

GUIDELINES FOR COMMUNITY LIVING  
FOR THE  
COMMUNITY ASSOCIATION FOR PARKE TEMPE  
JUNE 10, 1995

GUIDELINES FOR COMMUNITY LIVING

COMMUNITY ORGANIZATION

Every lot owner at Parke Tempe is a member of the Community Association for Parke Tempe (the "Association"), the entity responsible for the management of all common areas and related facilities, and administration of construction activities by homeowners in accordance with adopted architectural guidelines and standards.

The Board of Directors (the "Board") manages the affairs of the Association. The Board has a wide range of powers, including the ability to adopt rules and regulations governing the use of common areas and to employ a management firm to assist in the operation of the Association.

The Architectural Committee is established by the Board to review all improvements within Parke Tempe, including new construction and modifications to existing properties. The Architectural Committee has adopted architectural guidelines and standards to evaluate proposed construction activities.

ARCHITECTURAL REVIEW PROCESS

The Declaration of Covenants, Conditions and Restrictions, (the "CC&R's") requires the written approval of the Architectural Committee before any change to a site or building exterior of a residential property is made. Residents with proposed changes should contact the management company to obtain the necessary submittal documentation.

Simply stated, no new construction or remodeling, including changes in exterior color, is to occur on any lot or exterior of any home without the prior approval of the Architectural Committee. The responsibility of the Architectural Committee is to insure the harmonious, high quality image of Parke Tempe is implemented and maintained. Your submittal will be returned to you either approved, denied, or for more information within 30 days of receipt of your request.

It is the homeowner's responsibility to insure that any proposed construction is coordinated with, and where applicable, approved by, these and other local, state and federal government agencies. The Architectural Committee and Association assume no responsibility for obtaining these reviews and approvals.

## DESIGN GUIDELINES

### GENERAL PRINCIPLES

The Design Guidelines promote those qualities in Parke Tempe which enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

#### Relationship of Structures and Site

Treatment of the site must relate harmoniously to adjacent sites and structures that have a visual relationship to the proposed construction.

#### Protection of Neighbors

The interests of neighboring properties will be considered by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design which may have a substantial effect on neighboring properties.

#### Design Compatibility

The proposed construction is to be compatible with the design characteristics of the property itself, adjoining properties and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.

#### Workmanship

The quality of workmanship evidenced in construction is to be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and even create safety hazards. The Architectural Committee assumes no responsibility for the safety or livability of new construction by virtue of design or workmanship.

### BUILDING ARCHITECTURE

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

#### Patio Covers and Storage Sheds

Metal or other backyard storage sheds detached from the house are allowed when they are lower than the home's surrounding block wall. Architectural review and approval is not required in these cases. All permanent additions to a home, including patio covers and buildings, must be submitted to the Architectural Committee for approval prior to construction.

#### Antennas

No antenna or other device, microwave dish apparatus, for the transmission or reception of television or radio signals will be approved which are higher than the home's surrounding block wall. Installation of any antenna or satellite dish must be submitted to and approved by the Architectural Committee .

#### Roof Equipment

Devices such as antennas, evaporative coolers, and air conditioning units, shall not be placed on any roof.

#### LANDSCAPING

All landscaping is to be installed within 120 days of the close of escrow. Each homeowner is responsible for keeping his yard neatly trimmed, properly cultivated and free of trash, weeds, and other unsightly material.

Any changes made in existing landscape must be approved. This includes the installation of turf, ground cover, plants or decomposed granite. Native soil is not an acceptable ground cover. If decomposed granite is used, it should be of an "earth tone" color and not white, green, blue, red or other bright colors.

#### Ornamentation

The utilization of non-living objects as ornaments in the landscape must be harmonious with the character of the neighborhood. Individual expression is permissible so long as it does not detract from this goal.

#### Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.

#### MISCELLANEOUS ITEMS

##### Swimming Pools

Prior to construction of a swimming pool, a homeowner should contact the management company to coordinate the point of construction access to assure damage to common landscaped areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the front side yard wall, from the front of their homes. Pools may not be backwashed into the drainage ditches, common landscaped areas, drainage-ways or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. In the event a hole is made in a wall to backwash into prohibited areas, the Association may repair the wall and any damage to the landscape caused from backwashing, at the homeowners expense. Swimming pool fence requirements are regulated by the City of Tempe. The Development Services Department should be contacted to determine the safety fence requirements for your pool.

##### Basketball Goals

Permanent basketball goals will be allowed in yards. Poles are to be painted to match the color of the house. No goal or backboard shall be attached to a roof.

### Driveways

Driveways may not be expanded without the prior approval of the Architectural Committee. All driveways must be kept clean, clear of debris, oil, rust and other stains.

### Clotheslines

Clotheslines or other outside facilities for drying clothes are not allowed unless they are placed exclusively within a fenced yard or otherwise concealed. Such facilities may not be visible from neighboring property.

### Window Coverings Criteria

No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar type items, or temporary window coverings such as newspapers or bed sheets shall be installed or placed upon the outside or inside of any windows of any house without the prior written approval of the Architectural Committee. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a house shall be constructed or installed in any home without the prior written consent of the Architectural Committee. The Board has given blanket approval to all off-white or white, shutters, mini-blinds, and vertical blinds. All others require Architectural approval.

### Planters and Walkways

Planters, paved walkways and other hardscape features visible from neighboring property must be reviewed and approved by the Architectural Committee. Surface textures and colors are to match the paint color and materials of the house.

### Ramadas and Gazebos-Rear Yards Only

- 1) Maximum square footage (under roof) is 120 square feet.
- 2) Maximum roof height is 10 feet.  
wall.
- 3) The structure must be set back a minimum of 7 feet from any wall.
- 4) The structure must be painted to match the house color or be left the natural wood color, either of which is to be maintained.
- 5) Any roof tile must also match the tile of the house.
- 6) Lighting attached to the structure is permitted so long as it is not directed onto adjacent property.

### Play Structures

- 1) May be erected in rear yards only and structures must be set back a minimum of 7 feet from any wall.
- 2) Maximum height allowed to top support bar or highest point of structure, is 8 feet.
- 3) The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
- 4) The Committee will take the appearance, height, and proximity to neighboring property into consideration.
- 5) Submit a brochure or picture if possible.
- 6) Elevated platforms must be approved by the Architectural Committee.

### Gates

Double gates may be installed to allow wider accessways to backyards. Double gates should be 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.

### 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 material to be used, warranty by the manufacturer, and the name and telephone number of the installer.

## COMMUNITY RULES

The following community rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. These rules are not meant to restrict, but rather to guide activities for the benefit of all residents of Parke Tempe. Cooperation on the part of all residents in following these rules will make living at Parke Tempe an enjoyable experience.

### General Property Restrictions

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade or other non-residential use which creates noise, odor, or increase in traffic, may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must notify the Board prior to application for any re-zoning, variances or use permits.

### Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any lot except in covered containers approved by the Architectural Committee. These containers must be stored out of sight except to allow for collection in the shortest time reasonably necessary to effect such collection.

### Pets

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Also, no structure for housing such animals may be visible from neighboring property. Dogs must remain on leashes at all times while on Association property, unless approved in writing by the Association. All owners must clean up after their pets.

### Machinery and Equipment

No machinery or equipment of any kind shall be placed, operated or maintained upon any lot or any street.

### Vehicles, Campers and Boats

No motor vehicle classed by manufacturer rating as exceeding 3\4 ton, mobile home, travel trailer, camper shell, boat, or other similar equipment or vehicle may be parked, maintained or repaired on any lot or on any street so as to be visible from neighboring property. All motorized vehicles, including ATV's, motorcycles, go-carts and similar vehicles are prohibited from entering onto any common areas. Vendors may park for a reasonable amount of time while rendering a service.

### Parking

Vehicles of homeowners and their guests are to be parked in the garage, carport or driveway. No inoperable vehicle nor those with expired tags will be parked in driveways or streets. No vehicle shall be parked on landscapes (grass or granite).

### Community Parking Spaces

There are 6 Community parking spaces located on Dromedary Drive that are available to all residents of Parke Tempe. These spaces are intended for temporary use by residents and their guests.

### Building Repair

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

### Exterior Lights

Any change of exterior lighting must be submitted to the Architectural Committee. This includes flood lights and any addition or change to coach lighting. Malibu lighting need not be submitted. Holiday lighting is allowed from October 31 thru Jan 31.

### VIOLATION OF LAW

Any violation of any state, municipal, or local law, ordinance, or regulation pertaining to the ownership, occupation or use of any property within the community is a violation of the CC&R's and is subject to the enforcement procedures in the CC&R's.

For a more detailed explanation of the rights and obligations of owners and the operation and responsibilities of the Community Association for Parke Tempe, please read the CC&R's, Articles, Bylaws, and any amendments thereto. If any statements in these guidelines are in conflict with the Association's legal documents, the terms of the legal documents will take precedence. Revisions to this document may be made by the Board from time to time without notice.

The Board of Directors appreciates your cooperation in complying with these guidelines. It is our desire to create and maintain a harmonious community in which residents can enjoy their Parke Tempe lifestyle.