

Remington Acre Estates HOA Design Guidelines

Revised June 18, 2022

PURPOSE

The purpose of the Design Guidelines is to ensure consistent high-quality development and market success thus protecting the investment of those who locate within Remington Acres Estates and assuring the residents of a high-quality development. The guidelines have been prepared for use as a framework to express the community character and provide a basis for evaluating improvements within the community. The procedures for the preparation and approval of plans are provided to assist you in working with the Architectural Control Committee, "Committee". There exists for Remington Acres Estates a Declaration of Establishment of Covenants, Conditions & Restrictions, "CC & Rs", which establishes certain restrictions and provides that the homeowner must submit architectural and site plans to the Committee prior to initiation of any construction. The Committee may appoint an Approving Architect to advise them and the property owners regarding proposed construction plans.

GOALS AND OBJECTIVES

The following goals/objectives form the basis for these guidelines: 1. Protection of property values and enhancement of investment. 2. Establish neighborhood unification and reinforcement with the development of landscape. 3. Create a sense of community and lifestyle for a development.

POLICIES AND GUIDELINES

ADMINISTRATION

Development at Remington Acres Estates will be administered and enforced by the Homeowners Association. All construction will comply with applicable provisions of the Pima County Building Code, the various related mechanical, electrical, plumbing and grading ordinances, and other applicable codes and policies of the County or any other codes and ordinances as applicable. Should the provisions of these Design Guidelines conflict with or be inconsistent with other present or subsequently adopted ordinances of Pima County, the provisions of the County will prevail.

AMENDMENTS

Amendments to the Design Guidelines may be made in accordance with the CC&Rs

GENERAL IMPLEMENTATION

The Homeowners Association will be responsible for the general administration and implementation of Remington Acres Estates. Responsibilities which these Design Guidelines assign to the Homeowners Association will pass on to those individuals or organizations with binding provisions in sales or contract.

ARCHITECTURAL GUIDELINES

The intent of the Architectural Guidelines is to achieve continuity and a standard of quality. Individual residences within Remington Acres Estates will be regulated with emphasis on age, styles, accessory structures, colors and materials that are compatible and harmonious.

INDIVIDUAL LOT IMPROVEMENTS & REGULATIONS

SITE PREPARATION:

Site planning and architectural design should be responsive to the terrain and should minimize grading. In general, approaches to architectural design and site planning which will maximize the remaining natural terrain, vegetation and minimize grading will be encouraged. Graded, cut and fill areas and other disturbed areas should be

replanted with desert vegetation, including irrigation as necessary, to blend with surrounding areas.

ZONING: Pima County zoning governs all development, except as further restricted by the Remington Acres Estates CC&Rs, and the requirements contained herein.

SITE DEVELOPMENT: No site clearing, grading or building will occur on any lot until Development Plans and Architectural Plans are submitted and approved by the Committee. All home or lot improvements must be approved by the Board of Directors, "Board". Any digging must be approved in advance. Costs for repairs to damaged utility lines will be the individual owner's responsibility. Site development will conform to the natural topography, preserving terrain and natural vegetation, including Palo Verde and Mesquite trees with a minimum diameter of 3 inches. Adhere to Arizona's Native Plant Law.

UTILITIES: All utilities to new construction will be underground.

DRAINAGE: Natural drainage will be preserved wherever possible. Minimize alterations to natural drainageways and prevent soil erosion. All drainage will exit from any lot in a manner identical to the original run-off. Drainage from driveways will be retained onsite so that the off-site quantity and rate of flow will not be greater than the original hydrological conditions at any exiting point.

INDIVIDUAL HOME IMPROVEMENTS & REGULATIONS

The character of Remington Acres Estates will be consistent with the characteristics of any well-kept urban neighborhood.

- All homes to be located within the community must be new or not more than three (3) years old and at least a doublewide of not less than 933 Square feet of heated and cooled living area, unless otherwise approved by the Board of Directors.
- If home modifications and improvements require building permits from Pima County, it is the responsibility of the individual owner to obtain required permits.
- All air conditioning compressors and units are prohibited within the front yard.
- For exterior colors no bright colors will be used; Small amounts of accent colors may be used, from the same range of colors. No neon or black. Repainting the current color of the home is pre-approved.
- No reflective building materials will be used.
- Aluminum foil in windows or doors is not permitted. Commercial protective film may be applied to the inside of the windows for sun blockage. Block out screens on the exterior of the home are pre-approved

- Paper blinds are not allowed at any time. Window coverings visible from the street should be kept in good working order at all times.
- All architectural building projections: including chimney fines, vents, gutters, downspouts, utility boxes that are attached to the home, porches, railings, and stairways will match the main color of the structure.
- All exposed gutters, downspouts, and sheet metal will be painted. Cisterns over 500 gallons storage capacity need ARC approval if they are to be placed in the front yard and should be hidden from view.
- Roof, wall and window mounted heating or cooking units are prohibited.
- Roofing will consist of shingle style materials. All other types of roofs are prohibited.
- All homes are to be permanent. Wheels and hitch must be removed within 60 days and replaced by a skirting of HUD approved material.
- Storage sheds and accessory buildings will be of similar materials as the main house. Sheds must not exceed (15) feet in height from ground level to the peak of the roof, including ventilation. Sheds must be located in the rear of the yard behind the home to minimize visibility from neighboring properties.
- Carports, garages, and patio covers will be of similar materials as the main house. Facia boards and other trim will be the same color as the main residence. The minimum size of a carport or garage is 11' x 20'.
- **SETBACKS:** Minimum setbacks for homes will be:
 - Front: 40' (or as designated on each lot by the Board)
 - Side: 20' Rear: 50' (or as designated on each lot by the Board)
 - Site walls: 0'

ACCESSORY BUILDING MATERIALS:

Construction of accessory structures must be approved by the Committee before construction and must match the main residence.

ROOF MATERIALS:

White or reflective roofs are not permitted only if not visible from any other site.

BUILDING HEIGHT:

Building height of all structures must be approved by the Board before construction.

WALLS AND FENCES:

All walls and fences will be considered building extensions and must be approved by the Committee before construction. All wall/fence colors will be a complimentary to the

building color. Screen walls/fences are required for a service yard, clotheslines, satellite disks, swimming pools and other outdoor maintenance and service facilities. Maximum wall and fence height will be 6 feet. The Board has restricted some types of walls and fencing to specific zones on the lot and will provide an updated list of the zone specifications upon request.

Block walls shall be maintained as originally installed. Replacement is permitted without the approval of the ARC when such replacement matches exactly the same as previously installed. Any variation from the original installation must be submitted to the ARC for review.

Common fence installation requires written agreement between the property owners. The written agreement must be submitted at the time of the installation request as to have it in the file.

Fences in the front yard must be set back at least 15 feet from the street and must not impede the natural drainage pattern on the lot.

DELVEWAYS AND PARKING:

If property owner chooses to pave the driveway, Board approved paving materials and methods will be used. Driveway grading and paving will minimize the disturbance of bordering natural vegetation.

SITE AMENITIES:

Mailboxes and their standards will be uniform in design, shape, size, color and address identification as prescribed by the committee.

ACCESSORY BUILDINGS:

Guest houses, storage shed, and other accessory structures will be allowed only with permission of the Committee. A written permit is required, and structure design will be approved by the Committee.

LIGHTING:

Within the community, lighting should be designed to coordinate with the community theme and shielded to reduce dispersal of ambient light. Approved lighting will be designed to complement the development theme and be energy efficient. All permitted exterior lighting will conform to the appropriate Pima County requirements. Light sources will be directed downward and shielded to prevent light pollution into adjacent neighboring areas and the nighttime sky in general.

LANDSCAPING:

The intent of the Landscape Architectural Guidelines is to achieve continuity and a standard of quality. Individual residences within Remington Acres Estates will be

landscaped with emphasis on low care desert plant materials. The objectives for landscape are as follows: A front yard landscape for each individual lot must be installed within four months of occupancy. The intent of the front yard landscape packages is to provide an attractive and coordinated streetscape for the community by providing a minimum of two 5-gallon trees and five 5-gallon shrubs per front yard.

Yards should be kept free from weeds and debris at all times.

No tree, shrub or planting of any kind on any lot shall be allowed to overhang or otherwise encroach upon any street. Trees encroaching the street must have a clearance from the ground level to a height of eight (8) feet.

Remington Acres Estates Homeowners Association Amendments to Rules and Regulations

Whereas as in Remington Acres Estates By—Laws Article VII Section 3:

“The Board of Directors has the power to adopt and publish rules and regulations which govern the use of the properties and the conduct of the owners affecting the other owners, and to impose sanctions for violations of these rules and regulations.

The Board of Directors amended the rules and regulations and recorded such changes in the minutes of the Board Meetings as follows:

At the October 16, 2002, Board Meeting, The Board of Directors drafted an amendment to the rules and regulations by adding an item #18 that states:

18. Antennas must be no higher than 25 feet in elevation and located no more than 25 feet behind the rear corners of the home Antennas must be concealed by the home from the view of the front street, providing reception is adequate for televisions.

Now, Therefore, be it hereby Resolved that this Policy will go into effect on November 1, 2002 after distribution to the Association membership.

Approved at a Board meeting on October 16, 2002

President signature on file

REMINGTON ACRES ESTATES RULES AND REGULATIONS August 2002

A. GENERAL

1. Authority. The CC&R' s gives the Board of Directors the authority to adopt Rules and Regulations for the Association.

2. Purpose: To clarify and expand upon the restrictions contained in the other documents of the Association.

3. Strength of Documents.

a. CC&R' s — Recorded

b. Plat Map — Recorded

c. Articles of Incorporation — Recorded

d. By-Laws — Generally not recorded

e. Design Guidelines — Generally not recorded f. Rules and Regulations

(Generally, not recorded)

4. Amendment. The rules and regulations may be amended by the Board of Directors.

B. PROVISIONS

1. Animals. The keeping of animals on the lots will be governed by the CC&R's Article 2, Section 2.03 as following:

a. No more than five (5) generally recognized house and yard pets may be kept.

b. Animals under duly authorized 4H program, may be kept on the lot, provided that they do not become a nuisance.

c. No animal will be allowed to become a nuisance (such as running loose, barking, fighting and keeping people awake at night).

d. Horses are allowed with the following restrictions:

- Two horses are allowed per lot.
- Manure must be removed from the lot on a regular basis so as not to become a nuisance by odor or insect attraction.

- Corrals must be designed with material described in the Design Guidelines.

2. Business Run Out of the Home. Are allowed in accordance with the provisions outlined in detail in the CC&R' 5, Article III, Section 3.01, "Private Residential Purposes".

3. Fences. Are allowed provided that prior approval in writing is obtained from the Architectural Control Committee. Back yard fences will be allowed without prior approval if they are no higher than 6 feet and fall within the Pima County Guidelines. The provisions found in the CC&R' 5, Article III, Section 3.03, "Common Fences" will govern fences that are placed on the dividing line between two lots.

4. Firewood. Will be allowed on a lot as long as it is stacked in a neat and orderly manner in the back yard and does not detract from the appearance of the neighborhood.

5. Garages/Carports may not be converted to living quarters.

6. Garage Sales. Are allowed. No more than one sale per quarter for no more than three days. However, the merchandise cannot be set out more than 24 hours before the sale or longer than 24 hours after the sale.

7. Maintenance of the Lot and Dwelling Unit. The owner of the lot is required to maintain the lot pertaining to weeds and trash cleanup in a manner that will not adversely affect the neighborhood. If the owner fails to do so the Association may enter onto the lot and provide the required maintenance at the homeowner's expense. This concept is described more thoroughly in the CC&R' 3 Article IV, Section 4.04, "failure to Maintain Standard of Upkeep".

8. Vegetation. Planting flowers, shrubs and trees in front and back yard are at the owner's option and no Board approval is needed.

9. Noise. According to the CC&R' 3 Section 2.07, no noise is permitted on any lot that is offensive to the owners of adjacent lots. The Board of Directors will determine the existence of a noise nuisance.

10. Parking. Restrictions on parking are detailed in the CC&R's, Article Article 2 Section 2.05, "Vehicles". Included are the following:

- a. Vehicles must be parked only in the garage, carport, or designated driveway.
- b. Only vehicles in operating condition or bearing current registration will be parked on the property.

c. Recreational vehicles, boats, camper, trailer trucks, which are greater than one-ton capacity shall not be parked or stored in the front yard or front driveway for not more than two (2) days.

d. Vehicle Repairs. Are not allowed on any lot. However, preventative maintenance type activities will be allowed to homeowner's vehicles, such as, oil changes or tune ups, provided that the time for such maintenance does not exceed six hours in duration.

11. Renting. Is allowed with the following provisions.

a. Lease must be in writing.

b. Lease must contain provisions that the renter will abide by the legal documents of the association.

c. Leases must be for a term of one year or longer.

d. The leaser will provide the association with names, telephone number, number of people residing in the unit, and the number of pets that will occupy the home.

12. Sale of Lot. The owner and/or owner agent must notify the Association of any sale of a lot, and the name of the subsequent owner.

13. Signs. Are not allowed except as described in the CC&R' s Section 2.03 or as may be required by legal proceedings or is a standard real estate "FOR SALE" sign that is mounted to metal or wood posts and does not exceed four (4) feet in height and 18"x24" in dimension. Advertising signs are not permitted. Security notification signs are permitted but shall not exceed 12" X 12".

14. Playground Equipment. All playground equipment is to be kept and used in the back yard of each home in such a manner that it's use does not adversely affect the neighboring homeowners and does not become a nuisance.

Playground equipment includes, but is not limited to: swings, swing sets, basketball hoops, pools of any size, tetherball equipment, baseball equipment, and trampolines.

15. Children. Homeowners are responsible for children living in and visiting their homes. Children who play in the street and/or on the easement, do so at their own risk, so please keep your children safe.

16. Trash Collection. Will be governed with the following provisions:

a. A single service provider will be selected by the association for use by the members.

b. The association will select the type of trash containers that will be used by the members.

c. Members will pay for their trash service.

d. Containers will be hidden from view except on the days of trash pickup.

17. Seasonal decoration. Outside seasonal and/or Holiday decorations may be displayed up to one month prior to the event and must be removed within one month after the event.

RULE VIOLATION AND ENFORCEMENT

The Rules and Regulations are designed for the maintenance of a desirable neighborhood for everyone. Fines can be levied for every violation. It is not the desire of the Board to levy fines, but we must respect each other and each other's property. The Association, as per the schedule issued by the Board, will impose penalties and fines.

ADDED RULES NOT LOCATED IN THIS DOCUMENT

Trash Cans

Trash cans should be stored out of view. Trash receptacles will remain in these locations except to make them available for collection and then only for the shortest time reasonably necessary to affect such collection.

Antennas and Satellite Dishes

Antennas and satellite dishes are pre-approved when they meet the following guidelines:

1. Installed by satellite dish provider.
2. All ground-mounted satellite dishes and ham antennas must be approved by ARC.
3. Exterior cable on pre-wired homes must be covered with molding or painted to match the exterior stucco color.
4. No more than three (3) antennas/satellite dishes may be attached to a house.
5. Mounting pole will be painted to match the existing color of the home.

Front Yard Gravel Covering

Front yard gravel covering shall be maintained as originally installed. Refreshing the materials with like materials is pre-approved. Modification, including installation of sod, artificial turf and boulders less than 1 foot diameter is pre-approved. Boulders larger than 1 foot diameter need approval from the ARC. Homeowners wishing to purchase additional rock or gravel should contact a landscape material supply company.

1. Front yard gravel shall be wholly contained within the yard not encroaching the sidewalk or driveway.

Front Doors and Security Bars

Wrought iron & security screen doors are pre-approved by the ARC.

1. The use of accent colors may be approved by the ARC but must be submitted for ARC approval.
2. Aluminum and/or wooden screen doors are NOT permitted on front access door. Security bars are preapproved.

Patio Covers

Patio covers must be submitted for ARC approval with a copy of the Pima County building permit and meet the following guidelines:

1. Covers shall conform to the materials and colors of the existing dwelling.
2. Roofing material shall be of the same color and type as that installed on the dwelling.
3. Building permits must be required for some types of construction. It is the homeowner's responsibility to determine whether a building permit is required prior to construction.
4. Pima County Planning Department, Building Codes, can be reached at 520.724 9000.

Gates

1. Natural wooden/wrought iron gates shall be maintained as originally installed.
2. Wrought iron gates may have privacy mesh and shall match the color of the stucco or fascia. All other colors will require approval of the ARC.

Seasonal Lighting & Decorations

1. Seasonal lighting and decorations are permitted one (1) month prior to the holiday or event and shall be removed within one (1) month after the holiday or event. Seasonal lighting, such as holiday lights, can not be used as front porch lights.

2. Sports flags and collegiate flags are limited to one (1) flag, not to exceed 2 ft x 2ft are only permitted during the sports season.

Outdoor Lawn Furniture and Yard Equipment

Only furniture designed for outdoor use may be placed and remain in the front yard of the home when it meets the following criteria:

1. The outdoor furniture must fit in an area of no more than 30 square feet (10' x 3'); examples include such furniture as: two chairs and one small table, or one bench and one small table.
2. It must be made of metal, wood, or concrete.
3. Folding or plastic chairs may be utilized, but must be stored out of sight after use.
4. Garden hoses must be placed and remain coiled on the side of the house when not in use.
5. Soaker hoses must be buried..

APPLICATION AND FINE POLICY

All improvements that require an application must be first submitted to the ARC through the management company. Noncompliance with the application procedure may result in the homeowner being assessed a \$100.00 fine.

DISCLAIMER

Building permits are required for some types of construction. It is the homeowner's responsibility to determine whether a building permit is required prior to construction. Remington Acres Estates Homeowners Association and the ARC will not be held liable for the consequence of any construction projects. The Pima County Planning Department, Building Codes Division, can be reached at 520.724.9000.