

**UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
PARADISE NORTH AND SOUTH HOMEOWNERS ASSOCIATION
c/o AAM, LLC
1600 W. Broadway Rd., Ste 200
Tempe, AZ 85282
(602) 957-9191**

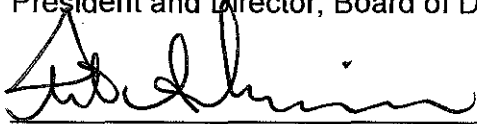
The undersigned, constituting all of the members of the Board of Directors of Paradise North and South Homeowners Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board.

RESOLVED that the Board of Directors hereby adopts the attached Architectural Rules dated February 15, 2016.

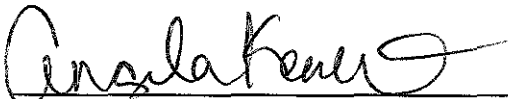
IN WITNESS WHEREOF, the undersigned have executed this consent as of the 21 day of March, 2016.



Christian Passalacqua
President and Director, Board of Directors



Trent Schreiner
Vice President and Director, Board of Directors



Angela Kent
Secretary/Treasurer and Director, Board of Directors

Paradise North and South
Homeowners Association

ARCHITECTURAL RULES

February 15, 2016

**PARADISE NORTH AND SOUTH HOMEOWNERS ASSOCIATION
ARCHITECTURAL RULES**

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PARADISE NORTH AND SOUTH HOMEOWNERS ASSOCIATION
Architectural Rules

I. INTRODUCTION

Paradise North and South Homeowners Association is a community designed to respect the climate and regional character of its location, minimize environmental impact and maximize water and energy conservation principles. In order to implement and preserve these principles, these Architectural Rules have been established to maintain certain standards by which the community may grow and develop.

The Architectural Rules provide an overall framework and a comprehensive set of guidelines by establishing criteria for the design, size, location, style, structure, materials and color of architecture and landscaping, as well as relevant criteria for the construction or modification of all Improvements made by any party other than the "Declarant". They also establish a process for the judicious review of proposed Improvements or alterations. However, the Architectural Rules are not the exclusive basis for decisions of the Architectural Committee, and compliance with the Architectural Rules does not guarantee approval of any application.

All terms used but not defined herein shall be given the meanings ascribed to them in the Declaration of Covenants, Conditions, Restrictions and Easements for Paradise North and South Homeowners Association (the "Declaration") and any supplements or amendments thereto, unless the context requires otherwise. The Architectural Rules will be administered by the Architectural Committee pursuant to Section 5.10 of the Declaration.

In the event of conflict between the Architectural Rules and any government ordinance, building code or regulation, the more restrictive standard shall prevail.

II. ARCHITECTURAL REVIEW PROCESS

APPLICATION PROCEDURE

Submittal

Application and plans (which will be kept on file with the Association) should be forwarded to:

Paradise North and South Homeowners Association

c/o AAM, LLC

1600 W Broadway Rd., Ste 200

Tempe, AZ 85282-1112

602-957-9191 Fax: 602-870-8231

The following information must be included with each submittal;

1. Modification Request Form – a completed application form (copies of which can be obtained from the Management office)
2. Plot Plan – A site plan showing dimensions, relationship to existing dwelling and property lines (setbacks). Measurements must be written on plans.
3. Elevation Plans – Plans showing finished appearance of the proposed addition or change in relationship to existing dwelling. An accompanying photograph of the proposed location would be helpful.
4. Specifications – Detailed description of materials to be used and color samples.

All buildings and structures erected within Paradise North and South and the use and appearance of all land within Paradise North and South shall comply with all applicable County zoning ordinances, building codes and other ordinances as well as the Declaration and these Guidelines.

NOTE: Only Lot owners may request approval. Requests for approval may be submitted only after the closing on a Lot.

Review – Approval and/or Disapproval.

No request for approval of a Modification shall be deemed complete until the Owner requesting the approval has received a written notice (the "Architectural Submission Notice") from the Board stating that all supporting information, plans and specifications requested or required by the Board, have been submitted to the Board and all fees required, if any, pursuant to Section 3.1.7 of the Declaration have been paid. If the Board fails to approve or disapprove an application for Modification approval within sixty (60) days after the Board has delivered its Architectural Submission Notice to the Owner if no Design Approval Meeting is required to be held under Applicable Laws or pursuant to any Architectural Rules, or within thirty (30) days after any Design Approval Meeting is so held, Board approval of the requested Modification will not be required and Section 3.1 of the Declaration will have been deemed to have been complied with by the Owner who had requested approval of such Modification. The Board may disapprove plans and specifications for any Modification which must be submitted to the Board for approval in its sole and absolute discretion.

Review and approval or disapproval will include but not be limited to, consideration of material, colors, consistency with the external design and color of existing structures on the Lot and to neighboring lots. The location of the improvements with respect to topography and finished grade elevation will also be considered.

The Architectural Committee, Board, Declarant and Designated Homebuilders shall not have any liability in connection with or related to approved or disapproved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition or its effect upon existing or future damage. Review of plans by the Architectural Committee is for aesthetic purposes only.

Approval Expiration – Construction must be started within 90 days of the date of the Notice of Modification Approval of the applicable application or the Architectural Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Guidelines.

Construction Period – Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Architectural Committee's discretion), such construction shall be completed within six (6) months after the date of the Notice of Modification Approval of the applicable application.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE ARCHITECTURAL COMMITTEE MUST APPROVE ALL PLANS. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE ARCHITECTURAL COMMITTEE.

III. ARCHITECTURAL AND DESIGN CHARACTER

1. The architectural design of all additions, alterations and renovations to the exterior of any Residential Dwelling shall conform to the design of the original Residential Dwelling in style, detailing, materials and color.
2. The height of any addition to an existing Residential Dwelling shall not be higher than the original roof line.
3. All additions to Residential Dwellings shall be built within the setback lines originally established for Paradise North and South Homeowners Association or as changed by the Declarant or Developer with the requisite approval of the City of Phoenix.
4. All materials used in the maintenance, repair, addition and alteration of any structure or Improvement subject to review hereunder, shall match those used in the initial construction of the Improvement as to color, composition, type and method of attachment. The Architectural

Committee may allow substitute materials if it deems such materials to be compatible with the theme of the Community.

5. No addition, alteration or renovation of an existing Residential Dwelling or any other activity on a Lot may alter the established Lot drainage (as established by the Declarant).
6. Any addition or change to a Residential Dwelling shall be within the model selection choices offered by the original Builder, or if it was not offered by the original Builder, may not exceed ten percent (10%) of the footprint of the Residential Dwelling.

IV. ARCHITECTURAL RULES

A. ACCESSORY STRUCTURES - Accessory structures shall include gazebos, ramadas, pergolas, etc. These structures must be set back at least three (3) feet from all surrounding property lines. They require Committee approval if they are taller than the surrounding fences or are Visible from Neighboring Property to include other Lots or Association Common Areas. The intent is to use colors that are consistent with the Community; however, materials are subject to review by the Committee. If it is felt that the materials will not last in the Arizona weather, the Committee has the authority to request additional information or require that the materials be better suited to our climate. Any lighting proposed for accessory structures must be included in the submittal and approved by the Committee prior to installation.

Accessory structures may be erected in Private Yards only, subject to prior review and approval by the Committee and subject to the following guidelines: (a) the maximum roof height is ten (10) feet at the highest point; (b) ramadas or gazebos must be painted or stained to complement the house color; (c) pergolas must contain an open slatted roof and must be painted to complement the body color of the home; (d) support pillars must be painted to complement the body color of the home or faced with stone accents as applicable to the Community; (e) palapas or tiki huts will not be considered for approval.

See STORAGE SHEDS below for additional information in regard to Storage Sheds.

B. ANTENNAS AND SATELLITE DISHES - the Association may not prohibit or unduly or unreasonably restrict the placement of satellite dishes and antennas of the types covered by the Federal Communications Commission rules promulgated pursuant to the Telecommunications Act of 1996, as amended from time to time commonly known as the Over-the-Air Reception Devices or *OTARD Rule* ("FCC Rules"). However, nothing shall preclude the Association from adopting reasonable safety and/or architectural aesthetics Rules which do not impede the Owner's ability to obtain adequate reception from a protected class of satellite dishes or antennas within the scope of the FCC Rules. Without limiting the foregoing, all satellite dishes or antennas within the scope of the FCC Rules shall be ground-mounted and placed in the Private Yard of a Lot unless, as a result of such placement, the Owner is not able to obtain a satisfactory signal as defined in the FCC Rules. Placement of Antennas and Satellite dishes shall be installed in the following locations, listed below in order of preference:

1. A location in the Private Yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the backyard of the Lot;
3. On the roof, but completely below the highest point on the roof line;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the Public Yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

All brackets and cables used for installation of the dish must be securely attached and painted to match the color of the surface to which they are attached.

C. AWNINGS AND OTHER ARCHITECTURAL FEATURES - Awnings, canopies, shutters, security shields, tile, iron, stone or other such architectural features on the front of the Residential Dwelling must conform to the theme and color scheme of the Residential Dwelling and Community.

Awnings or canopies must be a high quality and durable fabric of a solid color. Patio awnings must be retractable, horizontally stabilized and made of quality material. The total square footage of the patio must not exceed ten percent (10%) of the livable square footage of the Residential Dwelling. Submittal of such items must include a drawing with the location of the proposed installation, a sample of the material to be used, colors and designs. Owners shall be responsible for the maintenance and repair of such items. The Association retains the right to determine when items must be cleaned, repaired or replaced due to weathering, fading, tearing, etc.

D. BASKETBALL GOALS - No basketball goal, backboard or similar structure or device shall be placed or constructed on any Lot or Parcel so as to be Visible from Neighboring Property without the prior approval of the Architectural Committee, including without limitation, approval as to appearance, height and location.

No basketball backboard, hoop or similar structure shall be attached to a Residential Dwelling or other structure. Basketball backboards, hoops or similar structures attached to a free-standing pole may be placed in the Public Yard to the side of the driveway provided the location, style, and color of the basketball backboard, hoop, and free-standing pole or similar structures are approved in writing by the Architectural Committee. Basketball hoops must be located a minimum of 20 feet from all side and rear property lines of the Lot.

Portable basketball goals need not be submitted for approval. Except when in use, portable basketball goals, hoops or courts shall be stored in the garage or in a manner that is not Visible from Neighboring Property. Goals may not be placed on the sidewalk, curb or street at any time. All goals must be maintained in good condition.

E. CLOTHES DRYING FACILITIES - No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed or maintained on any Lot, Parcel or other property so as to be Visible from Neighboring Property.

F. COURTYARDS - Walled courtyard areas are defined as an enclosure of the front portion of the residence to create a private/semi-private walled area. Courtyard walls must be constructed of concrete masonry unit (CMU) block and be stucco and painted to complement the body color of the home. Courtyard walls may be enhanced by stone or other accents that are consistent with that used on the homes within Paradise North and South. Front walls enclosing entry areas creating a private courtyard shall be no more than forty-eight (48) inches in height. Front courtyard pillars/columns are limited to a maximum height of fifty-two (52) inches. Modifications to courtyard wall and pillar height requirements may be made on a case-by-case basis with strong consideration given to the home series and elevation. Owners must submit detailed information with exact height, materials to be used, picture or drawing of the home series and elevation. The placement of 'Coach Light' type fixtures and planting pots is permitted on top of the pillars/columns. All wiring and irrigation for coach lights and pots must be concealed within the body of the pillar. The location of front courtyard walls shall be around the front entrance area of the house creating a courtyard that does not encroach into the building setback line.

The color of the planting pots must complement the body color of the home. Courtyard walls and pillars/columns, as described, cannot be outside the building setback area.

A courtyard arch may be constructed, but must meet the following criteria:

- A minimum twenty-four (24) inch depth.
- Ten (10) feet at the highest point.
- Be stucco and painted to match the body color of the home or finished with accents as applicable to the Community.

All gates installed on courtyard entrances must be submitted to the Committee for approval.

G. DECORATIVE ART ON HOUSES/LAWN ART Decorative Art on houses shall be neutral in color and may be limited in number, so as to not dominate the appearance of the home. Dimensions of decorative art shall be no greater than three feet (3') in length, width, and height. Potted plants are not considered yard art; however, pots that are larger than four (4) feet tall or four (4) feet wide or that are in non-natural or non-neutral colors should be submitted for approval if Visible From Neighboring Property.

H. DRAINAGE - No Residential Dwelling, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, divert, interfere with or change the direction of flow of water in accordance with the drainage plans for the Community, or any part thereof, or for any Lot or Parcel as shown on the drainage plans on file with the City of Phoenix. Each Owner shall, at their own expense, maintain the drainage ways and channels on their Lot or Parcel in proper condition free from obstruction.

I. DRIVEWAY EXTENSIONS AND SIDEWALKS - Driveway extensions will be reviewed for approval providing the following conditions are met:

1. Only driveway extensions located on the side yard of the property will be considered; however, extensions not to exceed two (2) feet in width shall be permitted on the interior and/or exterior sides of the existing driveway.
2. Submittals must include a plot plan with the following noted thereon: (a) the location and dimensions of the proposed extension; (b) the existing driveway dimensions; (c) the total linear feet of Lot frontage; and (d) the material proposed for the driveway extension.
3. The total parking area may not exceed thirty (30) feet of contiguous frontage or fifty percent (50%) of the Lot width (existing plus extension) as measured at its widest point, whichever is greater.
4. Driveway extension must be at least one (1) foot off of the side Lot line.
5. Painting of paved surfaces that will be Visible from Neighboring Property is prohibited.

Sidewalks installed to utilize the side gates do not need to be submitted if all of the following conditions are met:

1. The additional sidewalk is four (4) feet or less in width and is setback one (1) foot or more from the property line and one (1) foot or more from the home.
2. Such setback areas between the property line and the sidewalk and the home and the sidewalk must have groundcover installed to match the existing Public Yard ground cover (i.e., decomposed granite, grass).

Sidewalks that do not meet the above conditions must be submitted for approval and will be considered on a case-by-case basis. Additional sidewalks in any other location must be submitted for approval.

J. EXTERIOR LIGHTING – Except as initially installed by Declarant, no spotlights, floodlights, or other high intensity lighting shall be placed or utilized on any Lot which will allow light to be directed or reflected in any manner on the Common Area or onto another Lot.

Exterior lighting shall be permitted on a Lot or Parcel so long as (i) the source of such lighting is not Visible from Neighboring Property; (ii) the source of the lighting is not pointed at or directly illuminates any neighboring property; (iii) such lighting is limited to that which is reasonably necessary for the safety and convenience of the Residential Dwelling Owner; and (iv) all lighting or illumination sources shall be hooded or shielded in accordance with any applicable governmental light pollution, glare reduction and energy conservation standards. Neighboring property for this section shall include Lots and Parcels, common areas, streets, and Open Mountain or field areas. Notwithstanding the foregoing, but subject to reasonable regulations by the Architectural Committee, exterior floodlights may not continuously remain on after 10:00 PM.

Owners may display holiday lights and/or decorations located or visible from outside their Residential Dwelling, if the decorations are of reasonable size and scope and do not disturb the quiet enjoyment of other Owners in the Community by excessive light or sound emission or by causing an unreasonable amount of spectator traffic. Holiday decorations and/or lights may be displayed in season only from November 20 until January 20 and during other times of the year, from one week prior to and one week after any nationally recognized holiday.

K. FLAGS AND FLAGPOLES - Per Arizona Statute, display of one of the following flags shall be permitted: American, Arizona State, United States Air Force, United States Army, United States Navy, United States Marine Corp or United States Coast Guard, POW – MIA, Gadsden or an Arizona Indian Nation flag.

Prior approval of the Architectural Committee is required for flagpoles that are installed in the front or Private Yard of the Lot at least fifteen (15) feet from the property line. The height of the flagpole shall be no greater than the height of the highest point of the roofline. Flagpoles that are house mounted below the roofline of the Residential Dwelling require prior approval of the Architectural Committee. Only one flagpole of any type (free standing or house mounted) is allowed on a Lot.

L. GARAGES - The interior of all garages shall be maintained in a neat and clean condition. Garages shall be used only for the parking of vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or for hobby/recreational usage without the prior written approval of the Architectural Committee and applicable City and State Zoning and Code requirements. Garage doors shall be kept closed at all times except to the limited extent reasonably necessary to permit the entry or exit of vehicles or persons. No merchandise or other items, to include vehicles of any type, shall be placed, maintained or displayed for the express and sole purpose of sale in front of the garage or in any part of driveways, unless specifically approved by the Architectural Committee.

M. GATES - Double gates may be installed in Paradise North and South to allow wider access ways to Private Yards. Double gates will not be allowed on side streets of corner lots. Double gates should be of the same type, design, and color as the originally installed single gate. Shrubs, trees, or other plants should be located between the Residential Dwelling and the double gates, where possible.

When gates are in need of maintenance, a Lot owner with wrought iron gates with wood inserts must paint the wrought iron to match its original color and must maintain the wood in its natural color.

Gates of any kind on Boundary Walls or on Lots bordering common areas are prohibited.

N. 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 Lot owner will be required to maintain the addition in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of materials to be used, warranty by the manufacturer and the name and telephone number of the installer.

O. HOLIDAY DECORATIONS AND LIGHTING - For the holiday seasons that occur during November and December, decorations may be displayed beginning November 20th and must be removed by January 20th. For other seasonal holidays, decorations may be put up one week before the holiday and must be removed within one week after the holiday.

The Committee reserves the right, on a case-by-case basis, to determine if decorations may be offensive to Association members or cause any kind of disturbance based on size, quantity, color, location or other such criteria. The Committee reserves the right to require immediate removal of said offensive items on a case-by-case basis.

P. PAINT COLORS - Prior to exterior painting, the Architectural Committee must approve proposed colors.

Q. PARK BENCHES OR OUTDOOR FURNITURE - Park benches and other outdoor furniture are allowed in the Public Yards, front porch or courtyard areas of the home so long as they are of natural, earth tone colors to complement the home and are kept in like new condition. These items shall be located behind the most forward portion of the home, including the garage, when situated in the Public Yard setting. White or brightly colored resin benches, tables, chairs or chaises are prohibited if Visible from Neighboring Property.

R. PATIO COVER ADDITIONS - Patio cover additions shall be of the same design as those offered by the original Builder. If proposed patio cover addition was not offered by the original Builder, such addition may not exceed ten percent (10%) of the footprint of the Residential Dwelling.

Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers not installed by the Declarant will need to be reviewed by the Committee on an individual basis prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

S. PLAY STRUCTURES - Play structures installed in Private Yards without a play platform covered by neutral colored awnings, do not exceed a height of eight (8) feet from ground level, are placed a minimum of three (3) feet from all Boundary Walls between neighboring Lots; shall not require Committee approval. Swing sets and play structures that have play platforms and exceed eight (8) feet in height, must be submitted to the Committee for approval.

The maximum height for a play platform on a play structure shall be five (5) feet from ground level. No play structure shall exceed twelve (12) feet in height to include any canopy or roof. All play structures must be setback a minimum of three (3) feet from all surrounding property lines. Any canopy on the play structure must be an approved color blending with the color of the dwelling stucco.

Trampolines, batting cages or any other playground equipment that shall be Visible from Neighboring Property must be submitted to the Committee for approval. Such items shall be placed a minimum of three (3) feet from all neighboring boundaries and shall not exceed twelve (12) feet in height. Safety nets, if any, must be brown, black or a neutral color with supports painted to match the net.

All playground equipment must be maintained in good condition at all times.

ALL PLAY EQUIPMENT MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE PRIOR TO INSTALLATION.

T. POOLS, SPAS AND JACUZZIS - In ground swimming pools do not require the prior approval of the Committee subject to the following restrictions: (a) an Owner may remove all or part of a Boundary Wall other than a portion of a Boundary Wall comprising part of a Residential Dwelling,

provided the Owner gives reasonable notice to the adjoining Owners and Residents that all or part of the Boundary Wall will be removed and the Owner desiring to temporarily remove a portion of the wall makes appropriate arrangements (including the erection of a temporary fence or barrier) or pays appropriate compensation for the protection of children and pets on the adjoining Lot. Any Owner removing all or part of a Boundary Wall pursuant to Section 7.5 of the Declaration shall rebuild and restore the Boundary Wall to its prior condition at such Owner's sole cost and expense within a reasonable time after entry through the Boundary Wall is no longer necessary in connection with the construction of Improvements. **An assessment of \$2000.00 will be applied to an Owner in which such wall has been removed without Committee approval;** (b) access for pool installation is preferred through the front gate access or by removing a portion of the front wall. Repairs to the front wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. In addition, any landscape that may be destroyed or damaged must also be replaced; (c) pool ladders, slides, rock waterfalls, etc. that will be Visible from Neighboring Property must be submitted to the Committee for approval; (d) Owners are responsible to ensure all codes and ordinances are complied with in regard to the installation of a pool; (e) pools may not be backwashed off of the Lot. Check with your pool contractor concerning ordinance requirements for backwashing your pool. Damage to common areas due to backwashing will be repaired by the Association and all expenses incurred by the Association will be charged to the Owner.

Spas must be setback a minimum of ten (10) feet from all surrounding property lines and shall be shielded from view with landscaping as approved by the Committee.

POOL SCREENING WALLS - All pool and spa equipment must be screened from view of neighboring property. Pool equipment screening walls may not exceed three (3) feet in height and shall be painted to match the base color of the home.

U. ROOFTOP EQUIPMENT - No machinery, fixtures or equipment of any type, including but not limited to heating, ventilating, cooling, evaporative, air-conditioning and appurtenant equipment may be mounted, installed or maintained on the roof or wall mounted on the Residential Dwelling or other building so as to be Visible from Neighboring Property.

V. SECURITY DOORS - Security doors shall be permitted provided that they are of a color to match the front door or exterior base color of the home. Silver-colored aluminum screen doors are prohibited. Ornamental doors require approval from the Architectural Committee. All screen door designs must be submitted to the Architectural Committee for approval prior to installation.

W. SIGNS - No sign shall be erected within the Community, except those required by law, including posters, circulars and billboards; provided the following types of signs may be erected on a Lot or Parcel without written consent so long as the permitted signs are professionally painted, lettered and constructed:

1. Signs required by legal proceedings.
2. One (1) professionally lettered Residential Dwelling identification signs affixed to the Residence not exceeding 6 X 12 inches in size.
3. No more than one (1) professionally lettered "For Sale" or "For Rent" or "Open House" sign with maximum size to be eighteen (18) inches x twenty-four (24) inches with one standard "rider" may be placed on any individual Lot within the Community. Such sign shall be located wholly within the Lot being advertised "For Sale" or "For Rent". Temporary Open House signs may be displayed as long as such open houses are advertised to take place and are conducted between the hours of 8:00 a.m. and 6:00 p.m. local time.
4. One small alarm company sign located near the front door of a Residential Dwelling.
5. Temporary placement of "children at play" cautionary signs that do not exceed or violate the restrictions or limitations State Statute §33-1808 as to height, location, professional manufacture and duration of display.

6. One temporary sign identifying the contractor installing landscaping or a pool on the Lot or Parcel, but only during the period that such installation is in progress.
7. Per Revised State Statute Political signs may not be in place more than seventy one (71) days before an election and must be removed within three (3) days after the election to which the sign pertains; signs must conform to City or County sign ordinances or may not exceed an aggregate total of nine (9) square feet.

X. SOLAR EQUIPMENT PANELS OR DEVICES - Except as initially installed by the Declarant or a Designated Builder, no heating, air conditioning, evaporative cooling or solar energy collecting unit or panels shall be placed, constructed or maintained upon any Lot without the prior written approval of the Committee.

Owner should consider and discuss potential glare issues onto adjacent properties with solar installer prior to installation to avoid nuisances after the solar panels become active. The Committee does not review solar panel submissions for potential glare, due to the numerous potential factors involved and information that is not readily available to the Committee for such review. Any subsequent-to-installation glare or nuisance related to adjacent properties will need to be resolved by Owner and the adjacent Owner, not by the Association.

Solar collecting panels and devices must be placed so as not to be Visible from Neighboring Property, or are placed in such locations and with such means of screening or concealment as the Design Review Committee may reasonably deem appropriate to limit, to the extent possible, the visual impact of such solar collecting panels and devices when Visible from Neighboring Property. Solar roof panels should be made to look like an integrated part of the roof design and mounted directly to roof plane and may not break roof ridgeline. Any visible cabling must match existing color theme so as to blend in with roof, eaves, trim, etc. Cabling must be attached to structure and not allowed to hang loose.

A ground mounted installation may be approved only if; the resulting potential visual exposure is reduced when compared to a similar roof mounted installation, existing vegetation and other natural features of the Lot are not disturbed or eliminated, and related visual mitigation screening (such as walls, landscape, etc.) is included.

Owners shall comply with these requirements to the extent such compliance does not prevent the installation, impair the functioning of the device or restrict its use, or adversely affect the cost or efficiency of the device.

Y. STORAGE SHEDS - Storage sheds will be permitted and need not be submitted for approval, provided the maximum height of the shed, including the roof, does not exceed the height of the immediate surrounding wall(s) or fence(s). The shed shall have a minimum setback of three (3) feet from any rear walls.

Sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must be approved prior to construction and be constructed of materials that match the materials used by the Builder in the original construction of the Residential Dwelling. Shed must match in color the exterior color of the Residential Dwelling.

Z. TANKS - No tanks of any kind (including tanks for the storage of fuel) shall be erected, placed or maintained on any Lot or Parcel unless such tanks are buried underground. Nothing herein shall be deemed to prohibit use or storage upon any Lot or Parcel of an above ground propane or similar fuel tanks with a capacity of ten (10) gallons or less used in connection with a normal residential gas barbecue, grill, fireplace, spa or "hot tub", so long as any such tank is appropriately stored, used and/or screened, in accordance with the Architectural Rules or as otherwise approved by the Architectural Committee so as not to be Visible from Neighboring Property.

AA. WALLS AND FENCES INCLUDING DECORATIVE WALLS - Any fences or walls installed by the Declarant shall not be removed or altered without prior written approval of the Committee.

Plans to modify any Boundary Walls must be submitted for approval. Boundary Walls are defined in the Declaration under Article 7 Section 5 as each wall or fence which is located between two Lots. The application must include written permission from the adjacent neighbor(s), as well as information on the height of all walls that will abut the wall(s) being modified, materials to be used and texture and color of the finished wall. Side and rear walls may not exceed six (6) feet in height from ground level, as measured from the highest side of the wall.

Decorative walls shall not exceed forty-eight (48) inches in height. Pillars or columns shall not exceed fifty-two (52) inches in height. Such decorative walls, pillars or columns shall be stucco and painted to match the body color of the home or enhanced by stone or other accents that are consistent with that used on the homes within Paradise North and South. The placement of 'Coach Light' type fixtures and planting pots is permitted on the top of the pillars/columns. All wiring and irrigation for coach lights and pots must be concealed within the body of the pillar. The location of all decorative walls, pillars and columns shall not encroach into the building setback lines and must be approved by the Committee.

See COURTYARDS above for additional information in regard to Courtyard walls.

BB. WINDOW COVERINGS/SCREENS - Permanent draperies or suitable window treatments shall be installed on all front-facing windows within ninety (90) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames. All sunscreens must be submitted for approval.

CC. YARD SALES AND GARAGE SALES - Owners may hold "yard sales" or "garage sales" to sell personal property of such Owners only in compliance with the following requirements: (a) yard sales/garage sales shall be limited to two days per year on any Lot, (b) no yard sale/garage sale shall commence prior to 6:00 a.m. MST or continue after 5:00 p.m. MST, (c) no Owner shall post any signs advertising any yard sale/garage sale anywhere in the Community except that a temporary sign may be posted on such Owner's Lot on the day that a yard sale/garage sale is being held, and (d) if the Association ever adopts standard yard sale/garage sale dates for the Property, yard sales/garage sales shall be held only on such dates. The Association shall give reasonable notice to all Owners if it adopts standard yard sale/garage sale dates for yard sales in the Community.

DD. LANDSCAPING REQUIREMENTS AND GUIDELINES

PUBLIC YARD LANDSCAPING - Unless installed by the Declarant, within ninety (90) days from the close of escrow, each Owner shall install landscaping improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping improvements in the Public Yard of their Lot, any portion of a right-of-way for a dedicated street which is between the boundary of the Owner's Lot and the back of the curb of such street. All landscaping improvements installed in such areas must be approved by the Committee prior to installation.

Public Yard landscaping must have a minimum of one (1) fifteen-gallon trees, eight (8) five-gallon shrubs and five (5) one-gallon shrubs or groundcover plants; organic or inorganic ground cover on all areas (no bare earth is allowed), and underground irrigation to plant material. The tree requirement may be substituted with approved cacti with a minimum height requirement of five (5) feet.

BACKYARD LANDSCAPING - Unless installed by the Declarant, within ninety (90) days from close of escrow, each Owner of a Lot shall install all landscaping Improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements, on such backyard and/or side yards.

Backyard landscaping Improvements on Lots that are not Visible from Neighboring Property do not require approval of the Committee.

All visible portions of the Lot within the Community are subject to the following guidelines:

- Owners shall maintain all visible landscape areas in a clean, neat and weed-free condition.
- All dead and dying plants must be replaced with same species or other appropriate plants.
- Yard tools, equipment and general storage items should be stored out of sight when not in use.
- Parking of vehicles of any sort in a backyard shall require screening from View of Neighboring Property at all times.
- Any hardscape additions such as concrete work, built in barbecues, fire-pits, fireplaces, etc. must be approved by the Committee prior to installation.

PLACEMENT - All turf, plant materials and sprinkler components should be kept a minimum of twenty-four inches (24") away from the foundation of the Residential Dwelling and any exterior concrete, including patios, driveways, Boundary Walls, and walks (other than sidewalks). No plastic liner or ground cover of any type should be installed within thirty-six inches (36") of the foundation or exterior concrete. Trees and bushes that will become large and/or have extensive root systems should be planted a minimum of four (4) to six (6) feet away from the foundation, exterior concrete and fences.

GRANITE - Decomposed granite used in Paradise North and South shall be neutral earth tone in color and a minimum of 1/2" in size.

Granite shall be installed with a minimum two inch (2") thick layer. All granite areas must be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River run rock of an "earth tone" color is also permitted, but shall be three inches (3") to six inches (6") in diameter. Not more than ten percent (10%) of the Public Yard landscape may be river run rock.

BOULDERS - Use of boulders to create a natural setting is permitted subject to the following criteria:

Boulders must be "surface select" granite boulders and must be buried with one-third of the boulder being underground. Boulders shall be installed in a naturalistic manner and integrated within the landscape including other boulders or landscape materials such as plants, decomposed granite and contouring.

TURF - The Homeowners Association joins the City in encouraging water conservation. Therefore, it is recommended that you consider turf installation in areas where it can be used for play, for example; and consider desert landscaping in other areas. Turf is permitted in front and backyard landscaping provided that no turf or spray irrigation shall abut walls or fences. Planting areas of at least five (5) feet are recommended between walls, fences, structures and turf or spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Drainage should flow away from all walls and any structures.

If you choose to install turf, you will have the option to overseed with winter rye, but are not required to

do so. The Bermuda grass in the summer must be fertilized and well-maintained.

All turf must have a permanent border such as, extruded concrete curbing, brick border or other permanent material approved by the Committee.

IRRIGATION - All landscape irrigation must be underground, automatic and low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Overspray onto sidewalks and streets is strictly prohibited. Great care should be taken to avoid spray of walls, fences and other structures that may cause damage and void any warranty.

LANDSCAPE LIGHTING - Landscape lighting shall be low-voltage only. Landscape lighting must be controlled with an electric clock or photo-cell device. Light sources must be shielded from view.

Light fixtures shall not exceed an illumination intensity of more than one (1) foot candlepower as measured from the Lot line. Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.

PROHIBITED PLANT MATERIALS - The following vegetation types and varieties are expressly prohibited due to reasons of profuse and noxious pollen, excessive heights and weed-like characteristics of excessive growth, high water demands or other similar traits. Under no circumstances is it permissible to plant a prohibited plant or allow it to remain within the Public Yard or backyard of any Lot within the Community, unless specifically noted below.

1. Olive trees (*Olea Europaea*) other than the "Swan Hill" variety
2. Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortadena Selloana*)
3. Oleanders other than the dwarf or petite variety (*Nerium Oleander*) and *Thevetia* species
4. Mexican Palo Verde (*Parkinsonia aculeata*)
5. All varieties of Mulberry trees
6. Eucalyptus (all varieties)
7. Citrus Trees and other Fruit Trees (permitted in Private Yard Only)

FINE GRADING & MOUNDING - Fine grading is a critical aspect of landscaping. Each Lot has been graded such that all storm water will drain away from the Residential Dwelling. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the applicable County grading and drainage plan. Every effort should be made to make the mounding appear natural.

WATER FEATURES, FOUNTAINS - Items such as water features/fountains are permitted within Private Yard areas and do not require approval by the Architectural Committee. Water Features/Fountains to be located in the Public Yard must be approved in advance of installation by the Architectural Committee. Water features Visible from Neighboring Property may not exceed five (5) feet in height and must be earth tone in color. It is recommended that water be chlorinated.

HARDSCAPE - The Architectural Committee must approve any hardscape items proposed for Public Yard installation. Only hardscape items that will be visible from neighboring property in the Private Yard will require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls and decorative walls.

EE. MAINTENANCE OF LANDSCAPING - Each Owner of a Lot or Parcel shall properly maintain and keep neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material all Landscaping located on (i) Owners Lot or Parcel; (ii) any public right-of-way or easement area which abuts or adjoins the Owner's Lot or Parcel and which is located between the boundary line of his Lot or Parcel and the paved area of any street, sidewalk, bike path or similar area (unless otherwise directed by the Board); and (iii) any non-street public right-of-way or easement area adjacent to his

Lot or Parcel (unless otherwise directed by the Board); provided, however, that such Owner shall not be responsible for the maintenance of any areas over which the Association assumes the responsibility in writing or the City of Phoenix, Maricopa County or any other municipality or other governmental agency or entity having jurisdiction over such property assumes responsibility. Proper maintenance of Landscaping shall include, without limitation, removal and replacement of dead Landscaping, subject to the Architectural Rules.

FF. OVERHEAD ENCROACHMENTS - No tree, shrub or planting of any kind on any Lot, Parcel or other property shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, bicycle path or pedestrian way from ground level to a height of eight feet (8') without the prior approval of the Architectural Committee.

ARCHITECTURAL MODIFICATION REQUEST FORM
Please Submit To:
Paradise North and South Homeowners Association
c/o AAM, LLC
1600 W Broadway Rd., Ste 200 – Tempe, AZ 85282-1112
Phone: 602-957-9191 Fax: 602-870-8231

Owner's Name: _____ Date: _____

Community: _____ Lot#: _____

Address: _____ Phone#: _____

Submittal Type (i.e., landscaping changes to be made to my property, changes to the exterior of my home, etc.) _____

Type of Material to be used (attach samples/pictures/brochures): _____

Color to be used (attach samples/pictures/brochures): _____

A PLOT PLAN INDICATING LOCATION OF SUBMITTAL AND ALL APPLICABLE MEASUREMENTS AND DIMENSIONS MUST BE INCLUDED WITH SUBMITTAL

INCOMPLETE SUBMITTALS WILL BE DENIED

Owner agrees to comply with all applicable City, County and State laws, and to obtain all necessary permits. Approval by the Architectural Committee shall not be deemed a warranty or representation as to the quality of such construction, installation, addition, alteration, repair, change or other work, or that work conforms to any applicable building codes or other federal, state or local law, statute, ordinance, rule or regulation.

I understand that I must have no outstanding assessments, fines or unresolved compliance issues in order for this submittal to be considered by the Architectural Committee.

Architectural Committee requests will be reviewed within 60 days. Requests will be approved, approved with stipulations rejected or returned for additional information.

Owner's Signature: _____ Date: _____

Owner's Email Address: _____
