



**PALM VALLEY
COMMUNITY ASSOCIATION**

ASSOCIATION RULES

And

DESIGN GUIDELINES

REVISED 8/24/15

This replaces all Guidelines For Community Living, Design Guidelines, and Association Rules previously adopted by the Palm Valley Community.



PALM VALLEY COMMUNITY ASSOCIATION RULES

Adopted: May 27, 2008

Revised: October 23, 2012

These Association Rules are intended to be of benefit to homeowners and tenants alike. They were compiled by the Board of Directors pursuant to the Declaration, Article V, Section 3, for the purpose of protecting your property, its value, and for making Palm Valley Community Association a more pleasant place to live. Though these Rules may be restrictive in nature, they are designed for the good of the community. Your cooperation is essential because we do not have a rule for every occasion.

Homeowners have been provided with copies of the Covenants, Conditions, and Restrictions (The Declaration), the By-Laws, and the Design Guidelines of the Association. We urge you to read these documents because they set forth in a complete and detailed form the rights, duties, and obligations of each homeowner and tenant. The following Rules clearly define portions of The Declaration.

PLEASE NOTE: Individual property owners will be held financially responsible for misuse or damage of Association property by themselves, their pets, their guests or their tenants. The Board of Directors is a legal body duly elected to represent the Association and whose authority shall be final in all legal matters of the Association. **These Rules are subject to change by a majority vote of the Board of Directors.**

I. HOME OFFICES

Regulated by the Declaration Article IV, Section 3(a), furthermore,

- A. No business shall be conducted in or from any Lot, except that an Owner or a Resident of the Lot may conduct business activities within the dwelling unit so long as:
 1. The business activity is not apparent or detectable by sight, sound or smell from outside the dwelling unit.
 2. The business activity shall not generate any traffic and does not require on street or on-site parking.
 3. The business activity complies with applicable zoning requirements.
 4. The business activity does not involve door to door solicitation of other owners and residents.
 5. The business activity is consistent with the residential character of the community and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of others within the community, as may be determined in sole discretion of the Board.

II. MOTOR VEHICLES

Regulated by the Declaration Article IV, Section 2(u), furthermore,

- A. No motor vehicle of any kind shall be constructed, reconstructed or repaired and no inoperable or unsightly vehicle may be stored or parked, so as to be Visible From Neighboring Property or to be visible from Common Areas or streets, provided however, that this provision shall not apply to emergency vehicle repairs lasting less than seventy two (72) hours.

III. PARKING

Regulated by the Declaration Article IV, Section 2(t), (u) and (v), furthermore,

- A. The intent of the Association is to limit on street parking. Vehicles belonging to Owners, Residents and their families, guests or visitors are to be parked in garages or driveways, or in other Board approved or designated parking areas in the Property.
- B. Temporary parking on the street may be permitted for public or social events or other permitted activities, including but not limited to, home service workers, repair or emergency vehicles or vehicles required to be allowed by law, provided that the vehicles so parked are lawfully owned, registered and insured, do not block access to neighboring driveways or interfere with the normal flow of traffic, or otherwise create a nuisance or hazard, and are permitted by the Goodyear City Codes.
- C. Overnight parking on the street is prohibited without prior Board approval. Overnight parking means on street parking at any time between the hours of twelve (12:00) AM midnight and five (5:00) AM.
- D. Lawfully owned, registered and insured recreational vehicles may be temporarily parked on the street for a period not to exceed seventy-two (72) hours in any seven (7) day period, and not to exceed two (2) seventy-two (72) hour periods within any thirty (30) day period, for the sole purpose of vacation loading and unloading. Such recreational vehicles may never be used for sleeping, eating, showering or any other living activity while parked within the community.
- E. Cluster Home Parking (Parcel 17B, Palmilla Lakes)
 - 1. Vehicles may be kept in garages or within parking aprons 18 feet in length or greater that are located in front of garages.
 - 2. All cluster driveways are common to the cluster and not for individual parking (cluster driveways can be identified by brick pavers).
 - 3. Designated parking spaces in front of the pool area and playground area are reserved for pool and playground users while using these amenities.
 - 4. Other designated parking spaces (along Cypress Street and 135th Drive) are reserved for guest and overflow resident parking.
 - 5. Parking on unpaved surfaces such as granite is not allowed at any time.
 - 6. Violators may be towed at the owner's expense.

IV. PETS

Regulated by the Declaration Article IV, Section 2(b), furthermore,

- A. Residents are allowed to keep a reasonable number of generally recognized house or yard pets, the number to also comply with any local, state or federal regulations and laws. The Architectural Committee has the right to determine in its sole discretion whether an animal is a house or yard pet and whether the number of pets is reasonable.
- B. It is the pet owner's responsibility to immediately clean up after his/her pet's solid waste.
- C. Pets (except cats) must be kept in a fenced yard or on a leash at all times.
- D. Animals cannot be kept or raised for commercial purposes and they are not allowed to "free roam", make an unreasonable amount of noise or become a nuisance to neighbors.

INTRODUCTION TO PALM VALLEY

Palm Valley is a 9,000 acre master-planned community in the City of Goodyear located in the west valley of the metropolitan Phoenix area, as depicted in the Palm Valley Master Plan. Located in the City of Goodyear, Palm Valley consists of residential subdivisions adjacent to a neighboring golf course and parkland. Using native vegetation and semi-arid regional plants, Palm Valley was developed in a theme of a desert oasis environment.

Utilizing the outdoors and openness, architecture for the project includes traditional and contemporary southwestern styles. Stucco, block and tile, with earth tone colors that complement each other, are a common thread throughout Palm Valley. All residential development will be reviewed and monitored for compatibility, desirability and consistency. Consistent high standards are an important part of Palm Valley. Therefore, the enforcement of the Declaration of Covenants, Conditions and Restrictions for Palm Valley (“Declaration”), Design Guidelines, Articles, Bylaws, the Association Rules, and any other document governing Palm Valley (collectively, the “Governing Documents”) is an essential part of the continued high quality and integrity of Palm Valley as a master-planned community. For purposes of these Design Guidelines, the term “Palm Valley” shall mean the real property governed by the Palm Valley Community Association aka Palm Valley Phase I (the ‘Association”).

The Declaration has been recorded to establish a development plan for Palm Valley. Each owner buys property subject to the Declaration. In accordance with the Declaration, the Architectural Committee has adopted Design Guidelines to evaluate plans in Palm Valley for architectural consistency with the community master plan. Following these Design Guidelines does not eliminate the need to review the Declaration and comply with all restrictions contained therein. In addition, the Board may have adopted resolutions on certain aspects of Association governance that may apply. Owners are strongly encouraged to consult the Declaration in addition to these Design Guidelines when making a submission to the Committee.

Unless otherwise defined herein, all defined terms shall have the same meaning as provided in the Declaration. In the event of any inconsistency between the Declaration and these Design Guidelines, the Declaration shall take precedence.

It is important to assure that there be continuity in the community as it ages and, therefore, certain standards and requirements have been established to guide future construction. These standards and requirements have been defined by the Declaration and these Design Guidelines. Additional requirements are imposed by the City of Goodyear.

These Design Guidelines promote quality by establishing standards for the construction and remodeling of residences and defining the Declaration concerning property use. These Design Guidelines demonstrate the importance each owner plays in maintaining the quality environment of Palm Valley. We ask for your assistance and cooperation in following the Governing Documents to help keep Palm Valley a wonderful place to live.

RESIDENTIAL ARCHITECTURAL REVIEW PROCESS

The requirements, objectives, standards, and procedures contained in these Design Guidelines are all intended to establish and maintain a unified community image for Palm Valley. Through these Design Guidelines and the Residential Architectural Review Process Policy adopted by the board, a consensus is achieved between individual aesthetic judgment and the broader interests of community standards.

Article IV, Section 2(a) of the Declaration requires the written approval of the Residential Architectural Committee (“Committee”) before any change is made to a residential property or building exterior. A Request For Architectural Approval form must be submitted and approved by the Committee prior to commencement of work. The Committee will approve or disapprove the Request For Architectural Approval by written communication within forty-five (45) days. Failure by such committee to approve or disapprove a request within forty-five (45) days shall waive the approval requirement.

An Owner(s) may appeal to the Board any decision of the Committee within ten (10) business days of receipt of such decision, by requesting a hearing in writing. The decision by the Board on any appeal in all instances shall be final.

Simply stated, no new construction or remodeling that affects the exterior appearance of a lot, including changes in exterior color, is to occur on any lot or exterior of any home without prior approval of the Committee. The responsibility of the Committee is to review plans to maintain the harmonious, high quality image of Palm Valley.

It is the owner’s responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by other local, state, and federal government agencies. The Committee and Association assume no responsibility for obtaining these reviews and approvals.

The Board or Committee may, at its option, grant variances from the Design Guidelines, which have been established for Palm Valley, except that no such variance may conflict with the restrictions contained in the Declaration. Furthermore, any activity permitted by variance may not have an adverse effect upon other owners and must be in keeping with the high quality of life intended for Palm Valley.

An approved project must be started within six months of the approval date **or the plans must be resubmitted**. **Also, all projects must be completed within six months from the date the project starts.** This means the Owners has a maximum of twelve months from approval date to complete the project. If the approved project has not been completed within this timeframe, the Owner will be required to re-submit for approval and the Committee may require modifications to the project or removal of partially completed work.

DESIGN GUIDELINES

I. GENERAL PRINCIPLES

- A. Design Compatibility. The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties, and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.
- B. Workmanship. The quality of workmanship evidenced in construction must be equal to or better than that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and even create safety hazards. The Committee assumes no responsibility for the safety or habitability of any construction.
- C. Building Architecture. In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

II. SPECIFIC PRINCIPLES

- A. Antennas – See Satellite Dishes and Antennas.
- B. Awnings. Awnings are permitted in side and rear yards only, with prior Committee approval and must be of a solid earth tone color. The pattern and colors for awnings must be approved prior to installation by the Committee. In general, the shape and design of any awning must be compatible with the design character of the residence, and all colors must be of natural tones. All awnings and must be kept in good repair.
- C. Basketball Goals (Permanent). Permanent basketball goals are not permitted in the front, rear or side yard.
- D. Basketball Goals (Portable). Basketball hoops must be placed on the driveway with the most distance from your neighbor's Property line. They must be stored out of sight from the street and adjoining property immediately at the end of play.
- E. Barbecues, Fire pits, or Fireplaces (Permanent built-in). Permanent built-in barbecues, fire pits, or fireplaces are allowed if placed within a fenced yard and concealed so as not to be Visible From Neighboring Property. Any such item or component thereof that would be Visible From Neighboring Property must receive the prior written approval of the Committee. All such items must be operated in accordance with applicable laws.
- F. Buildings. Home rebuilds or new builds will be subject to A.R.S. 33-1817, as amended from time to time. A building height limit of thirty feet (30') is to be maintained throughout the residential community.

- G. Carports.** Carports are prohibited.
- H. Canopies.** Canopies are permitted in side and rear yards only, with prior approval from the Committee and must be of a solid earth tone color. The pattern and colors for canopies must be approved by the Committee prior to installation. In general, the shape and design of any canopy must be compatible with the design character of the residence, and all colors must be of natural tones. All canopies must be ground mounted to ensure stability and must be kept in good repair.
- I. Clotheslines.** Pursuant to Article IV, Section 2(k) of the Declaration, clotheslines or other outside facilities for drying clothes are not allowed unless they are placed within a fenced yard so as not to be Visible From Neighboring Property.
- J. Compost.** Pursuant to Article IV, Section 2(j) of the Declaration, trash can only be kept in covered containers approved by the Committee and City ordinance. Compost containers are not allowed.
- K. Courtyards (Porches/Plazas).** All porches, plazas, and courtyards must be approved by the Committee prior to construction.
- L. Decks.** All decks must be approved by the Committee prior to construction.
- M. Dog Runs and Kennels.** Dog runs are not allowed.

Animal kennels are prohibited. No animal structure shall provide shelter for more than three dogs over six months of age.

Pursuant to Article IV, Section 2(b) of the Declaration, any other structure to house or confine animals on a lot shall be maintained so as not to be Visible From Neighboring Property, unless otherwise approved in advance by the Committee.

- N. Doors.** Replacement of front door requires prior Committee approval. All security doors must receive Committee approval prior to installation. The style and color of all security doors must match and harmonize with aesthetics of the community and be similar to the style of the home. Aluminum and wooden screen doors are not permitted.
- O. Driveways.** Driveways may not be expanded or sealed without the prior approval of the Committee. Paver driveways must meet the following requirements in order to be eligible for approval by the Committee:
 - 1. Minimum six inch (6") compacted aggregate base;
 - 2. Minimum one inch (1") sand between base layer and pavers;
 - 3. A concrete layer placed under both sides of the edge pavers and the edge pavers adhered to the concrete base.

- P. Fencing - See Walls and Fencing.**

- Q. Flags and Flagpoles.** Every Owner shall be permitted to install a flagpole on their lot subject to the following reasonable restrictions:
- 1.** The flagpole must not exceed the height of the rooftop of the Owner's home.
 - 2.** Only the following flags may be displayed, and such flags must be displayed in a manner consistent with the Federal Flag Code (P.L. 94-344): the United States flag, the Arizona state flag, the flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, the POW/MIA flag, an Arizona Indian Nations flag, or the Gadsden flag.
 - 3.** The Owner must comply with basic flag etiquette of the Federal Flag Code, including, but not limited to: flag should be lighted or removed at night; flag should be removed during inclement weather; flag should be removed and replaced when it becomes, frayed, damaged or tattered.
 - 4.** No more than two (2) of the flags noted above may be displayed at any one time. The size of the flag on a flagpole shall be of a reasonable size as determined by the Committee.
 - 5.** Owners installing flagpoles must take reasonable efforts to mitigate the noise created by the flagpole and all related hardware.
 - 6.** Illumination of the flag and/or flagpole must be approved in advance by the Committee.
 - 7.** If the flagpole, or its installation, cause damage to any other Lot or the Common Area, the Owner of the flagpole shall be responsible for all damage caused.
 - 8.** All vertical/free standing flag poles must be of a material sturdy enough to hold the flag without leaning or bending of the pole.
 - 9.** Prior to installation of a flagpole on any lot, the Owner must submit an application to the Committee requesting approval for installation of the flagpole. The Committee will consider the height of the flagpole, the requested location of the flagpole, the efforts of the owner to mitigate noise created by installation of the flagpole and related hardware, and the request, if any, to illuminate the flag and flagpole. The Committee shall not unreasonably deny a request to install a flagpole, but retains the right to approve the flagpole subject to the above height, location, noise and/or light restrictions.
 - 10.** Display of the flags listed above shall also be permitted on a bracket mounted on the dwelling.
- R. Fountains - See Water Features and Fountains.**
- S. Garages.** No garage door shall be left open unattended (must be outside in proximity of garage door). No parking area or driveway shall be used to store junk or other unsightly material. Garages may not be converted into living space.

- T. Garage Sales.** Garage sales/yard sales must comply with the following restrictions:
1. The sale shall be carried on wholly within the property line on which the dwelling unit is located.
 2. Sale items must be primarily surplus to the residential use.
 3. A sale shall operate for not more than three consecutive days and can be held no more than three times within a calendar year.
 4. Sale hours and related activity shall be limited to the hours between 7:00 a.m. and 5:00 p.m.
 5. Sale traffic must not create a traffic or safety hazard.
 6. Signs must be free-standing and the owner is responsible for removal of signs within one hour after conclusion of the sale.
 7. All areas must be cleaned the same day as the sale is over.

U. Garbage Containers – See Trash Containers.

V. Gates.

Any alteration to the exterior appearance of a gate requires the prior written approval of the Committee.

The wrought iron color shall be, Black, Italian Dusk (same as Golf Course Fence) or Paint metal to match the color of the home (block wall/house).

The wood slats color shall be, Natural Cedar Stain, Brown Tint Stain, Redwood Stain, or Paint slats to match the color of home (block wall/house).

Double gates may be installed in Palm Valley to allow wider access ways to back yards after prior written Committee approval. Double gates should be of the same type, design and color as the originally installed single gates. Shrubs, trees and other plants should be located between the house and the double gates, where possible.

W. Gazebos – See Pergolas.

- X. Golf Ball Netting (Rear Yard-Golf Lots).** All netting plans must be approved by the Committee, prior to installation. Approved height will be measured from the Lot grade level (not built up area) with the top of the net at 21' for single story homes and 30' for two story homes. Golf netting structures must be permanent installations, set in concrete footers, with horizontal steel cross members attached to vertical posts with steel connective hardware. Netting and poles must be maintained in good repair, so as to not become a nuisance or unsightly.

- Y. Gutters and Downspouts.** Gutters and downspouts may be allowed after receiving the prior written approval of the Committee if the gutter matches the trim color and the downspouts match the body color of the home.

- Z. Holiday Decorations.** Holiday decorations and lights shall be of reasonable design and magnitude so as not to disrupt neighboring residences and property, and shall not be

installed or utilized prior to 45 days before a holiday and shall be removed no later than 30 days following that same holiday. Decorations must be maintained in good repair and not be allowed to encroach on neighboring properties. No amplified music or amplified sound devices are allowed. Furthermore, installation shall not take place prior to 7:00 a.m. or after 11:00 p.m. Additionally, blinking lights and music within displays shall not be left on after 10:00 p.m. each evening.

AA. Landscape. All alterations to a Lot's landscaping that would be Visible From Neighboring Property require the prior written approval of the Committee. In addition, the following additional restrictions apply to landscaping.

1. **Artificial Grass.** All artificial grass that will be Visible From Neighboring Property, must be approved by the Committee. Artificial turf (plastic) will not be allowed. Artificial grass should give the appearance of real grass.
2. **Boulders.** If boulders are used in the landscaping, only granite boulders of a color similar to the indigenous rock of the surrounding areas are allowed.
3. **Decomposed Granite.** Approved granite colors for use in Palm Valley are earth tone shades in the red or brown/tan family. New granite or granite replacement installations shall be a minimum size of ½" screened rock. All granite in Parcel 17B, Palmilla Lakes, is to be Apache Gold in ½" size or larger. All granite should be spread a minimum of 2 inches deep. Planting under liners are prohibited. River rock is only to be used in "drainage way" design elements. They are not for mounding or accent pieces on the surface grade. Surface rock coverings that are "painted" are not allowed.
4. **Hardscape.** Planters, paved walkways and other hardscape features visible from neighboring property must be reviewed and approved by the Committee. Surface textures and colors should complement the paint color and materials of the house.
5. **Landscape lighting.** Landscape lighting is permitted provided it is directed only at the requesting Lot.
6. **Landscape Maintenance.** All landscaping for which the Owner has responsibility pursuant to Article IV, Section 2(d) of the Declaration shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, tree trimming, removal and replacement of dead or dying plants, removal of weeds and landscaping debris, removal of trash, and replenishment of decomposed granite as needed. All granite areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

Front yards and golf course and view fence rear yards are subject to the Design Guidelines regarding landscaping and they will be enforced. Each homeowner is responsible for keeping his yard neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material. Homeowners should attempt to blend their landscape design with the desert environment found in the Palm Valley area.

Homeowners are responsible for maintaining the landscaping on their lot and the public right of way adjacent to their lot which includes areas beyond block walls to the sidewalk the length of the lot.

7. Landscape Requirements. Each front yard shall have a minimum of one tree 15 gallon size or larger. Plants and shrubs shall be sufficient in quantity and size as to provide a well-landscaped appearance. See Appendix A for approved plants and trees. All yards, front, rear and side, must be landscaped. At a minimum there should be one (1) shrub per fence/block wall panel. This includes areas around mailbox structures. Plant material in the Cacti family should not be planted near walkway areas.
8. Ornamentation. The utilization of non-living objects as ornaments in the landscape is discouraged, particularly in front or side yards visible from adjacent properties and roads. Such ornamentation includes driftwood, wagons, animal skulls, wagon wheels, and sculpture (flamingos, deer, etc.) The goal of any landscape improvement is to promote a pleasing and harmonious neighborhood character.
9. Plant Material. The Committee has approved Appendix A as the acceptable plant material for Palm Valley. This list of plant material also includes a list of vegetation types and varieties that are expressly prohibited at Palm Valley.
10. Grass. Grass must be kept in a well-manicured condition, and must be cut, edged, and trimmed at regular intervals, and defined by a border. Grass must generally be kept healthy and green with appropriate frequency and quantity of water applications, except that if lawn areas are not over seeded with winter rye seed they must be kept trimmed and weed free.
11. Water Conservation. The Board supports water conservation in Palm Valley. Information on the xeriscape concept may be found at the City of Goodyear.

BB. Machinery & Mechanical Equipment. Machinery and equipment is restricted pursuant to Article IV, Section 2(l) of the Declaration. In addition, all permitted equipment Visible From Neighboring Property must be approved by the Committee prior to installation.

CC. Painting. See Appendix B for approved paint colors. Paint colors shall be eggshell or flat finish.

1. General.
 - a. All exterior painting requires prior approval of the ARC, with the exception, if the home is to be repainted the existing color(s) ARC approval is not necessary.
 - b. Painting submittals will be automatically approved if:
 - (i) A color scheme from the approved list is used and the garage door is to match the body color; or
 - (ii) The entire home is to be painted a single color using any body color from the approved list.
 - c. Painting submittals require architectural committee review if any color or color scheme that is not specifically listed on the approved list is to be used, or if the garage door is to be any color other than the body color.
2. Parcel 17B - Palmilla Lakes. The lower body of the home and fences must be Sherwin Williams Pottery Urn, the trim must be Sherwin Williams Natural Tan, the garage door may be either Natural Tan or the color of the upper body of the house, and the upper body of the house may be any color from the approved paint list.

DD. Patio Roofs. All permanent additions to a home including patio covers and buildings must be submitted to the Committee for approval prior to construction. See also Awnings, Canopies, and Pergola sections of these Design Guidelines.

EE. Pergolas. Pergolas and gazebos are permitted in side and rear yards only, with prior Committee approval, and must be ground mounted and painted to match the color of the home.

FF. Play Equipment. Play equipment is allowed in rear yards only with the prior written approval of the Committee. They shall be subject to the following guidelines:

1. Every effort should be made for structures to be set back a minimum of 15 feet from any perimeter wall.
2. Maximum height allowed to top support bar or highest point of structure is 10 feet.
3. Maximum height of any deck/platform is to be 4 feet above ground.
4. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
5. The Committee will take the appearance, height, and proximity to neighboring property into consideration.
6. Any shade canopy must be a solid tan or earth tone color. Equipment should be constructed of natural wood materials or painted a natural color.
7. Submit a brochure or picture if possible.
8. The Committee may require screening landscaping as a condition of approval.
9. Lots with view fences will keep structures in a properly maintained appearance. The Committee has the right to determine when structure needs repair or maintenance.

GG. Pools/Spas. Swimming pools and spas shall be located no closer than three feet from any view fence and must conform to City code.

Swimming pools, spas, and hot tubs are not allowed in any front yard.

Above ground hot tubs on any golf course lot require prior approval by the Committee.

Temporary or above-ground pools (other than children's portable wading pools of less than eight (8) feet in diameter and 18 inches in height) are expressly prohibited.

Entry for pool/ spa construction will be granted across a common area through the Association's walls, only with prior Committee approval.

Pool/spa equipment, where Visible From Neighboring Property, golf course or view fence lots require the prior written approval of the Committee. Appropriate screening may be a condition of approval. Such screening shall consist of a block wall, finished and painted to match the adjacent wall.

Pool/spa equipment must be at least five (5) feet from a view fence.

All backwashed water shall be retained on the owner's lot. If necessary, a hole shall be dug and filled with rocks to provide for the needed capacity. A pool/ spa may not be backwashed into the golf course, washes, common areas, drainage ways or streets. In the event a hole is made in a wall to backwash into prohibited areas, the Association may repair the wall at the homeowner's expense. If draining a pool, contact the City of Goodyear for the required permit which will specify the requirements.

Screening and fencing for safety and security must comply with the City of Goodyear Code Requirements. In general, screening with plant material and/or fencing with painted metal picket fence is preferred. Any additional walls shall match the color of the existing view fence wall. Lots with any view fence shall paint additional fencing to match the color of the view fence or the color of the block wall and home. Chain link fences are prohibited.

Rock or water features associated with pools and spas, greater than six (6) feet high or higher than the fence are not allowed. Rock or water features integrated with the pool and spa must be setback a minimum of three feet from any property line.

Pool slides greater than six (6) feet in height are prohibited.

HH. Roof Equipment. No evaporative coolers or air conditioning units shall be placed on any roof without the prior written approval of the Committee. See also Solar Collectors.

II. Satellite Dishes and Antennas

No satellite dish which exceeds one meter in diameter or diagonal measurement, or any antenna on any mast which exceeds twelve (12') in height above the roofline may be placed, installed, constructed or kept on any lot without the prior written approval of the Committee.

Antennas and satellite dishes governed by the Federal Communications Commission ("FCC") rules must still comply with the following regulations:

1. No antenna may encroach upon the Common Area or the property of another Owner.
2. Antennas, masts and any visible wiring must be painted to match the color of the structure to which they are installed, provided the painting does not interfere with acceptable quality signal and does not void the manufacturer's warranty.
3. The antenna must comply with all applicable city, county and state laws, regulations and codes.
4. In order to protect against personal injury and property damage, an antenna may not be placed in a location where it may come into contact with a power line and the antenna must be properly grounded and secured.
5. Antennas may not block or obstruct any driver's view of an intersection or street.

6. If the antenna is attached to a mast, the mast height shall be no higher than absolutely necessary to receive acceptable signal quality. In order to protect against personal injury or property damage, masts installed upon a roof may not be installed nearer to the Lot line than the total height of the mast and antenna or in a manner such that it would touch a power line if it fell.
7. The Owner is responsible for all damage caused by or connected with the antenna. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the antenna. The Owner shall keep the antenna in good repair so that it does not violate any provision of the Governing Documents.
8. If any of these provisions is ruled invalid, the remainder of these provisions shall remain in full force and effect. If the FCC modifies its rules, the modified rules shall be incorporated into these provisions as if fully set forth herein.

JJ. Screens/Sun Screens. All sun screens must receive the prior written approval of the Committee. Sun Screens must be black or match the color of the home. Sun screens should be installed in a uniform manner meaning all visible windows from each angle need to match, all screened the same or not screened. See also Window Coverings.

KK. Signage.

No signs may be placed on the common area property without the approval of the Board.

No signs may be placed on any Lot without the prior written approval of the Committee except for the following:

1. Signs required by legal proceedings or which cannot be prohibited by law.
2. Residential identification signs (not exceeding 80 square inches).
3. Security signs (maximum of 12" x 12" and within 2 feet of home).
4. Garage Sale signs must comply with specifications previously outlined in this document under the Garage Sale heading.
5. Signs (Children at Play). Cautionary signs regarding children may be temporarily displayed as follows:
 - a. The signs are displayed in residential areas only.
 - b. The signs are removed within one hour of children ceasing to play.
 - c. The signs are displayed only when children are actually present within fifty feet of the sign.
 - d. The temporary signs are no taller than three feet in height.
 - e. The signs are professionally manufactured or produced.
6. Signs (For Sale/For Rent). One professional quality for sale/for rent sign not exceeding eighteen by twenty-four inches and one sign rider not exceeding six by twenty-four inches, may be placed wholly within the member's property.
7. Open house signs that may not be prohibited by law.
8. Signs (Political). The indoor or outdoor display of political signs as permitted by county and municipal ordinances by an association member on that member's property is permissible no earlier than seventy-one (71) days before the day of an election and must be removed no later than three (3) days after an election.

9. All signs placed on any property must be maintained in good condition.

LL. Solar Collectors.

The Association recognizes the Owners' right to install and use solar energy devices, and hereby adopts these guidelines in order to regulate the placement of solar energy devices. This provision applies only to the types of solar energy devices listed in A.R.S. § 44-1761; other devices must comply with the provisions of Article IV, Section 2(w) of the Declaration.

If the solar energy device is one of the devices listed in A.R.S. § 44-1761, the placement of the solar energy device must be approved in advance by the Committee. Such solar energy device must comply with the following guidelines, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

1. No solar energy device may encroach upon the Common Area or the property of another Owner.
2. A permit from the City of Goodyear must accompany the submission for a solar energy device to help ensure that all state, city, and county laws, regulations, ordinances, and codes are complied with.
3. Panels, framing, hardware and piping must be black gray, or dark blue in color or match the roof color as closely as possible.
4. In order to protect against personal injury and property damage, the solar energy device may not be placed in a location where it may come into contact with a power line and it must be properly grounded and secured.
5. Solar energy devices may not block or obstruct any driver's view of an intersection or street.

The Owner is responsible for all costs associated with the installation and maintenance of the solar energy device and for all damage caused by or connected with the solar energy device. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device. The Owner shall keep the solar energy device in good repair so that it does not violate any provision of the Association's Governing Documents.

Any applicable architectural review fee shall be waived for applications for Committee review of solar energy devices.

Notwithstanding anything contained in these provisions, the Declaration, or any other provision of the Governing Documents, these provisions shall not be enforced in a way that (1) prevents the installation of a solar energy device; (2) impairs the functioning a solar energy device; (3) restricts the use of a solar energy device; or (4) adversely affects the cost or efficiency a solar energy device. If any provision of these Rules on solar energy devices is ruled invalid, the remainder of these guidelines shall remain in full force and effect. If the Legislature of the State of Arizona modifies A.R.S. § 33-1816 or

A.R.S. § 44-1761, the modified laws shall be incorporated into these guidelines as if fully set forth herein.

MM. Storage Sheds. Metal or other backyard storage sheds detached from the house are allowed only with the prior written approval of the Committee. Generally, such sheds must be lower than the home's surrounding block wall so as to not be Visible From Neighboring Property to the maximum extent possible. Screening of a shed may be a condition of approval.

NN. Trash Containers. Trash containers must be stored so as not to be Visible From Neighboring Property on non-collection days. All garbage and recyclables must be kept inside the container with the lid closed. Do not place items on top, next to or outside of the container. Containers may be placed at the curb after 6:00 P.M. the day before pick up and must be removed from the street and stored from view by 6:00 A.M. the day after pick up. Containers are to be placed in the street, with the wheels to the curb, NOT on the sidewalk. Containers must be placed 3 feet apart from one another. It is the resident's responsibility to clean up small debris, within 24 hours, that may remain after collection.

OO. Trash (Bulk Pick Up). Bulk trash should be placed at the curb. Brush should be cut to 4' lengths and all grass clippings must be double bagged or in a sealed box. It is the resident's responsibility to clean up small debris, within 24 hours, that may remain after collection.

The following items are NOT allowed for bulk collection: hazardous material, large auto parts, boats, tires, oil, rocks, dirt, and unwanted construction material such as roofing materials, drywall and concrete. Large amounts of trash that will not fit in your container and/or items not allowed for bulk trash pick up should be taken directly to a landfill.

Landscape trimmings may be placed at the curb as early as the Saturday before pick up. All other bulk trash is not to be placed at the curb until 24 hours prior to pick up.

PP. Walls and Fencing. All alterations or modifications to walls or fences must receive the prior written approval of the Committee. Masonry and wrought iron fencing shall comply with all local, state, and federal codes, regulations and ordinances. All perimeter walls along street frontage golf course and public open space shall be 4" post tension interlocking Royce wall Proto II or equal. All perimeter walls along Palm Valley Blvd., Dysart, Litchfield, Thomas and McDowell shall be Dunn Edwards Evershield Exterior Masonry Paint Color Brown Owl (or other manufacturer color equivalent) on all visible sides except within the enclosed fenced rear yard. Block walls situated upon a lot or between two lots shall be painted Dunn Edwards Brown Owl (or other manufacturer color equivalent), or painted to match the color of the home.

View wall fencing shall be 1" x 1" tubing, 16 gauge, at 4 ½" o.c. vertical in a style and geometry matching existing view wall fencing. If aluminum or other fencing material is

desired, prior architectural approval is required. Along golf course and Common Areas, all view wall panels shall be installed flush with face of masonry block to eliminate possible toehold. Metal fencing and gates shall be plumb, square and straight with masonry. View wall fencing shall be Dunn Edwards Enduragloss Enamel, Italian Dusk or another manufacturer color equivalent.

Gates may not be installed in fences or walls separating Lots from the golf course or Common Areas.

QQ. Water Features / Fountains. Water Features and fountains are not permitted in front yards.

RR. Window Coverings. The installation and types of windows coverings are regulated by Article IV, Section 2(x). Furthermore, all window coverings must be white, neutral or pastel in color if facing the street. No reflective materials shall be permitted outside or inside of any windows Visible From Neighboring Property.

In no event shall windows be covered with paper, aluminum foil, bed sheets or any other materials or temporary coverings not specifically intended for such purpose. No interior or exterior reflective material, window bars or window covers shall be used until such items have been approved by the Committee.

Contact management to report complaints and/or violations.

APPENDIX A

APPROVED PLANT LIST

Plants that live in the desert have numerous particles to aid in their survival. These include taproots, waxy leaf coatings, dormancy in drought, and the ability to close leaves or to absorb enormous amounts of water in brief periods of time. Many of these devices work to minimize the evapotranspiration rate, allowing these plants to exist on incredibly small amounts of rainfall. By providing supplementary irrigation at regular intervals, one can maintain the optimal appearance of these plants. For this reason, the plants on the following list are either indigenous to the region, or are from other semi-arid regions of the world.

As a helpful reference, the following five books can be used for clarification and information.

- 1) **Plants For Dry Climates** – 1992 Edition by Duffield and Jones
- 2) **New Western Garden Book** by Sunset
- 3) **Native Texas Plants** by Wasowski and Wasowski
- 4) **Low Water Use Plants** by Shuler
- 5) **The Low Water Flower Gardener** by Johnson and Millard

Plants may be deleted or added to this list at the discretion of the the Committee or upon the request of an Owner provided the suggested new plant meets the following criteria: native to a semi-arid region; compatible with the existing environment in color, texture and mass, drought tolerant; adaptive to the soil; attractive foliage; extended bloom period; ease of maintenance. The plant list may also be modified by the Declarant for an individual Parcel. This may be considered to allow for greater compatibility with an architectural style or theme. The botanical name, description and other pertinent information that may be necessary to ascertain if the plant meets the above criteria may be submitted to the Committee for its consideration and approval.

This plant list has been broken down into the following categories: trees, shrubs, vines, ground covers, cacti/succulents, grasses and annuals. Without exception, each plant has been selected for its attractiveness as a landscape plant, its ability to blend with the neighborhood landscape master plan, and for its foliage and flower season.

**APPENDIX A
APPROVED PLANT LIST**

TREES

<u>Common Name</u>	<u>Botanic Name</u>
Acacia	Acacia species (Under 35')
African Sumac	Rhus lancea
Anacacho Orchid	Bauhinia Congesta
Apple, Peach, Apricot	Dwarf Fruit
Arizona Rosewood	Vauquelina Californica
Ash Species	Fraxinus (SP)
Brazilian Pepper	Schinus terebinthifolius
Bottle Tree	Brachychiton populneus
Cascalote	Caesalpinia cacalaco
Chaste Tree	Vitex angus-castus
Chilean Mesquite	Prosopis Chilensis
Chinese Pistache	Pistachia Chinensis
Citrus	Rutaceae
Desert Hackberry	Celtis pallida
Desert Willow	Chilopsis linearis
Evergreen Elm	Ulmus Parvifolia
Fern-of-the-Desert	Lysiloma Microphylla Thornberi
Ficus	Ficus Nitida
Ficus	Ficus Microcarpa
Fruitless Olive 'Swan Hill'	Olea Europaea
Ironwood	Olneya tesota
Jacaranda	Jacaranda Mimosifolia
Japanese Sago Palm	Cycas Revoluta
Live Oak & Oak Species	Quercus Virginiana (SP.)
Mediterranean Fan Palm	Chamaerops Humilis
Mesquite	Prosopis species
Mexican Fan Palm	Washington Robusta
Mexican Ebony	Pithecellobium mexicana
Mimosa	Albizia julibrissin
Mondel Pine	Pinus Eldarica
Palo Verde	Cercidium species
Palo Verde 'Desert Museum'	Cercidium Hybrid
Pineapple Palm	Phoenix Canariensis
Pygmy Date Palm	Phoenix Roebelenii
Queen Palm	Arecastrum Romanzoffianum
Sago Palm	Cycas Revoluta
Sissoo	Dalbergia Sissoo
Std. Oleander	Nerium Oleander
Texas Ebony	Pithecellobium flexicaule
Weeping Bottle Brush	Callistemon Viminalis
Windmill Palm	Trachycarpus Fortunei
Yew Pine	Podocarpus Macrophyllus

SHRUBS

<u>Common Name</u>	<u>Botanical Name</u>
Abelia	Abelia Grandiflora

Agapanthus	Amaryllidaceae (SP.)
Arizona Rosewood	Vauquelinia californica
Blue Hibiscus	Alyogyne huegelii
Bougainvillea	Bougainvillea (SP.)
Box Leaf Euonymus	Euonymus 'Microphylla'
Boxwood	Buxus
Bush Bougainvillea	Bougainvillea varieties
Bush Morning Glory	Convolvulus cneorum
Cape Honeysuckle	Tecomaria capensis
Cape plumbago	Plumbago auriculata
Cassia varieties	Cassia species
Compact Myrtle	Myrtus communis 'Compacta'
Cordia	Cordia boissieri
Crape Myrtle	Lagerstroemia indica
Creosote Bush	Larrea tridentate
Crucifixion Thorn	Canotia holocantha
Deer Grass Species	Muhlenbergia (SP.)
Desert Carpet Acacia	Acacia redolens 'Desert Carpet'
Desert Fern	Lysiloma thornberi
Desert Honeysuckle	Justicia species
Desert Lavender	Hyptis emoryi
Desert Milkweed	Asclepias subulata
Bird of Paradise	Caesalpinia species
Dwarf Bottlebrush	Callistemon Viminalis
Dwarf Myrtle	Myrtus Communis Compacta
Dwarf Pomegranate	Punica Granatum
Dwarf Pittosporum	Pittosporum tobira
Dwarf Xylosma	Xylosma congestum
Emu Bush 'Valentine'	Eremophila (SP.)
Euonymous	Euonymous (SP.)
Fairy Duster Varieties	Calliandra species
Frasers Photinia	Photinia fraseri
Giant Hesperaloe	Hesperaloe funifera
Goldeneye	Viguiera deltoidea
Greythorne	Ziziphus obtusifolia
Hibiscus	Hibiscus Rosa-Sinensis
Hopseed Bush	Dodonaea viscosa
Indian Hawthorne	Raphiolepis Indica
Indian Mallow	Abutilon palmeri
Indigo Bush Varieties	Dalea species
Jojoba	Simmondsia chinensis
Juniper	Juniperus (SP.)
Lantana Species	Lantana Camara
Lavender	Lavendula Angustifolia
Lavender Spice	Poliomintha Maderensis
Liriope	Liriope Muscari
Littleleaf Cordia	Cordia parviflora
Mescal Bean	Sophora secundiflora
Mexican Bird of Paradise	Caesalpinia (Mexicana)
Morea Bicolor	Dietes bicolor

Mormon Tea
 Mount Lemmon Marigold
 Mountain Marigold
 Nandina Species
 Natal Plum
 Oleander
 Photinia
 Pittosporum
 Privet
 Purple Heart
 Pyracantha
 Rosemary Varieties
 Roses
 Ruellia Species
 Sage Varieties
 Salt Bush
 Scarlet Betony
 Sugar Bush
 Texas Mountain Laurel
 Texas Sage Species
 Thevetia
 Tropical Bird of Paradise
 Turpentine Bush
 White Plumbago
 White Bush
 Yellow Bells

Ephedra trifurca
 Tagetes lemmonii
 Tagetes lucida
 Nandina Domestica
 Carissa (SP.)
 Nerium Oleander
 Photinia Fraseri
 Pittosporum Tobira
 Ligustrum Japonicum
 Setcrea pallida
 Pyracantha (SP.)
 Rosemarinus officinalis
 Rosa
 Ruellia (SP.)
 Leucophyllum species
 Atriplex varieties
 Stachys coccinea
 Rhus ovata
 Sophora secundiflora
 Leucophyllum (SP.)
 Thevetia Peruviana
 Strelitzia Reginae
 Haplopappus laricifolia
 Plumbago Scandens
 Aloysia lycioides
 Tecoma stans

VINES

Common Name

Bougainvillea
 Carolina Jasmine
 Cat's Claw Vine
 Creeping Fig
 Flowering Jasmine
 Hardenbergia (Lilac Vine)
 Honeysuckle Species
 Jasmine Species
 Lady Banks' Rose
 Mascagnia
 Passion Flower
 Podranea
 Pyracantha
 Queens Wreath Vine
 Snail Vine
 Star Jasmine
 Sweet Pea Vine
 Vining Pyracantha
 Yellow Morning Glory Vine
 Yellow Orchid Vine

Botanical Name

Bougainvillea (SP.)
 Gelsemium sempervirens
 Macfadyena unguis-Cacti
 Ficus pumila
 Jasminum florididum
 Hardenbergia violacea
 Lonicera japonica
 Jasminum (SP.)
 Rosa banksiae, 'Alba Plena' or 'Lutea'
 Mascagnia species
 Passiflora incarnate
 Podranea rica-soleana
 Pyracantha (SP.)
 Antigonon leptopus
 Vigna Caracalla
 Trachelosperum jasminoides
 Lathyrus Odoratus
 Pyracantha fortuneana
 Merremia aurea
 Mascagnia macroptera

GROUNDCOVERS**Common Name**

Angelita Daisy
 Asparagus Fern
 Blackfoot Daisy
 Blue Curl
 Buckwheat
 Bursage
 Bush Morning Glory
 California Fuchsia
 Damianta
 Daylily
 Desert Mallow
 Desert Marigold
 Desert Milkweed
 Dwarf Coyote Bush
 Dwarf Lantana Varieties
 Gazania
 Grey/ Green Santolina
 Honeysuckle Varieties
 Ice Plant
 Kangaroo Paw
 Lantana 'Trailing'
 Little Leaf Myoporum
 Mexican Primrose
 Paper Flower
 Penstemon
 Prostrate Germander
 Rain Lily
 Ruellia 'Katie'
 Sage
 Texas Betony
 Trailing African Daisy
 Trailing Indigo Bush
 Verbena
 Vinca Minor
 Wedelia
 White Primrose
 Zinnia

Botanic Name

Hymenoxys Acaulis
 Asparagus (SP.)
 Melampodium leucanthum
 Trichostema arizonicum
 Eriogonium fasciculatum
 Amobrosia deltoidea
 Convolvulus Cneorum
 Zauschneria californica
 Chrysactinia Mexicana
 Hemerocallis hybrid
 Sphaeralcea ambigua
 Baileya multiradiata
 Asclepias sublulata
 Baccharis centennial
 Lantana varieties
 Gazania species
 Santolina varieties
 Justicia species
 Desloperma varieties
 Anigozanthios havidus
 Lantana Montevicensis
 Myoporum parivifolium
 Oenothera berlandieri (varieties)
 PsiLotrophe cooperi
 Penstemon species
 Teucrium chamaedryd
 Zephyranthes Candida
 Ruellia (SP.)
 Salvia species
 Stachys coccinea
 Osteospermium fruticosum
 Dalea greggii
 Verbena species
 Vinca
 Trilobata
 Oenothera caespitosa
 Zinnia grandiflora

**CACTI &
SUCCULENTS****Common Name**

Agave
 Aloe
 Barrel Cactus
 Bulbine
 Desert Spoon (varieties)
 Hedgehog Cactus
 Indian Fig
 Mexican Fence Post
 Ocotillo
 Pink Hesperaloe

Botanic Name

Agave species
 Aloe species
 Ferocactus acanthodes
 Bulbine frutescens
 Dasyilirion sheeleri
 Echinocereus engelmannii
 Opuntia ficus-indica
 Stenocerus marginata
 Fuoquieria splendens
 Hesperaloe parviflora

Prickly Pear, Cholla
Saguaro
Soaptree Yucca
Trailing Ice Plant

Opuntia species
Carnegiea gigantean
Yucca elata
Lampranthus spectabilis

GRASSES
(NON-TURF)

Common Name
Arizona Cotton Top
Bear Grass
Cochise Love Grass
Deer Grass
Galeta
Indian Wheat
Red Brome
Red Three Awn
Regal Mist
Schismus

Botanical Name
Digitaria californica
Nolina microcarpa
Eragrostis atherstone
Muhlenbergia rigens
Hilaris rigida
Plantago insularis
Bromus rubens
Aristida purpurea
Muhlenbergia capillaries
Schismus barbatus

The following vegetation types and varieties are expressly prohibited:

1. Cypress (Cupressus)
2. Olive trees/ Olea Europaea (except for non-pollinating, which are acceptable).
3. All Eucalyptus, Mulberry and Pecan Trees.

APPENDIX B - APPROVED PAINT COLORS

TWO COLOR OPTIONS:

<u>SCHEME</u>	<u>BODY</u>	<u>TRIM</u>	<u>SCHEME</u>	<u>BODY</u>	<u>TRIM</u>
1	Accessible Beige	Mexican Sand	46	Meadowlark	Cobble Brown
2	Accessible Beige	Pottery Urn	47	Medici Ivory	Dhurrie Beige
3	Bittersweet Stem	Hopsack	48	Mesa Tan	Tiki Hut
4	Canoe	Sticks & Stones	49	Mexican Sand	Dhurrie Beige
5	Casa Blanca	Fresco Cream	50	Mexican Sand	Khaki Shade
6	City Loft	Sands of Time	51	Mexican Sand	Plantation Brown
7	Colonial Revival Tan	Deer Valley	52	Mexican Sand	Pottery Urn
8	Colonial Revival Tan	Divine White	53	Mexican Sand	Sand Dollar
9	Colony Buff	Casa Blanca	54	Nantucket Dune	City Loft
10	Colony Buff	Deer Valley	55	Nantucket Dune	Irish Cream
11	Colony Buff	Lanyard	56	Nantucket Dune	Mexican Sand
12	Colony Buff	Nantucket Dune	57	Nantucket Dune	Practical Beige
13	Colony Buff	Only Natural	58	Nomadic Desert	Spalding Gray
14	Colony Buff	Yearling	59	Outerbanks	Craft Paper
15	Cork Wedge	Down Home	60	Outerbanks	Sandy Ridge
16	Creamy	August Moon	61	Perfect Greige	Kilim Beige
17	Creamy	Sand Dollar	62	Practical Beige	Cobble Brown
18	Deer Valley	Requisite Gray	63	Reticence	Mexican Sand
19	Deer Valley	Utterly Beige	64	Sand Dollar	Colonial Revival Tan
20	Dhurrie Beige	City Loft	65	Sand Dollar	Divine White
21	Dhurrie Beige	Deer Valley	66	Sand Dollar	Tavern Taupe
22	Dhurrie Beige	Divine White	67	Sand Dollar	Utterly Beige
23	Dhurrie Beige	Fragile Beauty	68	Sand of Time	Fragile Beauty
24	Dhurrie Beige	Threshold Taupe	69	Sand of Time	Fresco Cream
25	Divine White	Familiar Beige	70	Sandy Ridge	Muddled Basil
26	Divine White	Fresco Cream	71	Sticks & Stones	Tiki Hut
27	Divine White	Utterly Beige	72	Stonebriar	Umber
28	Dormer Brown	Creamy	73	Studio Taupe	Foothills
29	Dormer Brown	Divine White	74	Tamarind	Warm Stone
30	Dormer Brown	Reticence	75	Tavern Taupe	Dormer Brown
31	Fragile Beauty	Dhurrie Beige	76	Tavern Taupe	Sand Dollar
32	Fresco Cream	Deer Valley	77	Threshold Taupe	Foothills
33	Fresco Cream	Requisite Gray	78	Threshold Taupe	Tiki Hut
34	Fresco Cream	Sands of Time	79	Tony Taupe	Spalding Gray
35	Fresco Cream	Steamed Milk	80	Tony Taupe	Virtual Taupe
36	Greek Villa	Dormer Brown	81	Tower Tan	Colony Buff
37	Greek Villa	Fresco Cream	82	Townhall Tan	Dormer Brown
38	Hopsack	Rice Grain	83	Trusty Tan	Gray Shingle
39	Khaki Shade	Tiki Hut	84	Urban Putty	Resort Tan
40	Kilim Beige	Dapper Tan	85	Utterly Beige	Accessible Beige
41	Latte	Garret Gray	86	Utterly Beige	Cobble Brown
42	Latte	Muddled Basil	87	Utterly Beige	Dormer Brown
43	Latte	Warm Stone	88	Windsor Greige	Portabello
44	Maison Blanche	Colonial Revival Tan	89	Windsor Greige	Virtual Taupe
45	Maison Blanche	Familiar Beige			

THREE COLOR OPTIONS:

<u>SCH</u>	<u>BODY</u>	<u>TRIM</u>	<u>ACCENT</u>	<u>SCH</u>	<u>BODY</u>	<u>TRIM</u>	<u>ACCENT</u>
90	City Loft	Sands of Time	Nantucket Dune	96	Outerbanks	Craft Paper	Sandy Ridge
91	Dhurrie Beige	Manor House	Sticks & Stones	97	Sand Bar	Tavern Taupe	Studio Taupe
92	Fresco Cream	Dormer Brown	Canoe	98	Sandy Ridge	Muddled Basil	Weathered Shingle
93	Greek Villa	Dormer Brown	Fresco Cream	99	Tavern Taupe	Sands of Time	Dormer Brown
94	Hopsack	Rice Grain	Basket Beige	100	Tony Taupe	Spalding Gray	Warm Stone
95	Mexican Sand	Plantation Brown	Dhurrie Beige	101	Townhall Tan	Burnished Brandy	Dormer Brown

Golf lot view fencing and open area view fencing paint colors are: Block – Brown Owl, Wrought Iron – Italian Dusk

Paint colors are Sherwin Williams Paint. As a Palm Valley homeowner, you receive a discount at Sherwin Williams Stores. There is a Sherwin Williams store located on the west side of Estrella Parkway, just south of I10.

PALMILLA LAKES – PARCEL 17B – CLUSTER HOMES

<u>SCHEME</u>	<u>BLOCK WALLS & LOWER BODY</u>	<u>UPPER BODY</u>	<u>TRIM</u>
1	Pottery Urn	Bittersweet Stem	Natural Tan
2	Pottery Urn	Lanyard	Natural Tan
3	Pottery Urn	Lotus Pod	Natural Tan
4	Pottery Urn	Oak Creek	Natural Tan
5	Pottery Urn	Sands of Time	Natural Tan
6	Pottery Urn	Stucco	Natural Tan
7	Pottery Urn	Tamarind	Natural Tan
8	Pottery Urn	Trusty Tan	Natural Tan
9	Pottery Urn	Yearling	Natural Tan

FRONT DOOR COLOR OPTIONS:

- Andiron
- Canyon Clay
- Cascade
- Jute Brown
- Rugged Brown
- Sea Worthy

Golf lot view fencing and open area view fencing paint colors are:

Block – Brown Owl

Wrought Iron – Italian Dusk

Paint colors are Sherwin Williams Paint. As a Palm Valley homeowner, you receive a discount at Sherwin Williams Stores. There is a Sherwin Williams store located on the west side of Estrella Parkway, just south of I10.