

PINNACLE HILL OA - ARCHITECTURAL GUIDELINES

In accordance with the Covenants, Conditions, and Restrictions (“CC&Rs”) for Pinnacle Hill Owners Association, the Architectural Committee (“AC”) reviews Architectural Requests by Members that changes the appearance of their Lot within Pinnacle Hill. The following are Guidelines apply to all Lots located within Pinnacle Hill (pursuant to Arizona Revised Statutes). These Guidelines are implemented in accordance with the AC Rules dated September 2017.

Any change, deletion or addition to any LOT visible from the Public Street must be approved in writing by the Architectural Committee, prior to changes or deletion made.

- 1) **All building and other improvements, visible from the Public street** within Pinnacle Hill must be approved by the AC prior to the commencement of construction. All buildings and structures, shall comply with all applicable City of Phoenix zoning and code requirements; certain lots along the hillside may fall under jurisdiction of the City of Phoenix Hillside Ordinance and each Member is to comply with city requirements relating to such items as grading, drainage and building codes.
- 2) After obtaining any necessary **building permits** from the City of Phoenix, the MEMBER shall proceed in a timely manner with the commencement and completion of all construction work. Such commencement and completion shall occur within 180 days from the date of obtaining the building permit from the City of Phoenix or any date required by the City of Phoenix.
- 3) A **paint palette for exterior paint colors** may be adopted by AC. The intent of the paint palette is to ensure continuity and cohesiveness to the appearance of the community. The palette is a guideline of desert colors. Maintenance of current paint color does not require pre-approval.
- 4) **New exterior colors** of all buildings and structures, visible from the Public street, must be pre-approved based on color samples submitted with the REQUEST. All REQUEST must include the exterior color scheme, including all exterior surfaces to be changed or modified.
- 5) All **exterior building materials** must be approved prior to the commencement of any exterior construction or alteration.
- 6) Acceptable **roof covering materials** shall be concrete tile, or clay tile. “Built-up” type roof covering materials shall not be visible from ground level view.
- 7) If visible from Public Street, **Overhead screens, shade covers, gazebos,** and other similar structures shall be constructed of materials and color to

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match or complement the home. Temporary shade covers shall be taken down within 48 hours.

- 8) All **vent pipe stacks** and any equipment protruding above the plane of the roof and visible from neighboring property must be painted and/or screened to complement the roof.
- 9) **Ground mounted air conditioning** and heating units are required.
- 10) **Downspouts and gutters** shall match the adjacent trim and body, and be maintained in good repair.
- 11) **Gate** material shall be wood, or composite wood slats. Wood gates may be painted or stained to a complementary color. If steel or wrought iron gates are used, finished color must be included on REQUEST.
- 12) **Walls and fences** shall not exceed six (6) feet high as measured from an adjacent grade or as allowed by the City of Phoenix through a variance.
- 13) **Exterior fence or walls**, visible from the public street, will be painted to compliment the body color of the house. Walls must be constructed of concrete masonry unit; stucco covered frame; slump block; or other masonry units. Common Walls directly damaged or destroyed by the act of a Member the Member is responsible to immediately rebuild or repair the Community Common Wall to its original condition without cost to other members. Members shall not allow sprinklers to spray to deliver water on any common wall. No member shall allow any plant (vine) from their lot to attach to the community common wall.
- 14) **Parking of boats, campers, trailers**, is not permitted if visible from the public street.
- 15) **Parking of Commercial Vehicles** (defined as having a gross vehicle weight over 10,000 lbs), overnight is not permitted on Lots.
- 16) **Parking Violations** on Streets are to be reported to the City of Phoenix, and regulated by the City of Phoenix.
- 17) Other than **Yard signs** permitted by the CC&Rs and/or A.R.S. Section 33-1808 and/or other applicable law, no exterior signs may be placed, allowed or maintained on any Lot without the prior approval of the AC.
- 18) **Exterior lighting** must be soft and indirect, no more than 100 watts each with no light sources directed to neighboring properties. Lighting must be shielded so that the light shines primarily on the Lot and does not create a nuisance to adjoining homes or the traveling public.

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- 19) The **landscape** character for Pinnacle Hill is desert suburban landscaping. If visible from the Public street, grading, landscaped berms, rocks, boulders, low walls, patios, special paving, etc. may be used for functional and aesthetic purposes. The height of berms, walls and boulders shall be no more than four (4) feet in height and shall not prevent any visual access to traffic. All berms shall be no more than four (4) feet in height and shall not exceed a slope of 4 to 1.
- 20) **Landscape materials** shall be of the “long-lived” variety such as trees and shrubs, cacti and succulents. “Short-lived” plant materials such as ground covers, perennials and annuals may be used only as a supplement to “longer-lived” species.
- 21) **Trees, shrubs or plants** of any kind on any Lot or Parcel shall not overhang or encroach upon any sidewalk or bike path from ground level to a height of eight (8) feet. All newly installed trees should be setback a minimum of ten feet (10') from all property lines to prevent damage to common area walls due to the watering requirements.
- 22) Members with **citrus trees** shall be responsible for picking up fruit in a timely manner to prevent feeding of unwanted wildlife.
- 23) **Planted vegetation** is to be maintained in a neat, clean, healthy condition or replaced with equal species and size. Members are responsible for erosion and weed control on their lots.
- 24) All new installations of landscape materials visible from the Public street, may not include **artificial rock, lava rock, white rock, or painted rock**.
- 25) **Vines** are not permitted on exterior home walls, perimeter walls or common walls (with community parcels and public streets).
- 26) Acceptable **Landscape border** between parcels includes brick, concrete, flagstone borders or any other border approved by the AC.; Metal and/or plastic edging is not permitted.
- 27) No **artificial flowers** are to be placed in the front yard that are visible from the street. Artificial flowers are permitted on the entry porches or front door only.
- 28) **Security doors** shall be permitted provided that they are of a color to match or complement the front door trim or body color of the home. Silver colored aluminum doors are prohibited.

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- 29) No **radio, stereo, television, broadcast or loudspeaker unit**, of any kind, may be mounted to the exterior any building so as to be visible from the Public street.
- 30) **Basketball goals**, backboards or portable goals may be placed on a Lot without prior written approval of the AC. All basketball equipment must be maintained in like new condition at all times.
- 31) **Flagpoles** shall be limited to the height of the rooftop of the member's home. Other than flags permitted by the CC&Rs and/or A.R.S. Section 33-1808 and/or other applicable law, no flags are permitted without prior approval of the AC.
- 32) All **clothes drying** facilities must be located and maintained exclusively within a fenced yard or otherwise concealed from the view of neighboring or public property.
- 33) All **exterior mounted security devices**, including cameras, motion detectors, and motion sensitive lights if visible from the Public street.
- 34) No **storage sheds or storage** of patio heaters, umbrellas, pool equipment poles, and/or outdoor items shall be visible from public street. Any storage shed finishes shall match the home color and scheme.
- 35) Prior approval is not required for **benches, pots and other movable items** located on the front porch. This exemption is not intended to allow for storage of items on the front porch that do not serve an apparent decorative purpose.
- 36) No **garbage or trash** may be placed on any Lot except in covered containers meeting the specifications of the City of Phoenix. Trash containers must be stored out of public view except during pick up days. Garbage cans are to be placed in the street and not on the sidewalk which impedes pedestrian traffic.
- 37) **Bulk trash** may only accumulate nine (9) days prior to pick-up, the City of Phoenix schedules the bulk trash pickup days.
- 38) **Permanent window coverings** must be installed on all windows, which are visible from a public street or common area. No aluminum materials, bed sheets, newspaper or other reflective materials may be installed in windows. All exterior coverings or treatments used to shield or decorate openings visible from a public street, shall be complementary in color to paint scheme of home. Window coverings, if viewable from public streets or common area property must not reflect any offensive language, pictures, or slogans that may be detrimental to any person of a constitutionally protected class.

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- 39) The loading and unloading of an **RV or Travel Trailer** (not for use for living or housing purposes) are restricted to 48-hours of street parking or Lot parking after initial arrival at residence. Pop outs are not to be used when parked on public streets and not obstruct the street or sidewalk.

- 40) **POOLS ARE NOT TO BE DRAINED INTO THE CITY OF PHOENIX STREETS.** The City of Phoenix statute instructs homeowners to use Sewer clean-out as means to drain pools or hot tubs. Violations may be reported to the City of Phoenix by the AC.


These amended and restated Architectural Guidelines shall become effective immediately.

Approved by the Board of Directors on this 18th day of October 2017 by a vote of all in favor and none opposed.

 10/18/17

Mike Coffman, President

Sherry Klusman, Vice President
 10/18/17

Rebecca Lewis, Secretary & Treasurer
 10/18/17

Walt Godbehere, Member at Large

