

Architectural Guidelines



Desert Breeze Villas Condominiums

ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and Restrictions for Desert Breeze Villas Condominiums (the "Declaration"), the Board of Directors has adopted the following Guidelines for Architectural Improvements which shall apply to all units within Desert Breeze Villas Condominiums.

Each unit owner should read, review, and make themselves acquainted with the CC&R's recorded on their unit with Maricopa County and with these Architectural Guidelines as may be amended from time to time by the Board of Directors. These documents are intended to enhance property values and the high standards of development that exist within Desert Breeze Villas Condominiums.

The Guidelines are established to assist residents in preparing an application to the Board of Directors for structural and landscape improvements. Even if your addition or alteration is identical to another which has been approved, it must be submitted for approval. Because each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis.

In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control.

APPLICATION PROCEDURE

Submittal

Application and plans (which will be kept on file with the Association) should be submitted directly to the management company.

The following information should be included:

1. Application Form — A completed application form (copies of which can be obtained from the management office or online at www.wildcatridgeonline.com).
2. Specifications -- Detailed description of materials to be used and color samples must be submitted.

Review -- Approval and/or Disapproval

The Board of Directors shall have 45 days after submittal of plans to approve or disapprove plans.

Review and approval or disapproval will include, but not be limited to, consideration of material, quality of workmanship, colors, consistency with the external design and color of existing structures on the unit and to neighboring units.

The Board shall have no 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. The review of the plans is for aesthetic purposes only.

Approval Expiration – Completion of project must be done within 90 days of the date of the Board's approval of the applicable application or the Board's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Guidelines.

Appeal

Any appeal of the Board's decision must be submitted in writing to Desert Breeze Villas Condominiums Board of Directors, within 30 days from the mailing of the Board's decision.

Exterior Changes

In general, exterior changes are not permitted however; proposed exterior changes may be submitted to the Board of Directors in writing. The purpose of this restriction is to maintain the architectural integrity of the community. Exterior changes will be violations and will be noted by the Management Company and the Board will request, in writing, that the Owner remedy such violation. If the violation is not remedied within ten (10) days, the Management Company will be notified to remedy the violation and the Owner will be billed for the remedial costs and be subject to fines established by the Board of Directors.

Improvements - Non- Structural

Any Owner may make non-structural additions, alterations and improvements within his unit without the prior written approval of the Board. Non-structural items include adding or changing wall coverings and floor coverings. In undertaking any non-structural work, the Unit Owner must abide by the following rules:

- Any hard floor coverings (including but not limited to, tile, marble or wood) installed in a unit must use a sound control underlay system which must include perimeter insulate material which will insure that impact noises will not be transmitted. In consideration of owners in downstairs units, hard flooring (tiles, hardwood, etc.) is restricted to specific areas in second floor units. Please consult with a professional prior to making any flooring changes.
- No noise audible in adjoining units will be made as a result of the work except between the hours of 8:00 a.m. and 7:00 p.m., Monday through Friday.

No subcontractors are permitted to park in any areas of the Community, except unassigned uncovered parking spaces. Parking along the curbs, or in roadways is strictly prohibited.

Owners are responsible for any costs incurred by any other owner or the Association as a result of the work, including the costs of repairing damage, towing costs, or any costs incurred by inconvenience due to noise, odors or traffic.

Improvements - Structural

Pursuant to Article 4.3 of the Declaration, no person shall make any structural additions, alterations or improvements within a Unit without Board Approval. Structural items include any work that affects, in any way, any Common, or Limited Common Elements, including but not limited to:

- Adding, removing or altering any interior walls.
- Adding, removing or altering any interior or exterior windows or doors.
- Adding, removing or altering any plumbing fixture.
- Adding, removing or altering any electrical outlet.
- Painting any outside portion of any unit.

The Board of Directors may, in its sole and absolute discretion, determine whether or not an item is of a structural or non-structural nature. Request for approval for structural changes must be submitted to the Board in writing including details of the work to be done, drawings if appropriate, names and addresses of subcontractors to perform the work including a copy of their insurance certificate, and the dates when the work is scheduled.

Exterior Accessories

Items which are hung, draped, and or attached to an exterior surface are not permitted to be visible. This rule is created to preserve "the dignity and aesthetic appearance of the property and not to control the interior decoration of any dwelling."

Satellites, Antennas, etc.

No antenna, satellite receiving station or any other device that allows for receiving or sending television, radio or any other form of electromagnetic radiation shall be placed, used or maintained on the patio railings, balconies walls or may be affixed to the roof or the ceilings or overhangs of the balconies or patios. The device may be placed in the most inconspicuous place possible while still receiving a signal. The Board of Directors reserves the right to approve one or more types of approved antennas, satellite dish, etc. to benefit all portions of Desert Breeze Villas. Owners are permitted to install a "dish" antenna that is eighteen inches (18") or less in diameter and are designed to receive direct broadcast satellite service, including direct-to-home satellite service.

Screen Doors and Security Doors

Any Owner who wishes to install a screen / security door must have Board approval prior to installation. Owners must submit an architectural request with a photo or manufactures brochure illustrating the design, model, color and finish of the proposed screen / security door. All screen / security doors shall be of a white or a light neutral color that matches the exterior color of the buildings. No black wrought iron, copper, brass or other bright metal finishes will be approved. Only traditional geometric designs will be approved. No designs of wildlife, plants, landscapes, kokopellis, etc. will be approved. All screen / security doors shall have a closure device. Since this is an attachment to the exterior of the buildings which is a common element of the HOA, all doors must be installed by a qualified licensed contractor. If an unapproved door is installed or if a door is installed incorrectly and results in any damage to the building the Owner will be subject to a fine. The removal of an unapproved door and/or any subsequent repairs needed will be contracted by the Board at the owners cost. Once a security door is installed the Owner is responsible for maintaining the door in a clean, attractive and operable condition.

Window Covering/Window Sun Screens

Drapes, blinds, shades, screens or other items affecting the exterior appearance of a Unit shall be of a neutral earth tone color that compliments the color scheme of the community. No aluminum foil, sheets, newspaper, window film, tablecloths or other materials shall be used for window coverings that are visible from the exterior of the unit.