 14 days after the event.

Temporary signs which advertise a business, commodity, service, entertainment, etc. may be displayed during the service period only.

No signs may be placed in the common areas or attached to shared walls or the common area walls. Identification signs (street numbers) shall not exceed 90 square inches.

Per AZ §33-1808, political signs may be displayed 71 days before an election and must be removed 3 days after an election. There is no limit to number of political signs displayed as long as the aggregate total dimensions are no more than 9 square feet.

For specific information, please see the Sign Policy at www.mypowerranch.com under *Community Documents*.

Solar Panels/Tubes/Equipment

Solar equipment is allowed, however all such equipment must be approved by the DRC prior to installation. The preferred location for all panels and equipment is ground mounted within the confines of the rear yard, concealed by a solid fence. Roof mounted solar panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar panels and equipment must not break the roof ridge line. All exterior plumbing lines must be painted to match the color of the exterior walls while roof plumbing must be the color of the roof.

Swing Sets/Play Structures/Trampolines

All structures and equipment shall be placed a minimum of five (5) feet from the property wall/fence. All structures and equipment shall be kept in good repair at all times.

No portion of a swing set, play structure or trampoline shall be greater than ten feet (10') in total height. The maximum height for a play structure platform is eight (8) feet.

Trash and Recycle Containers

No garbage or trash shall be stored in a yard except in covered containers.

Trash and recycling containers may not be stored in the front yard of any home and shall be removed from the trash pickup area on the same day that trash pick-up service is provided.

Trash and recycling containers may be placed in the trash pick-up area the night before scheduled collection days.

Trash containers may be stored in rear or side yards behind the wall enclosing the side yard, or garages. Compost bins must also be stored and maintained out of sight.

Walls and Fences

No alterations, changes or additions shall be allowed to walls or fences constructed by the Builder for or adjacent to any lot without the prior written approval of the Design Review Committee.

Unless installed by Builder, no courtyard wall (i.e., a wall attached to the home) shall be greater than forty-eight inches (48") above finished grade elevation. Courtyard walls shall not be constructed closer than twenty feet (20') to the front yard property line.

Decorative walls or fences (i.e., free-standing walls) shall not exceed three feet (3') in height and must be set back a minimum of ten feet (10') from the edge of the sidewalk or if no sidewalk is located on the lot, a minimum of fifteen feet (15') from the back of the curb. Consideration may be given for smaller lots. Height is measured from the finish grade along the exterior side (street side) of the enclosure. Walls must be stuccoed and painted, made of non-deteriorating wood or be covered with decorative stone. Keystone blocks are not allowed.

Pillars used as borders to driveways or courtyards may not exceed forty-two (42") inches in height, including lighting or décor placed on top, and must be approved prior to installation.

Rear yard, side yard, and patio wall surfaces shall be masonry, stucco, or wrought iron. Wall and iron fence materials shall match existing.

No chain link or similar material shall be used as fence material on lots in Power Ranch. However, the Association may utilize any temporary fencing material it deems necessary to protect its construction sites and maintenance yards.

Window/Screens/Shades/Shutters

New Windows: All new windows (including window replacements) must be reviewed by the DRC prior to installation. Window frame colors permitted are bronze, black and tan. Window grids are permitted but not required.

Exterior Window Coverings: Window coverings such as awnings, sun screens, roller shades and similar improvements must be approved by the DRC prior to installation. Awnings may not be installed on windows facing the street. Color, style and shape of awning must be consistent with original architectural and color scheme of home. Window or door sun screens must be a neutral color, dark brown or black. Frames should match the color of the home or window trim color. Window screens, shades and frames should be kept in good repair at all times i.e. no fading, staining, warping, rusting, unraveling, tearing or sagging.

Interior Window Coverings: No reflective window covering materials, including but not limited to aluminum foil, reflective screens, glass, mirrors, sheets, blankets, newspapers or similar may be installed or placed on the inside of any windows of any residence or other structure.

Bahama-style Shutters: All requests must be submitted for Design Review Committee approval prior to installation. Shutters must be constructed of non-deteriorating material. Shutters should blend or match the existing color scheme of the home and must be maintained in good condition at all times.

Yard Art/Ornaments/Structures: Front Yards

Up to two large items such as fountains and patio benches may be permitted in each front yard. All items must be submitted for DRC review prior to installation.

Artificial foliage is permitted in front yards but must be kept in good condition at all times. Items such as animal skulls, deer, flamingos or trolls will not be permitted.

IV. NON-LIABILITY FOR APPROVAL OF PLANS

Article 11 of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE ASSOCIATION OR DESIGN REVIEW COMMITTEE TO EXPLAIN IT TO YOU.**

V. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

The Board of Directors or Design Review Committee of the Association may propose changes to these Design Guidelines. Additionally, any owner may submit to the Design Review Committee proposed changes to these Design Guidelines for review and consideration.

All owners shall be notified of amendments through posting on www.mypowerranch.com, social media, and written copies available at the Association office.

All amendments shall become effective upon adoption by the Design Review Committee. Such amendments shall not be retroactive to previous work or approved work in progress.

In no way shall any amendment to these Design Guidelines change, alter, or modify any provisions of the Declaration. Amendments shall also not change, alter, or modify any supplemental Declaration or the Articles or By-Laws of the Association.

Capitalized terms that are not defined in these Design Guidelines shall have the same meaning as set forth in the Declaration. These Design Guidelines have been prepared for use at Power Ranch Community Association.

Design Review Committee

Architectural and design review and control for Power Ranch are handled by a committee established by the Board of the Power Ranch Community Association, Inc. ("The Association"). The Design Review Committee ("DRC") has been established to monitor, review, and control the development of Power Ranch.

Members of the Design Review Committee are appointed by the Board of Directors. The DRC is an advisory committee to the Board and reports to the Board. The Design Review Committee shall review plans and specifications, and the Board shall enforce these Rules and Design

Guidelines and may promulgate additional design standards and review procedures. The Design Review Committee has exclusive jurisdiction over original construction, initial landscape installation, modifications, additions and alterations made to lots, to structures and landscaping on lots. After a lot and its structures and landscaping have been completed according to approved plans, the Design Review Committee must review all proposed changes to the exterior of the structure and the lot.

Review Procedures

The Design Review Committee shall review all requests without hearings and based solely on the information contained within the application. The Committee members and authorized agents may at any time inspect a lot for compliance and for any approved plans for construction or modification. The Committee may request additional information and clarification if necessary. Until all requested information is provided to the Committee, the Design Modification Application shall be deemed incomplete.

The Design Review Committee will reference these Design Guidelines in reviewing requests. Although these Guidelines address a broad range of exterior building and site conditions, they are not intended to be all-inclusive. The Committee may permit variances to the Design Guidelines, but only in accordance with Section 11.9 of the Declaration.

Within 45 days of receipt of a completed application, the Committee shall respond to the owner. The Committee's decision shall be rendered in one of the following three forms:

- Approved – The entire document is approved in total.
- Approved as Noted – The document submitted is partially approved. The owner must resubmit the application incorporating the Committee's conditions and receive final approval prior to commencing the construction or alteration.
- Declined

Implementation of Approved Plans

All work must conform to approved plans. If it is determined by the Committee that work completed or in progress on any lot is not in compliance with the Design Guidelines or any approval issued by the Committee, the Committee shall notify the Board. The Board may notify the owner in writing of such noncompliance within 30 days of inspection, specifying in reasonable detail the particulars of noncompliance and requiring the owner to remedy the same. If the owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance, then such noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines.

Appeal of "Not Approved" and "Approved as Noted" Decisions

Any owner shall have the right to appeal a decision of the Design Review Committee by resubmitting the information, documents, and fees set forth in Section 11.4 of the Declaration; however, such appeal shall be considered by the Board only if the appellant has modified the proposed construction or modification or has new information, which would, in the Board's opinion, warrant reconsideration. In the event the decision of the Design Review Committee is overruled by the Board, the decision of the Committee shall be deemed modified to the extent specified by the Board. If the owner fails to appeal a decision of a Committee or if the Board, after appeal, upholds the decision of the Committee, the decision of the Board is final.

Building Permits

If the plans submitted by an owner require a building permit, it is the responsibility of the owner to obtain such permit. The approval of any Committee is not a guarantee that the Town of Gilbert will approve such plans. If the Town requires design review of the plans, any changes or modifications must be resubmitted to the Power Ranch Design Review Committee for re-review.

The Design Review Committee does not warranty improvements. It is the responsibility of the owner to ensure the quality of craftsmanship, to gain approvals from the appropriate local and government officials (if necessary), and to verify adequacy of design.

Fees

The Board and Design Review Committee may establish and charge reasonable fees for professional review of applications. Any fee payments shall be made at the time of request and prior to review by the appropriate Committee. All fees shall be made payable to the Power Ranch Community Association and will be non-refundable.

Enforcement

In the event of any violation of these Design Guidelines, the Association may take any action set forth in the By-Laws or the Declaration. The Association may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition,

the Association shall be entitled to recover the costs incurred in enforcing compliance and/or impose fines against the lot upon which such violation exists.

EXHIBIT 1

Residential Landscaping Approved Tree/Plant List

The following is an approved plant list that may be used for front yard landscape design. Reference specific streetscape theme trees and shrubs for each neighborhood beginning on page 2.

Cactus, fruit/citrus and Sissoo trees are not permitted in front yards. Existing Sissoo trees may remain, but new Sissoo trees are prohibited. Agaves, aloes and other plant material which have thorns, spiky limbs, etc. should be installed away from sidewalks and right-of-ways.

TREES

BOTANICAL

Acacia salicina
Acacia smallii
Arecastum romanoffzanium
Cercidium species
Chilopsis linearis
Cupressus sempervirens
Eucalyptus microtheca
Eucalyptus papuana
Fraxinus uhdei
Fraxinus velutina
Geijera priflora
Jacaranda mimosifolia
Lagertromea indica
Lysiloma microphylla
Olea europaea
Olneya tesota
Pinus brutia eldarica
Pistachia chinensis
Platanus wrightii
Pithecellobium flexicaule
Propropis varieties
Pyrus calleryana
Quercus virginiana
Rhus lancea
Sophora secundiflora
Ulmus parvifolia
Vitex agnus-castus
Washingtonia filifera
Washingtonia robusta
Ficus nitida
Prunus cerasifera
Fraxinus oxycarpa
Ulmus parvifolia

COMMON

Willow Acacia
Sweet Acacia
Queen Palm
Palo Verde Varieties
Desert Willow
Italian Cypress
Coclibah Tree
Ghost Gum
Shamel Ash
Fan-Tex Ash
Australian Willow
Jacaranda (frost sensitive)
Crape Myrtle
Desert Fern
Swan Hill Olive
Ironwood
Mondel Pine
Pistache Tree
Arizona Sycamore
Texas Ebony
Mesquite Varieties
Bradford Pear
Live Oak
African Sumac
Texas Mountain Laurel
Evergreen Elm
Chaste Tree
California Fan Palm
Mexican Fan Palm
Indian Laurel Fig
Purple Leaf Plum
Raywood Ash
Chinese Elm

SHRUBS/ACCENTS/GROUNDCOVER

BOTANICAL

Agave species
Aloe species
Ambrosia deltoidea
Annuals
Antigonon leptopus
Asclepias subulata
Aster tanacetifolius
Baccharis centennial
Baileya multiradiata
Bougainvillea species
Caesalpinia pulcherrima
Calliandra californica
Calliandra eriophylla
Carissa graniflora
Cassia species
Chamaerops humilis
Chrysactinia mexicana
Cissus trifoliata
Convolvulus cneorum
Cordia parvifolia
Euphorbia Beglandulosa
Dalea capitata
Dalea frutescens
Dalea pulchra
Dasylirion species
Diets Bi-color
Dyssodia pentachaeta
Encelia farinosa
Ericameria laricifolia
Erigeron devergens
Erimophila Spp. 'Valentine'
Eriogonum fasciculatum
Ficus pumila
Gardenia jasminoides
Hemerocallis
Hesperaloe species
Hibiscus Varieties
Hymenoxys acaulis
Juniperus species
Justicia californica
Justicia ovata
Lantana species
Larrea tridentata
Leucophyllum species
Ligustrum japonicum
Mascagnia macroptera
Melampodium leucanthum

COMMON

Agave
Aloe Varieties
Bursage
Seasonal Annuals
Queen's Wreath
Desert Milkweed
Purple Aster
Dwarf Coyote Bush
Desert Marigold
Bougainvillea Varieties
Red Bird of Paradise
Baja Red Fairy Duster
Pink Fairy Duster
Natal Plum Varieties
Cassia varieties
Mediterranean Fan Palm
Damianita
Native Grape Ivy
Bush Morning Glory
Small Leaf Cordia
Poinsettia variety
Sierra Gold Dalea
Dalea Varieties
Indigo Bush
Desert Spoon Varieties
Morea Iris
Golden Fleece
Brittlebush
Turpentine Bush
Spreading Purple Fleabane
Valentine Bush
Wild Buckwheat
Creeping Fig (Fig Vine)
Gardenia
Orange Daylily
Yucca Varieties
Hibiscus Varieties
Angelita Daisy
Juniper Varieties
Chuparosa
Red Justicia
Lantana Varieties
Creosote
Texas Sage Varieties
Waxleaf Privet
Yellow Orchid Vine
Blackfoot Daisy

SHRUBS/ACCENTS/GROUNDCOVER

BOTANICAL

Myrtus communis
Nerium oleander
Oenothera caespitosa
Penstemon species
Pittosporum varieties
Podranea ricasoliana
Psilostrophe cooperi
Pyracantha varieties
Rosa banksiae 'Lutea'
Rosa officinalis
Rosmarinus officinalis
Ruella brittoniana 'Katie'
Ruella peninsularis
Salvia clevelandii
Salvia greggii
Salvia leucantha
Santolina varieties
Simmondsia chinensis
Sphaeralcea ambigua
Tagetes lemmoni
Tecoma Stans
Tecomaria capensis
Trachelospermum jasminoides
Trixis californica
Tulbaghia violacea
Vauquelinia Californica
Verbena species
Viguiera deltoidea
Wedelia trilobata
Xylosma cong. Varieties
Yucca species
Zauschneria californica
Zephyranthus candida
Zexmenia hispida
Zinna acerosa

COMMON

Myrtle Varieties
Petite Pink & Other Oleander
Evening Primrose Varieties
Penstemon Varieties
Pittosporum
Pink Trumpet Vine
Paperflower
Pyracantha
Lady Banks Rose
Rose Bush Varieties
Rosemary Varieties
Ruella 'Katie'
Desert Ruella
Chaparral Sage
Red Salvia
Mexican Bluesage
Grey/Green Santolina
Jojoba Varieties
Globemallow Varieties
Mt. Lemmon Marigold
Yellow Bells Varieties
Cape Honeysuckle
Star Jasmine
Trixis
Society Garlic 'Purple'
Arizona Rosewood
Verbena Varieties
Goldeneye
Wedelia
Xylosoma
Yucca Varieties
California Fuchsia
White Rainlily
Devils River
Desert Zinnia