

LA COSTERA LANDING DESIGN GUIDELINES

Overview

The Design Review Committee, as established by Article 3 of the Declaration of Covenants, Conditions and Restrictions for La Costera Landing, has the authority and responsibility to adopt, amend and repeal architectural guidelines, standards and procedures for the community.

Each Owner should read, review and make themselves acquainted with the Declaration and these Design Guidelines. These documents are intended to enhance property values and the high standards of development that exist within La Costera Landing. Following these Guidelines does not eliminate the need for submission of plans for approval by the Design Review Committee. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control.

Design Review Process

Any construction, modification or Improvement on a Lot within La Costera Landing requires the prior written approval of the Design Review Committee.

A completed application form, provided by and returned to the management company, should include relevant plans and specifications showing the nature, kind, color, shape, height, materials and location of the Improvements and any additional information requested by the Design Review Committee.

The Design Review Committee shall approve, disapprove or request additional information regarding an application within forty-five (45) days of submittal.

Decisions of the Design Review Committee may be based on purely aesthetic considerations. Determinations as to such matters are purely subjective and opinions may vary as to the desirability and attractiveness of certain Improvements. The decision of the Design Review Committee shall be final on all matters submitted to it, subject to an appeal of the decision to the Board as provided in the Declaration.

Guidelines

Antennas

Except for antennas, satellite dishes and other over-the-air receiving devices covered by the FCC rules governing Over-the-Air Reception Devices; Television Broadcast Service and Multi-channel Multipoint Distribution Service (the "**FCC Rule**"), no antenna for the transmission or reception of television or radio signals or for access to the internet shall be installed on any Lot unless approved by the Design Review Committee. Any antenna, satellite dish or other receiving device covered by the FCC Rule may be installed on a Lot

without the prior approval of the Design Review Committee provided the antenna, satellite dish or receiving device is placed inside a Residence or other Building or is placed on the portion of the Lot which is the least Visible From Neighboring Property and does not interfere with the viewer's ability to install, maintain or use the antenna, satellite dish or receiving device. The Design Review Committee shall have the right to adopt rules and regulations with respect to the installation and placement of antennas, satellite dishes and other receiving devices; provided, however, that the Design Review Committee shall not impose or enforce any rule or regulation which which is inconsistent with or prohibited by the FCC Rule.

Awnings

Awnings must be approved by the Design Review Committee. Awnings shall be canvas, solid color matching the exterior body or roof color on the home, the same color on the inside and exterior face, and installed only on the side or rear of home. Owner is responsible for maintenance and repair of awnings. The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, or tearing.

Basketball Goal

No portable basketball goals or backboards may be kept or stored on a Lot so as to be Visible From Neighboring Property. Permanent basketball goals or backboards attached to a free standing pole may be constructed, installed or maintained on a Lot, provided the location, design, material and color of the pole and the basketball goal or backboard are approved by the Design Review Committee and they are used in accordance with the Design Guidelines and Association Rules, both of which may govern the hours of use and placement thereof.

Decorative Items

Decorative items including but not limited to ornamental statuary, artistic work, craftwork, figurines or ornamentation of any kind are not permitted in front yards. Watering hoses must be in appropriate housing such as a wall bracket.

Decorative flags will be allowed in front yards if approved in writing by the Design Review Committee.

One bench or two chairs and one small table with umbrella will be permitted in front of home without the need to submit to the Design Review Committee provided they be outdoor/patio furniture in style and purpose.

Exterior Lighting

Except as initially installed by the Declarant, no spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property except as approved by the Design Review Committee. Light shall be shielded so that the light shines primarily within the Lot; lights that create glare visible from other Lots are prohibited. Colored light bulbs, lenses or reflectors are not permitted.

Flags and Flagpoles

Except for flags that cannot be prohibited by law, no flag may be displayed on a Lot if the flag is Visible From Neighboring Property without the prior written approval of the Design Review Committee. The Design Review Committee may adopt reasonable rules and regulations regarding the placement and manner of display of flags, including flags that cannot be prohibited by law. The Association may adopt rules and regulations regulating the location and size of flagpoles, limiting an Owner or Resident to displaying no more than two (2) flags at once and limiting the height of a flagpole to no more than the height of the rooftop of the Residence located on the Lot on which the flagpole is installed.

Holiday Lighting

Temporary holiday decorations are permitted from Thanksgiving through January 7th.

Playground Equipment

No jungle gyms, swing sets or similar playground equipment which would be Visible From Neighboring Property shall be erected or installed on any Lot without the prior written approval of the Design Review Committee.

Outdoor Fireplaces

Installation of outdoor fireplaces requires advance approval by the Design Review Committee. Outdoor fireplaces may not exceed fence height.

Screen Doors

Screen doors and "security doors" must be approved in advance by the Design Review Committee. Submittals should be high quality wrought iron in a color that matches the body of the house. Overly ornate designs will be discouraged. Pictures or brochures should be submitted.

Signs

No signs that are Visible From Neighboring Property shall be erected or maintained on any Lot except for signs as allowed by Arizona Statute, "For Sale" and "For Rent" signs not exceeding eighteen (18) inches by twenty-four (24) inches and two identification signs for individual residences that have been approved in advance in writing by the Design Review Committee. Placement of "For Sale" and/or "For Rent" signs on perimeter theme walls within La Costera Landing is prohibited. No signs shall be placed in the areas maintained by the Association. Landscaping and pool signs must be removed when the work is complete.

Solar Energy Device

No solar energy device shall be installed on the roof of any Residence or elsewhere on a Lot so as to be Visible From Neighboring Property without the prior written approval of the Design Review Committee. The Association or the Design Review Committee may adopt reasonable rules regarding the placement of a solar energy device on the roof of a Residence or elsewhere on a Lot if such rules do not prevent the installation, impair the functioning of the solar energy device or restrict its use or adversely affect the cost or efficiency of the device.

Speakers

The installation of exterior speakers mounted on any Lot is prohibited.

Window Cover Materials

Within one hundred and twenty (120) days of occupancy, each Owner of a Residence shall install permanent window treatments on all windows Visible From Neighboring Property. All window coverings facing the street must show white or beige colors unless otherwise approved in writing by the Design Review Committee. No reflective materials (including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items) and no sheets, bedding or similar items shall be installed or placed upon the exterior or interior of any windows of a Residence without the prior written approval of the Design Review Committee. Except as provided above, no enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Residence shall be constructed or installed without the prior written consent of the Design Review Committee.