

Arizona Sunset at Rita Ranch Association

Design Guidelines

The Declaration of Covenants, Conditions and Restrictions for the "Arizona Sunset at Rita Ranch" Association (the "Declaration") provides for an Architectural Control Committee (the "ACC") appointed by the Board of Directors of the Arizona Sunset at Rita Ranch Association to review additions, modifications and alterations (referred to in this document as an "Alteration") to all Lots within the Arizona Sunset community and to establish rules and guidelines for such Alterations so that a uniform standard for maintenance can be achieved. This is achieved by balancing individual rights with the community needs and values. Capitalized words in this document not otherwise defined shall have the same meaning as described in the Declaration.

The Architectural Control Committee Design Guidelines may eliminate the need to submit certain Alterations for approval, but **if an Owner believes or is unsure approval is necessary after reading the Declaration and the Architectural Control Committee Design Guidelines, the Owner shall submit** the following to the ACC for approval prior to construction or installation of the Alteration:

- (1) The completed request form (attached to this document).
- (2) Plans and specifications for the proposed work, including, if applicable:
 - (a) Site plan for the Lot, showing the Alteration in its proposed location along with all other improvements on the Lot (house, driveway, pool, etc.). Dimensions from the Alteration to the nearest existing improvement should also be shown. If plants are a part of the Alteration, the type of plant should be shown on the site plan.
 - (b) Plans and specifications for all above-ground construction (e.g., shed, patio cover, gazebo) showing materials, height, width and paint color(s).
 - (c) The time frame for beginning and completion of the work to construct or install the Alteration.

Additional information may be requested by the ACC.

The ACC reserves the right to request "reasonable" modifications to any alteration if deemed appropriate.

**ANY ALTERATION NOT INCLUDED IN THESE DESIGN GUIDELINES MUST
BE SUBMITTED!**

LIGHTING

Accent malibu type lighting **SHALL NOT** require approval if less than 15 lights are installed and the bulbs are white, not exceeding 18 watts per bulb.

All flood lights **SHALL** require approval. All lights must meet the following requirements:

- ☞ The light emitting element and reflecting device of all lighting or illumination units shall be hooded or shielded so that it is not visible from any adjacent lot or real property.
- ☞ Lights or illuminating units shall not direct light, either directly or through a reflecting device, upon an adjacent real property.
- ☞ Motion lights must turn off within 5 minutes.
- ☞ No color light bulbs are permitted in the front yard.

Holiday lighting can be installed 45 days prior to the holiday and must be removed 30 days after the holiday associated with the lighting.

FRONT YARD LANDSCAPING/IMPROVEMENTS

New front yard landscaping **SHALL NOT** require approval of the ACC if it is included in the home package supplied by the original builder, if it conforms to the original builder landscape package and if it conforms to the following general guidelines:

- ☞ Irrigation of plant material is provided by a permanent, automatic, underground watering system.
- ☞ All areas Visible From Neighboring Property are covered by plant material or decorative rock; no bare earth surfaces are visible. No artificial turf or artificially colored rock shall be allowed.
- ☞ Berms may be used to add interest to the landscaping; however, the height and scale of the berm must be compatible with the rest of the front yard.
- ☞ Hardscapes accents (i.e., satio tile, brick pavers) may be used to construct stepping stones and borders if the colors are compatible with the community, and as long as they do not interfere with the existing sidewalk. Acceptable colors include desert hues and other natural colors.

The following front yard landscaping **SHALL** require approval of the ACC prior to the installation thereof.

- ☞ Lawn ornaments (bird baths, fountains, statues, etc.), except for temporary holiday decorations. Holiday decorations can be installed 45 days prior to the holiday and must be removed 30 days after the holiday.
- ☞ New landscape materials (i.e., grass, granite, decomposed granite)
- ☞ Hardscape materials (i.e., concrete, brick, flagstone, tile, rock) used to construct:
 - a) new or modified walkways
 - b) new driveways or driveway extensions
 - c) free-standing walls or retaining walls
 - d) porch, patio, or seating area

REPAINTING OF HOUSES AND WALLS

Use of the original exterior colors **SHALL NOT** require approval from the ACC.

Any other exterior color combinations **SHALL** require prior written approval of the ACC.

REAR/SIDE YARD LANDSCAPING IMPROVEMENTS

Rear and side yard Improvements (within the wall enclosing the rear yard) not Visible From Neighboring Property **SHALL NOT** require approval of the ACC. However, the following shall apply to any construction or installation of rear and side yard landscaping and Improvements:

- Any walls removed during construction of a pool, spa or other Improvement shall be walls situated on the Owner's Lot; **removal of walls abutting a Common Area shall not be allowed.** Any wall removed shall be replaced in its original state immediately after construction is complete, including stucco and paint (if originally constructed with stucco and paint).
- Backwashing of pools must be contained wholly on the Owner's Lot. The use of a dry well to retain backwash water is recommended. Backwashed water shall not be permitted to seep onto an adjoining Lot, common area, or street.
- Rear and side yard lighting shall be confined to patio and pool areas and shall not cause excessive glare or light spillage onto adjacent Lots.
- Any wiring must be concealed from neighboring properties.

The following rear and side yard Improvements **SHALL** require approval of the ACC:

- Any plans that may effect the drainage of the lot.
- Non-deciduous trees are encouraged for side and rear yards. (see attached recommended list) All trees must be planted at least 5' from any wall or structure.
- Ancillary components of pools and spas (i.e. solar heaters, gazebos, etc.) if Visible From Neighboring Property.
 - a. Above ground pools are permitted, applicable to all pertaining city codes regarding backwashing. Decks **SHALL** require approval of the ACC.
 - b. Solar panels are permitted if they match the background they are placed on or if they are adequately screened.
- Any structures (i.e. patio fireplaces, patio covers, gazebos, etc.) which are Visible From Neighboring Property.
 - a. Patio covers must match the existing architecture. If the roof pitch will be more than 2/12, then mission tile must be used to match that used on the home. If the pitch is less than that, a non reflective built up roof must be used.

Please take neighbors views into consideration when planting trees.

Any increase in rear or side yard wall height shall require the prior written approval of the ACC. In addition, a request for changes made to a "shared" wall must be by a joint request signed by all Lot Owners affected by the change. Any increases in wall height must also have the approval of the City of Tucson and/or Pima County.

When installing landscaping or irrigation, care should be taken to maintain proper grading to eliminate undue drainage onto neighboring lots. Irrigation systems should not produce excessive watering on walls. All exposed pipes are to be painted the color of the surface they are attached to.

DISPLAY OF FLAGS

Display of the American flag and State flag, only, shall be permitted by a bracket mounted on the garage portion of the house. No flag poles will be allowed unless approved by the ACC.

TEMPORARY/PERMANANT BASKETBALL STANDARDS/HOOPS

Portable basketball hoops **SHALL NOT** require the approval of the Association. Portable hoops may be placed in front or rear areas of the home. The hoops can not be placed on the public sidewalks. Hoops must be pulled back by the garage when not in use.

No permanent basketball backboards may be placed on the homes. Any permanent basketball pole **SHALL** require approval of the ACC and adjoining homeowners. The only location that will be considered will be the rear yard.

Any property or landscaping damage done by someone playing basketball or the ball itself, will be the responsibility of the homeowner owning the basketball hoop and must be repaired by that party. THIS WILL REMAIN BETWEEN THE NEIGHBORS TO RESOLVE AND NOT BECOME THE RESPONSIBILITY OF THE ASSOCIATION TO RESOLVE.

Basketball may only be played from 8 a.m. to 9 p.m. PLEASE BE CONSIDERATE OF YOUR NEIGHBORS.

GUTTERS AND DOWNSPOUTS

The installation of gutters and downspouts **SHALL** require approval of the ACC. They must be painted to match the color of the house or trim adjacent to where the installation occurs.

SHUTTERS AND SCREENS

Rolling shutters and screens painted to match the color of the home, or trim **SHALL NOT** require approval of the ACC.

Any other colors must be approved prior to installation.

GATES

Repainting gates either (i) the natural wood color originally installed, (ii) the same color as the block wall, or (iii) the same color as the house **SHALL NOT** require approval of the ACC.

New gate installations must be substantially the same as those originally installed by Builder OR **SHALL** require prior written approval of the ACC.

ANTENNAS/SATELLITE DISHES

1. The company/homeowner must use the smallest possible antenna capable of receiving the signal provided by the servicing company.
2. Antennas and dishes must be installed on the gables /eaves of homes as follows.
 - a. Antennas and dishes must be installed between houses and not overlooking the street.
 - b. Antennas and dishes must be positioned at the lowest possible vertical point on their mast pole to obtain line- of- sight to the main transmitter antenna.
 - c. Ground-mounted satellite dishes must not exceed six (6) feet in height.
 - d. Mounting mast must be cut to match the top of the antenna mounting sleeve.
3. Exterior cable on pre-wired homes must be covered with conduit or painted to match the exterior stucco color.
4. No more than three (3) antennas/satellite dishes may be attached to a house.
5. All exterior cable for DSL, satellite, TV, radio and all other communication devices must be properly fastened to the house. No loose cable shall be exposed or gathered on the ground, or secured to the house or boxes.
6. No cable for DSL, satellite, TV, radio and all other communication devices shall be run over the roof of the house. The cable can be placed under the gable and through the attic.
7. A drawing or picture of the device to be installed must be submitted with the approval form.

No antenna which is designed to receive signals from DBS or MMDS and which exceeds one meter in diameter or diagonal measurement and no mast which exceeds twelve feet (12') in height above the roofline may be placed, installed, constructed or kept on any Lot without the prior written approval of the ACC.

SWINGSETS/PLAYSETS ("PLAY EQUIPMENT")

All Play Equipment that (a) exceeds the height of nine feet (9') from ground level to the cross bar or the highest point, **SHALL** require ACC approval.

Written consent of adjacent lot owners should be included with the submittal.

Play Equipment that does not exceed the height of nine feet (9') from ground level to the cross bar or the highest point **SHALL** not require ACC approval.

STORAGE SHEDS

All sheds that exceed the height of the property wall **SHALL** require written approval from the ACC. If above the wall, the shed must be painted to match the home or in Desert hues, with roofing to match. **Written consent of adjacent lot owners should accompany the submittal.**

SCREEN/SECURITY DOORS

Screen doors **SHALL NOT** require the approval of the ACC if they are wrought iron & painted: (i) the same color as the house, or (ii) painted to match the trim. Designs on the doors **SHALL NOT** require approval if they are painted the same color as the door.

Screen doors constructed of any other material or color **SHALL** require the prior written approval of the ACC.

SIGNS IN COMMON AREAS

"Open House" and "Garage Sale" signs in Common Areas are permitted by an Owner and **SHALL NOT** require submittal if in accordance with the following provisions:

- Professionally made "Open House" signs may be placed in Common Areas by a professional residential brokerage company.
- "Open House" and "Garage Sale" signs which have been purchased or made by an Owner may be placed in Common Areas; however, the ACC shall reserve the right to request reasonable modifications of such signs if deemed appropriate.
- Signs in Common Areas must not block any sidewalk traffic.
- Signs in Common Areas must be placed no sooner than sunrise and removed no later than sunset of the same day.
- No more than three (3) signs total may be used for any one event to be put up and taken down on the same day.

SIGNS ALLOWED ON LOTS

Signs which meet the following requirements **SHALL NOT** require ACC approval:

- One "For Sale" or "For Rent" sign, placed by a professional residential brokerage company.
- One "For Sale," "For Rent," "Open House" or "Garage Sale" sign which has been purchased or made by an Owner; except that the ACC shall reserve the right to request reasonable modifications to such signs if deemed appropriate.
- Sign must not block any sidewalk traffic and is to be placed within the lot, not the curb strip.

Members are permitted to have (1) sign on their property, which includes information related to a home security system actually in use at that property. A Security sign is permitted. Signs **SHALL NOT** require approval if:

- (a) total surface area on the display side of the sign will not exceed 110 square inches
- (b) top of sign shall not be higher than 18 inches from the surface of the walkway, gravel, dirt, etc.
- (c) signs should face the street and shall be located not more than 24 inches from the structure.

copy for
Fred Williams

BWB022.019
102186

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

39208

I hereby certify that the within instrument was recorded
MAR 13 '87 - 8AM, 1986, in Docket 7991, pages 620 - 623
at the request of Stewart Title and Trust Co.

When Recorded Mail' fo:) Witness my hand and official
) seal. RICHARD J. KENNEDY,
Frank Aries Enterprises, Ltd.) Pima County, Arizona Recorder
2200 E. River Rd., Suite 116) By RICHARD J. KENNEDY
Tucson, Arizona 85718) Deputy Recorder RP
ATTN: Adaline Klemmedson)

2700 4100

ESTABLISHMENT OF DESIGN GUIDELINES
FOR RESIDENTIAL DEVELOPMENT AT RITA RANCH

This ESTABLISHMENT OF DESIGN GUIDELINES is made this _____
day of _____, 1987 by PIMA SERVICE CORPORATION, an
Arizona corporation, as the "Declarant" under and pursuant to
that certain Declaration of Protective Restrictions for Rita
Ranch dated December 21, 1984 that was recorded in the office of
the Recorder of Pima County, Arizona on December 21, 1984 in
Docket 7435 commencing at Page 674 (the "Declaration").

The Declaration provides, in Article V, Section 1, for the
Architectural Review and Control by the Declarant of the Property
referred to in the Declaration. In order to aid and assist the
owners of Property contemplating Residential Development upon the
Rita Ranch the Declarant hereby establishes the Design Guidelines
for Residential Development at Rita Ranch as are set forth on
Exhibit "A", attached hereto and incorporated herein by
reference.

7991 620

ACCOMMODATION RECORDING
WITHOUT FEES IN PIMA

087-322

BWB022.019
102186

IN WITNESS WHEREOF, the Declarant has executed this Establishment of Design Guidelines for Residential Development at Rita Ranch as of the day and year first above written.

"Declarant"

PIMA SERVICE CORPORATION,
an Arizona corporation

By: *David R. Egan*

Title: *Vice President*

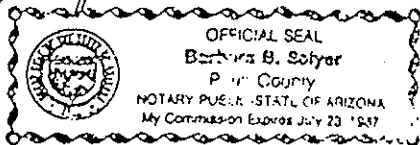
STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me by *David R. Egan*, as *Vice President* of PIMA SERVICE CORPORATION, this *10th* day of *March*, 198*6*.

Barbara B. Salys
Notary Public

My commission expires:

July 23, 1987



When Recorded, Return To:

Aries Enterprises Ltd.
2200 E. River Road, Suite 116
Tucson, AZ 85718
Attention: Adaline Kleamcdson

EXHIBIT "A"

DESIGN GUIDELINES FOR
RESIDENTIAL DEVELOPMENT
AT
RITA RANCH

I. INTRODUCTION

A. Purpose

The purpose of these Design Guidelines ("Guidelines") is to ensure that development of consistently high quality occurs within Rita Ranch, thus protecting and enhancing the investment of those locating there. Used in conjunction with the Declarative Restrictions, the material contained herein provides a basis for directing and evaluating the planning, architectural and landscaping design of improvements to each Parcel and providing a guideline upon which the responsible governmental agency's design review process can be based. The ultimate purpose is to produce a high quality of design and development of which owners, developers and the community can be equally proud.

B. Goals and Objectives

1. To ensure the protection of property values and enhancement of investment both within Rita Ranch and within surrounding properties.
2. To promote attractive, high quality design and development which upgrades the area's natural environment and identity and is compatible with existing and future surrounding uses.
3. To encourage imaginative, innovative planning and design of facilities and sites while providing flexibility to respond to changing future conditions.

4. To create variety and interest in development through a high standard of architectural and landscape design.

C. Application

These Guidelines shall apply to that real property known as Rita Ranch. These standards shall be applied in addition to any plat on file with the Pima County Records Office.

The responsible body for administering, reviewing and enforcing these Guidelines shall be Pima Service Corp. as described in the Declaration of Protective Restrictions for Rita Ranch, as declared by Pima Service Corp. ("Declarant").

The material set forth in these Guidelines shall apply throughout the residential areas of Rita Ranch. For those criteria which are not explicitly stated herein, the responsible governmental agency's requirements shall prevail.

D. Jurisdiction

The standards contained within these Guidelines are intended to be compatible with the City of Tucson and not in conflict with the standards of Pima County. References to submittals for City of Tucson approval shall also be interpreted as submittal to Pima County.

II. ARCHITECTURAL CONTROL

A. Architectural Review

To ensure compatibility of the land use, exterior design and the location of improvements with surrounding structures and topography, to ensure visual continuity and the compatibility of the architecture within Rita Ranch, to ensure that appropriate common areas, easements and offsite improvements are created and to promote a quality development throughout Rita Ranch, certain architectural controls shall apply to the Property as set forth in this Section.

No building, structure, improvement, alteration, repair, rebuilding, site clearing, excavation, grading, landscaping, wall, road, fence, sign, utility installation, or any other activity which in any way temporarily or permanently alters any portion or all of the Property from its natural state or alters any improvements anywhere on the Property ("Improvements Work") shall be commenced without prior approval and written authorization of the Declarant as set forth below.

To obtain the Declarant's approval, the following procedure must be successfully completed unless the Declarant grants an express written waiver of the requirement.

1. Submission of Construction Documents for Review.
2. Final Conformance Inspection.

A detailed description of the information required for this procedure is included in Appendix A.

The Declarant shall approve the procedure in writing and shall base its approval on the standards and guidelines set forth in this document and in the Declaration of Protective Restrictions for Rita Ranch. Approval of Step 1 shall be received prior to any site clearing or building.

All forms, plans and documents shall be submitted in duplicate with one copy to be retained by the Design Review Committee and one returned to the applicant to:

Pima Service Corporation
c/o Aries Enterprises, Ltd.
2200 E. River Road, Suite 116
Tucson, AZ 85718

B. Variances

The Declarant shall have the authority, in its sole discretion, to grant written variances from the architectural requirements set forth in this Article II. The decision of the Declarant on all matters submitted to it pursuant to this Declaration or any subsidiary or Supplemental Declaration shall be final.

C. Construction Obligations

Any development, construction, grading, landscaping, work, additions, alterations, maintenance, or any other activity or Improvement Work affecting the Property shall be done in workmanlike manner and where the Declarant has approved a plan, the work must be done in accordance with that plan. All development, grading, erections, construction, or additions shall interfere to the least extent possible with the enjoyment and use of other Parcels. Any damage to other Parcels or Improvement Work shall be immediately repaired, replaced or restored at the expense of the Owner causing such damage. Destruction of the natural vegetation and topography shall be kept to the minimum. In no event shall access to other Parcels be obstructed or impaired. During construction, Parcels shall be kept reasonably clear of trash and debris.

D. Landscape Preservation

To the extent possible, indigenous and natural vegetation shall be preserved.

E. Subdivision Platting Requirements

Every Owner shall be responsible, at their expense, for compliance with all applicable laws, rules, regulations and ordinances governing Improvement Work, including, but not limited to, the subdivision platting requirements of applicable governmental entities.

F. Liability

The Declarant or its Reviewing Agent shall not be liable for any project or plan changes required by Pima County or the City of Tucson, and Owners assume all risk for whatever changes must be made or for any resubmission to the Declarant required. The Declarant or Reviewing Agent will not be liable for any damage, loss or cost suffered or claimed on account of (a) the approval or disapproval of any plans, drawings or specifications; (b) the construction or performance of any work; or (c) the alteration, development or maintenance of any Parcel.

III. DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

A. Storm Drainage

The design of storm drainage facilities shall ensure the acceptance, conveyance and disposal of storm runoff without damage to the street or to adjacent properties. All Improvement Work shall be consistent and compatible with the master drainage plan prepared by Pima Service. Conformance with the drainage plan may require acceptance of the flow from another Parcel.

1. Storm water conveyance structures may include piping, concrete boxes, and lined or unlined open channels. The determination of specific design applications shall be based on drainage area, channel configuration, existing upstream and downstream improvements or adopted improvement plans, and shall be arrived at in consultation with the City of Tucson and appropriate responsible public agencies.
2. Where possible, exposed storm drainage facilities should be visually screened from view as seen from major public streets, unless such screening adversely affects the efficient function of the storm drainage system. Techniques for visual screening include berming, use of wall or fences, use of plant materials, or the physical location of storm facilities so as to make them less visible.

3. Storm drainage easements shall be provided as required to provide the safe conveyance of runoff through development areas.
4. Any required detention/retention facilities will be incorporated into the site design in such a manner as to be aesthetically compatible with the overall design of Rita Ranch.

B. Utilities and Lighting

1. All utility lines shall be underground, except as provided in Article IX, Section 4 of the Declaration of Protective Restrictions of Rita Ranch.
2. Above ground transformers, utility cabinets and utility meters shall be grouped wherever possible, shall be located out of the public view, and shall be screened with vegetation, fencing, walls, berms or a combination of these techniques. Unobstructed access shall be provided as required by utility companies.

C. Parking

1. On-street parking, except for emergency vehicles, is prohibited along all collector and arterial roadways within Rita Ranch.
2. Off-street parking development areas shall conform to standards set forth in the City of Tucson Zoning Ordinance, Chapter 23, Article IV, Division 1.

D. Landscaping and Screening:

Plants throughout the site shall be selected based upon their drought resistant qualities and proven suitability to the climatic area. Consideration shall be given to the ultimate size and form of each proposed species, thus avoiding excessive levels of maintenance in the future. The suggested landscape/plant materials are contained in Appendix B. Finish grading for all landscaped areas shall be coordinated to provide a smooth rolling terrain characteristic that blends slope areas with flat building pad areas. The use of earth mounds is recommended to soften the view to parked vehicles. Finish land form and grade shall be an integral part of the landscape theme.

To protect the integrity of the landscape installation, special attention shall be applied to the drainage solution for the site. The disposition of water, in the form of natural rainfall and irrigation, shall be carefully considered and handled. Surface and subsurface systems should be utilized. A minimum slope of 2% for drainage in landscape areas is recommended. All excess water shall be directed to the nearest drainage structure or street drainage system.

Due to conditions of initial grading and the lack of adequate topsoil, existing topsoil will require treatment with necessary soil amendments to promote healthy, vigorous plant growth. Existing soil lacks basic required elements which must be added.

It is intended to encourage the use of trees for continuity of themes. The integration of plant material will blend the total design concept of the entire project.

1. Ground cover: To establish continuity, inert ground cover shall be used along with low-growing ground cover plants (from flats) or prostrate-form shrubs (1 gallon size minimum) for the ground plane treatment to be repeated in all planting areas. No natural earth shall be visible in planted areas. The ratio of plants to inert ground cover shall be no less than fifty percent (50%) plants to fifty percent (50%) inert ground cover.
2. Shrubs: To provide accents at selected points and for buffers or screens, where required, shrubs shall be used. Accents are necessary at vehicular and pedestrian points of entry and shall be installed as 15-gallon size minimum. Screens are needed to limit the view of parking, storage, and loading areas from adjacent streets, as well as for above-ground utility elements and trash facilities. These screens shall be minimum 5-gallon size, dense evergreen plants, spaced not more than 36 inches apart to provide a solid screen within two years. Buffers are necessary where adjacent land uses are incompatible, and must provide a dense visual barrier. Type, size and spacing is the same as for screens.
3. Trees: Shade trees are required in all parking areas and shall be spaced to provide head-to-head growth upon maturity. Minimum-size shade trees to be installed are 15 gallon. All landscaping installed in the vicinity of street and driveway intersections shall be sized, located and maintained so as not to interfere with a safe sight distance with respect to vehicular traffic.

E. Fencing and Walls

Walls may be used as entry statements, for screening of unsightly uses, to separate dissimilar uses, and to create privacy. Wall height shall not exceed four (4) feet at entries or six (6) feet at screening conditions. Where wall lengths are greater than fifty (50) feet in a continuous run, that length shall be relieved by a projection, offset, staggering of planes or inset features. As an example, projections and insets could measure three (3) feet wide by one and one-half (1 1/2) feet deep, and shall occur at distances not to exceed forty (40) feet.

Where fencing is needed between buildings or for screening or separation, it shall be masonry of a design approved by Pima Service Corporation. Fencing around each subdivision should conform to the design shown in Exhibit C.

F. Sign Design Guidelines

Prior to erection of any and all signs within Rita Ranch the Owner must submit to the Declarant a detailed plan and specification showing the size, design, shape, height, materials, colors, location and other material attributes of said sign, as provided in Article V, Section 1C of the Declaration of Protective Restrictions for Rita Ranch. The erection of a sign may commence after Declarant's written approval of the above described items.

No sign shall be erected or located in such a manner as to confuse traffic, to interfere with its orderly flow, or to impair its visibility. All signs shall be located within the private property limits, shall not be closer than 5 feet to the property line nor within 20 feet of the property corner of any corner lot. Where possible, all site signs shall conform to the description attached as Exhibit D. Color samples are available from the Declarant upon request.

Each individual site may be identified with its own monument sign located within 20' from the property line if on a major street. Acceptable sign materials are: concrete, stucco or masonry. Alternate proposals for signage appropriate for residential areas will be considered by the Declarant; but, in general, surface-mounted, backlighted metal letters or externally illuminated metal letters or cast-in letters are recommended. Internally illuminated plastic-faced letters on signs will not be approved. All signs shall meet all criteria required by the City of Tucson.

Ancillary signage such as: stop signs, directional signs, (building identification, etc.) will be consistent as to size, color, materials, type face, and mounting heights with the site's own monumentation sign.

G. Architectural Standards

1. Exterior Materials and Colors: Colors, materials, textures and finishes shall be selected in all exterior elevations of the buildings and walls to achieve a total continuity of design and to maintain compatibility and quality level with adjacent or nearby buildings. Exterior materials should consist primarily of stucco, textured, rough or smooth finished concrete, or similar materials. However, this is not to preclude the use of metal details within buildings such as "Corten" steel, painted, polished or reflective metals used as accents or as secondary exterior elements.

In general, subdued earthtone colors are recommended; however, the use of strong accent colors of materials is encouraged to avoid a bland, monotonous appearance.

2. Building Exterior Design: Long building planes such as walls or pitched roof planes should be broken up or interrupted by design elements or architectural features (windows, doorways, cornices, etc.) or by shifting or offsetting of planes so that large uninterrupted surfaces are avoided.
3. Roof Top Design: All roof surfaces must be finished and designed with consideration for buildings which will have visual access to such roof tops.
4. Mechanical Equipment: Without the prior written approval of Declarant, no exterior television, radio, CB or other antennae or satellite dish of any sort shall be placed, allowed or maintained upon any building or improvement used as a residence or any portion of the Property zoned for residential uses. Satellite dishes and antennae may be installed on other buildings or improvements and on other portions of the Property if adequately screened from view.

H. Land use

1. Size of Houses: No house shall be erected, permitted, or maintained in the project which has less than the following number of square feet exclusive of open porches, ramadas, patios, balconies, pergolas, carports, or attached or detached garages:

<u>ZONING CLASSIFICATION</u> <u>APPLICABLE TO LOT</u>	<u>SQUARE FEET</u> <u>OF HOUSE</u>
Single Family	1000 Sq. Ft.
Patio Home	800 Sq. Ft.
Multi-family	600 Sq. Ft.

APPENDIX A

ARCHITECTURAL REVIEW PROCESS
SUBMITTALS

Review for Multi-Family Units Developments:

1. Submit two copies of each:

Development Plans, including:

A. Plat/Site Plan [Form R/R-1] - minimum scale to be 1"=40' - 0," with north arrow, scale, date, owner's name, including the following information:

1. Utility locations
2. Storm drainage
3. R.O.W.'s and easements
4. Roads (Rights-of-Way)
5. Lots (Lot Lines and Dimensions)
6. Parking and walkways
7. Buildings
8. Site structures and features
9. Bike and jogging trails
10. Open space

B. Grading Plan [Form R/R-2] - same as above including topography at a one-foot contour interval.

1. Boundary survey
2. Existing contours
3. Proposed contours, grading plan
4. Key spot elevations

C. Architectural Plans [Form R/R-3] - including:

1. Floor plan
2. Exterior elevations
3. Actual color samples of major exterior materials
4. Unit Mix

D. Landscape Plan [Form R/R-4]

2. Appropriate completed form(s)
[i.e., R/R-1, R/R-2, R/R-3, R/R-4, Final Inspection Form]
3. Fee
4. Construction Schedule

NOTE: Steps C & D (with Forms R/R-3 and R/R-4) must be submitted simultaneously.

Review for Single-Family Homes

1. Submit two copies of each:

Development Plans, including:

- A. Site grading plans [Form R/R-2]

- B. Architectural plans [Form R/R-3] - including:

1. Floor plan
2. Exterior elevations
3. Actual color samples

- C. Landscaping Plan [Form R/R-4]

2. Appropriate completed form(s)
[i.e., R/R-2, R/R-3, R/R-4, Final Inspection Form]
3. Fee
4. Construction Schedule

NOTE: For Single-Family Homes all plans and forms must be submitted simultaneously.

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APPENDIX B

TREES

<u>Botanical Name</u>	<u>Common Name</u>
Acacia abyssinica	Ethiopian acacia
Acacia berlandieri	Texas acacia
Acacia constricta	Whitethorn acacia
Acacia shaffneri	Twisted acacia
Acacia smallii	Sweet acacia
Acacia stenophylla	Shoestring acacia
Acacia willardiana	Palo blanco
Carnegia gigantea	Saguaro
Celtis reticulata	Western hackberry
Cercidium floridum	Blue palo verde
Cercidium microphyllum	Foothills palo verde
Cercidium phraecox	Palo brea
Chilopsis linearis	Desert willow
Cupressus arizonica	Arizona cypress
Fraxinus greggii	Fantex, Palo Grande ash
Fraxinus undei	Mexican ash
Fraxinus velutina	Arizona ash
Lysiloma thornberi	Feather bush
Parkinsonia aculeata	Mexican palo verde
Pithecellobium flexicaule	Texas ebony
Prosopis alba	Argentine mesquite
Prosopis chilensis	Chilean mesquite
Prosopis glandulosa	Texas honey mesquite
Prosopis velutina	Native mesquite

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Rhus lancea

African sumac

Yucca brevifolia

Joshua tree

Yucca elata

Soap tree

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Acacia greggii	Catclaw acacia
Agave species	Larger species
Aniscanthus thurberi	Desert honeysuckle
Atriplex canescens	Four-wing saltbush
Atriplex hymenelytra	Desert holly
Atriplex lentiformis	Quail bush
Berberis trifoliolata	Hollygrape barberry
Buddleia marrubifolia	Butterfly bush
Caesalpinia gilliesii	Yellow bird-of-paradise
Caesalpinia mexicana	Mexican bird-of-paradise
Caesalpinia pulcherrima	Red bird-of-paradise
Calliandra californica	Red fairy duster
Calliandra eriophylla	Fairy duster
Cassia artemisioides	Feathery cassia
Cassia nemophila	Green cassia
Cassia phyllodinea	Silver cassia
Cassia sturtii	Sturt's cassia
Cassia wislizeni	Popcorn bush
Celtis pallida	Desert hackberry
Cordia boissieri	Texas olive
Cordia pariflora	Little leaf cordia

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Dalea pulchra	Indigo bush
Dacylirion wheeleri	Desert spoon
Dodonaea viscosa	Hopbush
Dodonaea viscosa "purpurea"	Purple hopbush
Encelia farinosa	Brittlebush
Ephedra viridis	Mormon tea
Fallugia paradoxa	Apache plume
Ferocactus species	Barrel cacti
Fouquieria splendens	Ocotillo
Hesperaloe parviflora	Red yucca
Justicia californica	Chuparosa
Justica ghiesbreghtiana	Firecracker plant
Lantana camara	Bush lantana
Larrea tridentata	Creosote bush
Leucophyllum frutescens	Texan ranger
Leucophyllum laevagatum	Chihuahuan ranger
Nolina microcarpa	Bear grass
Opuntia species	Cholla and prickly pear sp.
Pennisetum setaceum "Cupreum"	Red fountain grass
Rhus choriophylla	Evergreen sumac
Rhus ovata	Sugar-hush
Rhus trilobata	Squaw bush
Rosa banksia	Tombstone rose
Ruellia californica	Ruellia
Salvia clevelandii	San Diego sage
Salvia greggii	Texas sage
Simmondsia chinensis	Jojoba

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Sophora secundiflora	Texas mountain laurel
Tecoma stans angustata	Arizona yellow bells
Thamnosia montana	Turpentine broom
Vauquelinia californica	Arizona rosewood
Yucca species	Spanish dagger, Spanish bayonet, Lord's candle, etc.

GROUNDCOVERS AND VINES

<u>Botanical Name</u>	<u>Common Name</u>
Acacia redolens	Creeping acacia
Agave species	smaller species
Aloe barbadensis	Aloe vera
Aloe saponaria	African aloe
Antigonon leptopus	Queen's wreath
Aquilegia species	Columbine species
Atriplex semibacata	Australian saltbush
Asclepias subulata	Desert milkweed
Asclepias tuberosa	Butterfly weed
Baileya multiradiata	Desert marigold
Cissus trifoliolata	Arizona grape ivy
Dalea greggii	Prostrate indigo bush
Doxantha unguis-cati	Cat claw vine
Gallardia puchella	Firewheel
Lantana montevidensis	Purple trailing lantana
Oenothera caespitosa	Evening primrose
Oenothera drummondii	Baja primrose
Oenothera speciosa	Mexican evening primrose

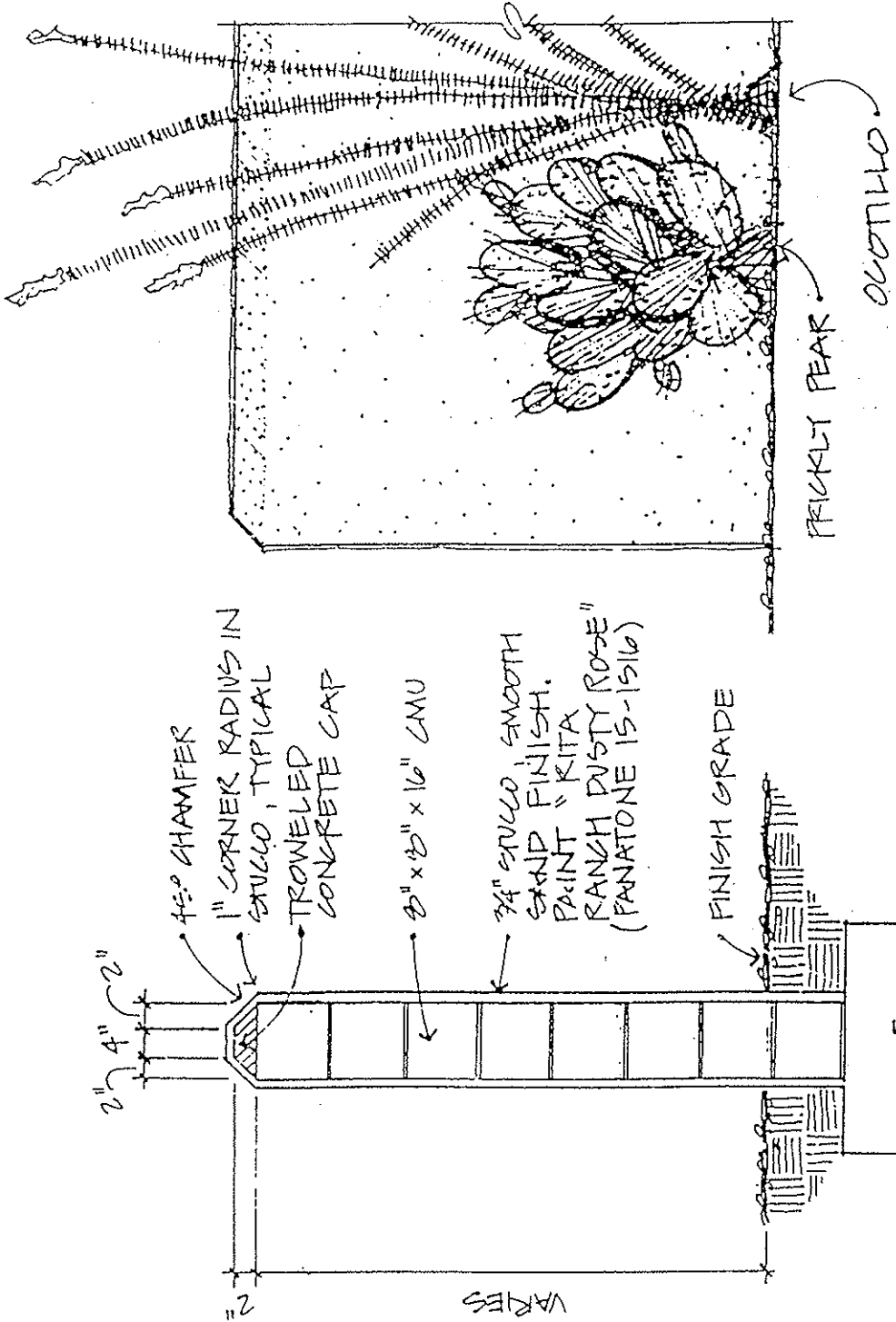
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Penstemon species	several appropriate species
Pentzia incana	Karoo bush
Salvia chamaecparissus	Blue salvia
Sphaeralcea ambigua	Desert mallow
Sphaeralcea grossulariaefolia	Scarlet globemallow
Stacys coccinea	Betany
Verbena goodingii	Desert verbena
Verbena peruviana	Peruvian verbena
Verbena rigida	Rough verbena
Verbena tenuisecta	Purple verbena
Zauschneria latifolia	Hummingbird bush

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ELEVATION

SECTION

2/6/86

RITA RANCH

NOT TO SCALE

LANDSCAPE SCREEN WALL PROTOTYPE

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