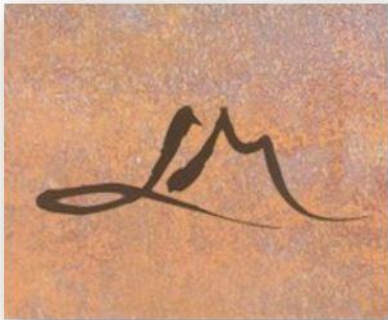




**LONE MOUNTAIN
COMMUNITY ASSOCIATION
(LMCA)**

Design Guidelines

Revised November 20, 2025 by
Board of Directors Motion

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ARTICLE 1**ARCHITECTURAL REVIEW COMMITTEE; GENERAL PROVISIONS**

11 Architectural Review Committee; Requirement for Approval. The Declaration of Covenants, Conditions and Restrictions for Lone Mountain, as it may be amended from time to time (the "Declaration"), provides for an Architectural Review Committee (the "ARC"). So long as any Co-Declarants or their Affiliates own one or more Lots, such Co-Declarants shall have the sole right to jointly appoint and remove the members of the ARC. At such time as no Lots are owned by a Co-Declarant or an Affiliate of a Co-Declarant, the members of the ARC shall be appointed by the Board. The ARC shall review and approve or disapprove, prior to construction or installation, any landscaping, building, fence, wall or other structure or Improvement of whatever type that will be Visible From Neighboring Property unless review and approval of any such Improvement is not required according to the provisions of the Declaration or these Design Guidelines. Any additions or changes to existing Improvements or to the exterior of any Residential Unit also require the approval of the ARC prior to construction or installation.

12 Establishment of Design Guidelines. The Board has established these Design Guidelines to provide for (i) architectural rules and guidelines for all Improvements and additions and changes to existing Improvements so that all Improvements within the Property may exist in harmony to surrounding structures and topography, and (ii) landscaping rules and guidelines that reflect the climate and regional character of the Property. The ARC will focus on minimizing environmental impact and maximizing water and energy conservation principles.

13 Permitted Uses; Defined Terms. Unless specifically excluded from the requirement to obtain the approval of the ARC, any provision in the Declaration or in these Design Guidelines that sets forth a permitted use shall be deemed to permit such use only after approved by the ARC. Capitalized words in this document not otherwise defined shall have the same meaning as described in Article 1 of the Declaration.

14 Use Restrictions. Prior to submitting a request to the ARC for approval of an Improvement or addition or change to an existing Improvement, an Owner should read these Design Guidelines and Article 3 of the Declaration, which contains the permitted uses and restrictions affecting each Lot.

15 Modification; Conflict. These Design Guidelines may be modified from time to time as may be deemed necessary in the sole discretion of the Board. In the event of any conflict between these Design Guidelines and the Declaration, the Declaration shall control.

16 Compliance with Requirements of Governmental Authorities.²³ The ARC approvals required pursuant to the Declaration and these Design Guidelines shall be in addition to, and not in lieu of, any approvals or permits that may be required under any federal, state or local law, statute, ordinance, rule or regulation, including, without limitation, all requirements of the City of Phoenix. An approval by the ARC shall not be construed in any way to be an approval by any applicable federal, state or local governmental authority. To the extent any particular guideline in the Declaration and these Guidelines are not prohibited by the City of Phoenix, the guideline in the Declaration and these Guidelines shall control. If any particular guideline in the Declaration and these Guidelines would be in

violation of any City of Phoenix guideline, ordinance or rule, the Association reserves the right to modify these Guidelines so they are not in violation of any City of Phoenix guideline, ordinance or rule. In the event of conflict between these Design Guidelines and any governmental ordinance, building code or regulation, the more restrictive standard shall prevail.

1.6.1 ²⁴ If City of Phoenix approval is required, the Owner must also obtain the City's approval, in addition to ARC approval. In the event ARC approves an improvement that is subsequently determined to be in violation of any City of Phoenix guideline, ordinance or rule at the time of, or subsequent to, such approval, the ARC approval for that improvement will not be unreasonably withdrawn. Subsequent ARC submissions known, or believed, to be in violation of any City of Phoenix guideline, ordinance or rule shall be withheld, regardless of prior approvals that may have been granted. In any event, ARC approval does not imply governmental compliance, nor supersede or limit the authority of the City of Phoenix to enforce such guidelines, ordinances or rules.

17 **Warranty Disclaimer.** Owners are advised that the construction of or modifications to certain Improvements may void all or a portion of the warranty given to Owners by a Co-Declarant or a Builder upon acquiring a Lot. Prior to commencing construction or modifying an Improvement, an Owner should investigate any effect such construction or modification will have on the warranty. The ARC will not be responsible for any warranty that is deemed void as a result of the ARC approving any such construction or modification.

18 **Right of Waiver.** The ARC reserves the right at its sole discretion to waive or vary any of the procedures, guidelines or standards set forth herein.

ARTICLE 2

SUBMITTAL AND APPROVAL PROCESS; COMPLETION OF WORK

21 **Required Materials.** An Owner shall submit the following, along with a completed Lone Mountain Architectural Review Form attached to these Design Guidelines (the "Review Form"), to the Association's managing agent. An Owner must receive written approval of the submittal from the ARC prior to construction or installation of any Improvement that requires the approval of the ARC.

21.1 For landscaping plan approval, or amendments to an approved landscaping plan, the Owner shall submit a landscaping plan for the Lot (no smaller than 8-1/2 inches by inches or larger than 11 inches by 17 inches), including a description of all varieties and sizes of trees and shrubs, with the location of each tree and shrub clearly delineated on the plan. To the extent that the Owner can color code the trees and shrubs and provide a legend, it will facilitate review. If the Owner desires to install any hardscape, including but not limited to brick, masonry, concrete, rocks or other inert material, such items shall be clearly marked on the landscape plan and a legend shall be provided so that the ARC can easily determine the location and type of material. Lots have been designed and graded to provide positive drainage from the Lot and to protect environmental resources. In the event the Owner's plan proposes to alter the grade of the Lot, the location of all drainage structures and direction and slope of

flow must be indicated on the plan. The ARC's approval of any plan shall not be deemed to constitute an assurance that the grading or drainage change is properly engineered to avoid any undesirable impact.

212 For changes or additions to the Residential Unit, the Owner shall submit a copy of the plot plan and floor plan for the model and elevation. On such plans, the Owner shall draw the proposed changes or additions to the exterior elevation. If the Owner has a photograph of another house or picture out of a magazine that will assist the ARC, such photo should be submitted. The submittal must contain a description of the materials and samples of the colors the Owner plans to use in such changes or additions. If the change or addition affects the roof or roofline, a roof plan must also be submitted. A building section may be requested by the ARC depending on the complexity of the change or addition.

213 For all other improvements requiring ARC approval, the Owner shall submit a copy of the plot plan showing the location of the proposed Improvement, a description of the Improvement on the Review Form, samples, pictures and any other descriptive materials demonstrating the intent of the submittal.

214 Each submittal shall be accompanied by the ARC review fee, which amount shall be determined from time to time by the Board. The amount of the fee may be obtained by contacting the managing agent for the Association. Notwithstanding the foregoing, if the ARC deems it necessary to have plans and specifications for major Improvements reviewed by professional consultants (including, but not limited to, architects and engineers), the ARC may require an Owner to pay an additional review fee to reimburse the Association for the cost of hiring such consultants.

22 **Approval Process.** Owners may not rely on verbal approvals or indications from any person that Improvements will be approved by the ARC. The ARC shall either approve or disapprove in writing each request within 45 days after receipt of the request. If no notice is sent by the ARC within the 45 days, then the proposed Improvement is deemed disapproved. If a request is denied within such 45-day period, then written denial shall be forwarded to the Owner stating the reason for denial. If the ARC requests additional information, then the 45-day period will not commence until all required information has been submitted. It is an Owner's responsibility to make sure that a request and all additional information required by the ARC is received by the Association's managing agent.

22.1 ⁸ **Voting and proceedings of ARC are covered by Sections 3.7, 3.10 and 6.5 of the Bylaws.**

23 **Commencement and Completion of Work.** Unless otherwise stipulated in the written approval by the ARC, construction or installation of an approved Change (as defined in Subsection 3.1.3 of the Declaration) must be commenced within 6 months after the date the ARC has approved the Change or the approval shall be deemed withdrawn and an Owner must resubmit the application and plans. Unless otherwise stipulated in the written approval by the ARC, once commenced, construction or installation of an approved Change must be completed within 90 days after commencement. An Owner may request an extension of the construction completion date by written notice to the ARC, showing reasonable cause for the delay; however, the ARC shall have no obligation to grant such request

and may recommend to the Board imposition of a fine for failure of an Owner to comply with the required completion date.

ARTICLE 3

LANDSCAPING

31 Initial Installation. Pursuant to Section 7.7 of the Declaration, the front and side yards of new Residential Unit must be ready to submit a landscaping request for ARC approval prior to or immediately after closing to be able to obtain an approval and install the landscaping within the required time period.

32 Landscape Concept. Landscaping should be designed with emphasis on specie variety for a blending of texture, color and flower mix. Careful consideration should be given to creating a landscape design that uses indigenous materials and is sensitive to the water conservation efforts used in the desert southwest.

33 Recommended Plant Materials. The ARC recommends that all plant materials used be those named in Exhibit A attached hereto. The ARC will consider requests for plant materials not listed, provided that such plant materials are not on the list of prohibited plant materials attached hereto as Exhibit B. The ARC reserves the right to refuse any plant materials it believes will not be beneficial to the environment of the Property. Owners should review the use and placement of all plants with a knowledgeable professional or consult appropriate reference material.

34 Prohibited Plant Materials. The plant materials set forth on Exhibit B attached hereto are prohibited and may not be planted in landscapes or within pots or containers under any circumstances. Plants listed on Exhibit B are NOT ACCEPTABLE due to aesthetic reasons, their mature height or growth habit, their invasive characteristics or adverse effects on the native environment.

35 Irrigation Systems. All landscape plantings shall be maintained by a fully automatic underground irrigation system. Irrigation systems that use drip emitters instead of spray heads or bubblers, are highly encouraged. When it is necessary to use sprinklers, care should be taken to avoid overspray on hardscape, structures, walls, fences and windows.

36 Ground Cover. The ground surfaces of all yards shall be covered with approved inert or living materials or a combination of both. Suggested inert materials include:

- (i) River rock (3" - 6" in diameter) - not to exceed 10% of yard;
- (ii)¹ Decomposed granite (1/2" minus to 1" minus material permitted) used in Lone Mountain must conform to the following criteria: The color of granite used must be a natural desert tone. No white, green, red, or other bright colors are permitted. Only one color is allowed in the front yard.
- (iii) Boulders (must be from the metropolitan Phoenix or surrounding area and buried at

least 1/3 of their depth).

Additions or variances to the suggested materials must be approved by the ARC. For the purpose of these Design Guidelines, topsoil or decomposed granite smaller than 1/2" minus will not be considered for inert material (except for driveway extensions-see Section 5.6 below). No artificially colored rock will be permitted as ground cover. Ground cover, inert material and any other landscaping, softscape or hardscape, shall not be used to spell out or form names, nicknames, initials, names of states or cities, athletic teams, slogans, states, emblems, geometric patterns or any other word, image, symbol or communication.

3.7 Concrete. Excessive use of concrete (as determined by the ARC) in front and street side yards will not be allowed. Requests for concrete installation in addition to the concrete that was installed by a Co-Declarant or a Builder will be considered on a case-by-case basis.

3.8 Foundation Planting and Lawns. ²⁵ With the exception of wall-mounted meters, electrical boxes and irrigation control devices installed on the outer wall of the Residential Unit, foundation planting shall visually conceal the visible portion of a Residential Unit's foundation and screen all backflow prevention devices, and air conditioning units Visible From Neighboring Property within 2 years after installation. No shrubs or groundcovers shall be placed and no irrigation shall occur within the area that is 18 inches from the Residential Unit. Turf, inclusive of natural grass and high-quality artificial turf, will be considered by the ARC provided it is not installed within three (3) feet of the Residential Unit and shall be bordered by stone, brick, concrete curbing or other non-corroding materials. Plastic or metal edging is not permitted for this purpose. Natural grass and associated irrigation shall be kept at least three (3) feet from a building face, wall or fence, including any fence constructed in part or in whole with wrought iron. Termites and other insects are attracted to moisture. Excessive watering and landscaping around the foundation of the Residential Unit may void the warranty on the Residential Unit and also may void any termite treatment warranty.

3.9 Plastic Sheeting. The use of solid plastic sheeting or polyethylene over ground areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil. Comparable materials may be used only with prior approval of the ARC.

3.10 Landscape Structures and Ornamentation.

3.10.1 Fountains shall be limited in height to 5 feet above the finished grade of the Lot. Any fountain shall be constructed of natural material, color and design, each of which is compatible with the overall architectural theme of the Property, as determined by the ARC. It is recommended that water features be chlorinated.

3.10.2² Creative Art such as Statues, topiary and artifacts must be submitted for approval if Visible From Neighboring Property. Creative Art shall be neutral in color and may be limited in number so as to dominate the appearance of the home. Dimensions of decorative art shall be no greater than three feet (3) in length, width, and height. Decorative Art must be neutral "earth-tone" in color and not white or painted bright or reflective colors. No other landscape feature shall be in excess of 4 feet in 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 color should be submitted for approval if Visible from Neighboring Property.

3.11 Landscape Lighting. Exterior ground-mounted lights (i.e., 12 inches in total height or less) used for driveways, walkways or landscaping shall be low voltage, indirect and controlled with an electric clock or photo-cell device. Exterior ground-mounted lights shall have a decorative metal housing colored an earth tone, copper or black, and all wiring must be buried below grade in accordance with the manufacturer's requirements. Colored bulbs and bulbs greater than 10 watts are prohibited. The ARC will consider some up-lighting for key trees and plants only. Lighting sources should not be visible and should be aimed away from roads, sidewalks and other Residential Units. Minimal lighting within yards is recommended by the ARC. Low-pressure sodium bulbs and neon lighting are prohibited.

3.11.1 Solar Landscape Lighting.⁹ Solar exterior ground mounted lighting may be used for driveways, walkways or landscaping, provided any solar light does not exceed 14 inches total height, and have a decorative housing colored in earth tones, copper or black. Colored bulbs and bulbs greater than 10 watts are prohibited. Solar landscape lighting must be replaced or removed if no longer operational. ARC approval is not required for solar landscape lighting that complies with this Section 3.11.1.

3.11.2 Landscape Lighting time of use.¹⁰ Any and all landscape lighting allowed under the Design Guidelines in Sections 3.11 and 3.11.1 is not subject to time of use restrictions and can remain on after 10pm. Any prohibition for any exterior lighting within the Design Guidelines regarding limitation of time of use does not apply to landscape lighting.

3.12 Minimum Standards for Front Yard Landscape Installation. Front yards should be designed to include appropriate quantities and sizes of plant materials depending on the size of the Lot and based on the approximate width of the Lot. The following minimum plant material sizes and plant quantities are strongly recommended; however, the ARC will consider variations of these requirements:

LOTS 60 FEET WIDE	
Plant Type and Size	Quantity
Trees (24" Box)	1
Trees (15 gallon)	1
Shrubs (5 gallon)	5
Shrubs (1 gallon)	5
Accent Plants (1 gallon) *	6
LOTS 75 FEET WIDE	
Plant Type and Size	Quantity
Trees (24" Box)	2
Trees (15 gallon)	1
Shrubs (5 gallon)	6
Shrubs (1 gallon)	8
Accent Plants (1 gallon) *	8

LOTS 90 FEET WIDE	
Plant Type and Size	Quantity
Trees (24" Box)	2
Trees (15 gallon)	2
Shrubs (5 gallon)	8
Shrubs (1 gallon)	10
Accent Plants (1 gallon) *	10
LOTS 120 FEET WIDE	
Plant Type and Size	Quantity
Trees (24" Box)	2
Trees (15 gallon)	2
Shrubs (5 gallon)	8
Shrubs (1 gallon)	12
Accent Plants (1 gallon) *	12

*Turf may replace accent plants but shall not replace trees or shrubs.

The minimum plant material sizes and quantities set forth above are a general guideline for minimum standards. For example, a cul-de-sac Lot that has less than 60 feet in width at the front of the Lot but is in an area where Lots are generally 60 feet wide will be required to comply with the standards for a Lot 60 feet wide. However, the ARC may require additional plants for front yards that are larger than most other front yards in the general area, or the ARC may require fewer plants for front yards that are smaller than most other front yards in the general area as long as the completed landscape plan results in an attractive front yard. Cacti may be substituted for shrubs and accent plants but shall not be substituted for trees.

3.13 Removal of Debris. Upon completion of any landscaping Improvements, all landscape material debris must be removed from the Lot and any soil or other residue remaining on the street must be cleaned.

ARTICLE 4

ANTENNAS/SATELLITE DISHES

4.1 Communication Services. If an Owner desires to install an antenna for the purpose of receiving television or other communications services, the rules in this Article 4 apply.

4.2 Approved Devices. An antenna one meter or less in diameter or diagonal measurement which is designed to receive signals from direct broadcast satellites (DBS) or designed to receive video programming services from multi-channel multi-point distribution (wireless cable) providers (MMDS) or an antenna that is designed to receive television broadcast signals (TVBS) may be placed, installed, or kept on a Lot without approval by the ARC if the antenna and installation thereof complies with the following restrictions:

4.2.1 The antenna must be placed on the Lot in such a manner as to not be Visible from Neighboring Property unless it is impossible to do so without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS.

4.2.2 If the antenna cannot be placed on the Lot in such a manner as to not be Visible From Neighboring Property without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS, then the antenna must be screened by landscaping or by some other means so that it is not Visible From Neighboring Property, unless such screening would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS, in which event the antenna must be screened by landscaping or by some other means to reduce to the greatest extent possible its Visibility From Neighboring Property without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS.

4.2.3 If the antenna is mounted on a residence or other structure and is Visible from Neighboring Property, the antenna and all mounting brackets and cables must be painted a color that will blend into the background against which the antenna is mounted, unless the painting of the antenna would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS.

4.2.4 An antenna that is less than one meter in diameter and is designed to receive video program services from MMDS or an antenna designed to receive TVBS may be mounted on a mast which does not exceed 12 feet in height above the roof line. However, the mast shall be no higher than the height necessary to establish line of sight contact with the transmitter. If the mast or antenna is Visible from Neighboring Property, the mast or antenna must be painted a color that will blend into the background against which the antenna is mounted, so long as the painting of the antenna does not impair the user's ability to receive signals from the MMDS or TVBS provider.

43 **Impairment of Ability to Receive Signals.** A restriction contained in this section shall be deemed to impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS if compliance with the restriction would unreasonably delay or prevent installation, maintenance or use of the antenna, unreasonably increase the cost of installation, maintenance or use of the antenna or preclude reception of an acceptable quality signal.

44 **Restricted Devices.** No antenna that exceeds one meter in diameter or diagonal measurement and no mast that exceeds 12 feet in height above the roof line may be placed, installed, constructed or kept on any Lot without the prior written approval of the ARC.

ARTICLE 5

OTHER IMPROVEMENTS AND ALTERATIONS

5.1 **General Architectural and Design Character.**

5.1.1 The architectural design of all additions, alterations, and renovations to the exterior of any Residential Unit shall conform to the design of the original Residential Unit in style,

detailing, materials, and color. The height of any addition to an existing Residential Unit shall not be higher than the original roof line.

5.12 All additions to Residential Units shall be built within the setback lines originally established for the Lot or as changed by the Co-Declarant or Builder with the approval of the City of Phoenix.

5.13 All materials used in the maintenance, repair, additions and alterations 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 ARC may allow substitute materials if it deems such materials to be compatible with the theme of the community.

5.14 ^{15, 38} Color chips will be required for any request to paint any portion of the exterior of the Residential Unit if different than the original paint color. Any proposed change in paint color from the original paint color of the exterior of the Residential Unit must be approved by the ARC, and cannot be the same color as the Residential Units adjacent to, or across the street from, the subject Residential Unit, and must be a paint color previously used in the builder color schemes approved for use in the community. A list of all approved colors is noted on the HOA website, and only a color from that list will be considered. Repainting a Residential Unit the same color that was used by a co-Declarant or Builder that the subject Residential Unit was previously painted will not require approval of the ARC. The request o ARC for a proposed change in paint color from the original color must be made within 60 days of any notice of violation issued for a residential Unit to be repainted, and the re-painting must be done within 6 months of the notice of violation. For purposes of this Subsection, a Residential Unit does not include fences and walls upon the Lot. Fences and walls, including, but not limited to, block, stucco, and wrought iron, shall be painted in accordance with Section 5.8.

5.2 Accessory Structures.^{7, 29} Ramadas, gazebos, pergolas and all other open similar structures located in the rear yard.

Peaked Roof:

May not exceed thirteen (13) feet at its highest point and the primary roofline must not exceed ten (10) feet including all materials of the open structure.

Sloped Flat Roof:

May not exceed eleven and a half (11.5) feet at its highest point on one side, including all materials of the open structure, and the opposite side must not exceed ten (10) feet, including all materials of the open structure.

Flat Roof:

May not exceed ten (10) feet at its highest point, including all materials of the open structure.

Ramadas, gazebos, pergolas and all other open similar structures located in the side yard of the Lot may not exceed eight (8) feet at their highest point. The height of the structure shall be

measured from above the lowest adjacent grade. Roof and wall (if applicable) color and material must either (i) match those used by a Co-Declarant or a Builder in the original construction of the Residential Unit, or (ii) be otherwise approved by the ARC. Location of the structure must comply with local government ordinances and be set back from any property line by a minimum of 5 feet for up to a 10-foot structure, and a minimum of six (6) feet for up to a twelve (12)-foot structure, and a minimum of eight (8) feet for up to a thirteen (13)-foot structure. These setbacks are based on the maximum height of the structure. These setbacks shall be applicable; provided they are at least as restrictive as any City of Phoenix setback requirements. Consistent with City of Phoenix guidelines, ordinance and rules, more stringent setbacks may be required for structures to be constructed on a corner lot, as defined in the City of Phoenix Zoning Definitions.

5.2.1 Measurement of Accessory Structures during building of structure.¹¹ Ramadas, gazebos, pergolas and similar structures as noted allowed under guideline 5.2 are subject to the inspection and measurement by ARC at the time such structure is being built, to ensure the structure being built complies with guideline 5.2. ARC is specifically allowed to conduct such inspection and measurement with reasonable notice to the homeowner of the structure being built and mutual agreement on the date and time of such inspection and measurement. It is the responsibility of the homeowner to contact ARC to schedule the inspection and measurement at the rough frame stage of the building of the structure. If ARC is not contacted and/or not allowed to conduct such inspection and measurement prior to completion of construction, the homeowner could be required to modify the structure in order to comply with guideline 5.2 if the structure is not in compliance with guideline 5.2.

5.3 Awnings. Canvas awnings or awnings of similar material will be considered by the ARC for windows on the side and/or rear of the Residential Unit. The color of the awning material must match the main color of the Residential Unit or the roof color. Only straight-edge awnings will be approved. Scalloped-edge awnings are prohibited. Submittal requirements include a drawing with the location of the installation, samples of the material and color to be used and pictures showing the design of the proposed awning. Only awnings that are maintained in excellent condition will be permitted to remain on Residential Units.

5.4 ¹⁶ **Basketball Equipment and other sports equipment.** Wall-mounted backboards are prohibited. Portable basketball goals or permanent basketball goals or backboards attached to a free-standing pole may be constructed or installed in the rear yard of a Lot provided the location design, material and color of the pole and the basketball goal and backboard are approved by the ARC. Portable basketball goals and soccer nets, and other movable sports equipment may be used in the front driveway of a Residential Unit provided such equipment is promptly put away out of view when not in use, and use of such sports equipment is prohibited in the street. Both portable basketball goals and soccer nets, and other movable sports equipment allowed in the front driveway as noted above and portable and permanent basketball goals will be considered in the back yard if they meet the following requirements:

- (i) Backboards must be of a predominately neutral color (gray, black or white) or match the main color of the Residential Unit. (Clear backboards are acceptable without painting or decals).
- (i) Basketball poles must be black or painted to match the main color of the Residential

Unit.

- (i) All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. should be promptly removed, repaired or replaced.
- (iv) Only nylon or similar cord nets are acceptable. Metal or chain nets are prohibited.
- (v) Lighting of basketball equipment and soccer nets, and other movable sports equipment for night play is prohibited.
- (vi) The approval, location and use of said equipment is subject to the requirements set forth in Section 3.1 of the Declaration.

5.5 Courtyards The ARC will consider new courtyards on a case-by-case basis so long as they do not encroach into any public utility easement area of a Lot.

5.6 Driveway Extensions.

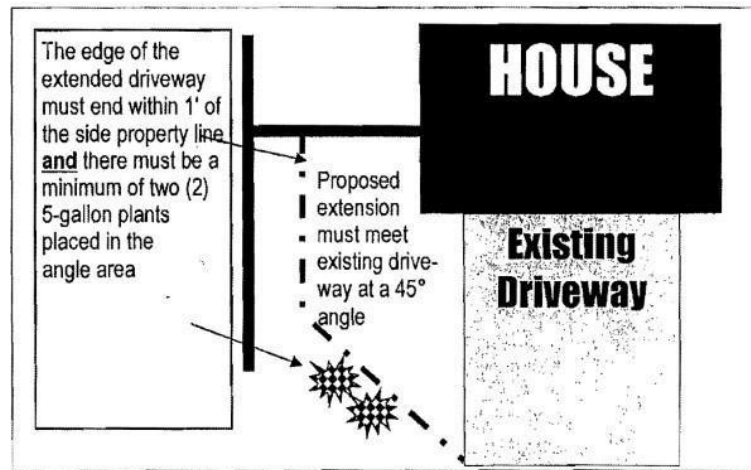
5.6.1 General. Plans for extensions must be submitted for approval and must include a plot plan of the existing Lot with the proposed addition. The exact measurements of the existing and proposed areas must be included on the application and plot plan. Proper drainage away from the Residential Unit and from the rear yard to the street must be maintained within the Lot. Extensions may be used for purposes of approved vehicular parking only. Storage or parking of non-approved vehicles is prohibited. All expansion submittals will be reviewed on a case-by-case basis with strong consideration of any impact on the architectural feature of the neighborhood.

5.6.2 ¹² Driveway Extensions for Residential Units Having Two, Three Car and Four Car Garages. The total of all paved surfaces cannot exceed 50% of the Lot width or 40 feet of linear concrete area where the driveway meets the street, whichever is less. For example, 2-car driveways that are 17 feet wide may request a driveway extension of a maximum width of 23 feet. As an example, 3-car and 4-car driveways 25 feet wide may request a driveway extension of a maximum width of 15 feet. All driveway extensions must be approved by ARC prior to the commencement of construction. The following options are preferred by the ARC:

- (i) **Option A** – The base of the driveway extension shall meet the base of the existing driveway at a 45-degree angle. A minimum of two plants, minimum of five (5) gallon in size at the time of installation are required in the angle portion of the extension. The driveway extension must end within one foot (1') of the side property line (see diagram option A).
- (ii) **Option B** – This variation will be considered for over-sized Lots. The extension shall consist of a separate pad/slab of concrete or pavers which does not connect or otherwise abut the existing driveway. There can be no more than two driveways per Lot. There must be a minimum distance of three feet (3') separating the extension from the existing driveways and the extension shall extend to the street in one continuous straight line. The separate driveway must end within one foot (1') of the side property line. This option will only be considered on the same side of the Lot as the backyard access gate.

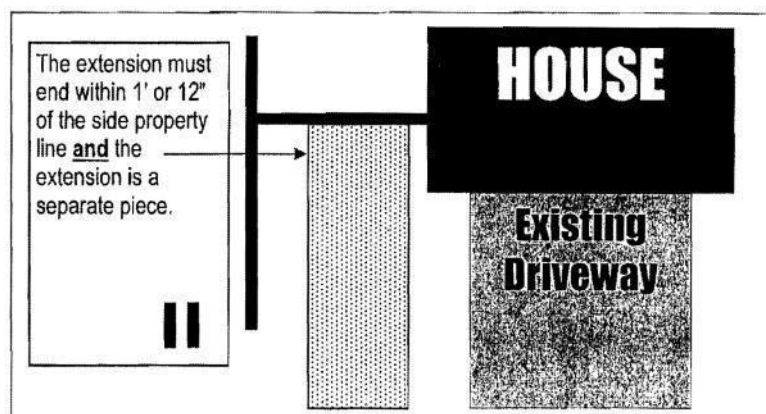
Option A – Driveway extension is one continuous slab.

Option A – Driveway extension is one continuous concrete slab



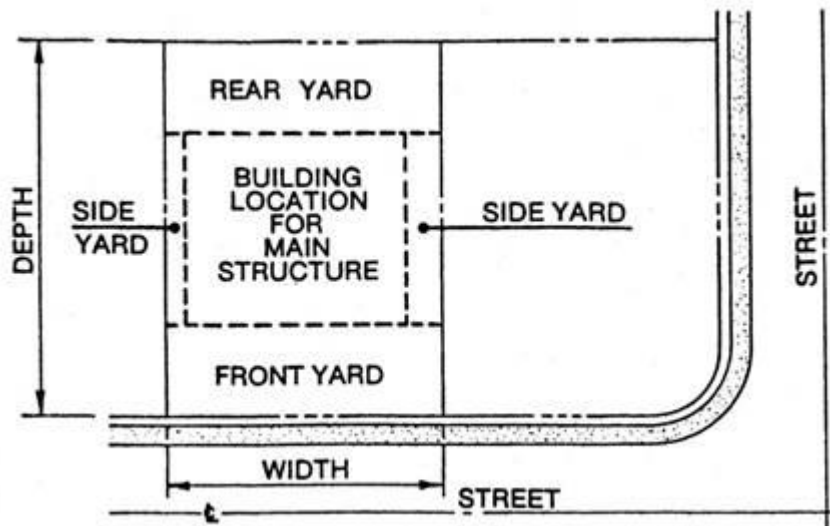
³ Option B – Driveway extension is separate from original driveway. This option will be considered on oversized Lots if the materials used are pavers that match the original material used in the existing paved driveway or pavers from the community color scheme for homes with existing cement driveways.-

Option B – Driveway extension is separate from original driveway. This option will be considered on oversized Lots if the materials used are pavers or 1/4" minus Madison Gold decomposed granite.



Any driveway extension approved prior to August 31, 2020 constructed of non-conforming materials (such as concrete or 1/4" minus decompressed granite) shall be permitted to remain until such time when maintenance, repair, or replacement is needed. At that time, Homeowner shall submit driveway extension modifications to the ARC and update any driveway extension to conform to this guideline.

5.63 Side Yard Parking. ³² A vehicle or similar equipment (as permitted by Article 3 of the Declaration) may be parked on an approved hardscape parking pad installed in the side yard of a Lot behind a gate of a residential unit no more than twenty (20) feet behind the return wall, or the length of the side yard, whichever is greater, as measured from the gate and must be properly screened, as determined and approved by ARC. Vehicles and similar equipment, inclusive of those listed in Article 3 of the Declaration, are prohibited from parking in the rear yard. Approved side yard parking pads may not be installed below the existing grade of the Lot.



5.7 Driveway Sealers and Stains. ¹³ Driveway sealants or stains must be either clear or natural stone color that enhances the original driveway material color. Driveways may not be painted nor may any epoxy be applied to them. Information regarding the product to be applied must be presented to the ARC for approval prior to application.

5.8 Fences and Walls.

5.8.1 ^{33; 37, 38} Additions or alterations to walls and fences installed by a Co-Declarant or a Builder require approval by the ARC and such requests shall be accompanied by a permit or other documentation issued by the City of Phoenix confirming the construction complies with all applicable guidelines, ordinance and rules. Pursuant to Subsection 7.5.7 of the Declaration, any addition or alteration of a boundary wall will also require the written approval of the adjacent Owner(s) sharing the wall, which approval will be deemed a requirement prior to approval by the ARC. No approval is necessary for an Owner to stucco and/or paint the side of the wall facing towards such Owner's Residential Unit in the back yard provided the color of paint matches the main color of the Residential Unit.

The only stucco and/or paint color permitted for the front yard side and/or return block walls of the Owner's Lot ("Front Return Walls") is Behr Pepper Spice or its equivalent. All Front Return Walls need to be painted Behr Pepper Spice or its equivalent prior to October 25, 2025.

^{34, 38} The only paint color permitted for the rear-view wrought iron fence of the Owner's Residential Unit is Black Fox SW 7020 semi-gloss, Direct to Metal (DTM) exterior paint and must be sprayed on the front and back of the rear-view fence.

5.82 ¹⁴ The ARC will allow welded wire mesh to be attached to the entire length of a wrought iron fence that does not exceed a height of 36" inches from the bottom of the wrought iron, and is not installed in such a way that it damages the fence. Mesh fencing may be installed without ARC approval so long as it is constructed of unpainted galvanized material that is essentially transparent in nature. Such wire mesh fencing must be upkept as needed to maintain a good appearance.

5.83 Decorative or garden walls installed in the front yard may not exceed 36 inches in height. Materials that will be considered by the ARC include masonry with a stucco finish painted to match the main color of the Residential Unit, slump block or decorative stone that matches any stone trim on the Residential Unit or is compatible therewith.

5.84 Fences and walls constructed of wood, chain link, split rail, PVS piping and chicken wire are prohibited.

5.85 View Fence Privacy Screens. ³³ The Lone Mountain community was specifically designed to have open, sweeping natural desert landscape views throughout. To maintain the natural open desert feel, we strongly recommend homeowners choose approved plants and trees for privacy screening, as their first choice. This option is most compatible with our community's natural desert aesthetics. Also allowed are decorative metal privacy screens that are see-through (partially obscure) in nature, subject to ARC approval.

Decorative metal privacy screens that partially obscure a view, may be installed in the back or side yard of a Residential Unit provided they:

- Are constructed of a metal that withstands weather conditions such as galvanized steel, aluminum, wrought iron or other materials that do not warp, crack, degrade or fade with exposure to the sun. Plastic, fabric or other non-metal materials are prohibited;
- Allow air flow and a partial obscured view through the design;
- Are architecturally consistent with the home design;
- Are placed in a consistent manner in relation to the view fencing;
- Are no higher than the height of the fence;
- Are installed between the view fence and the Owner's Residential Unit.
- Are securely attached to the ground, to the block wall base of the view fence, to the back or side yard block walls, or to the Owner's side of the view fence as approved by ARC;
- Closely match a color palette of the view fence installed by the builder (ex. Black, bronze) to maintain the desert feel;
- Do not contain words, letters, numbers or symbols in their design.

Any damage caused to the view fence by the privacy screen is the responsibility of the owner, and must be promptly repaired within 30 days of such damage occurring. The Association holds no liability for any damage to privacy screens affixed to the view fence and reserves the right to require privacy screens be

removed temporarily in the event the Association deems, in its sole discretion, that maintenance or replacement of any portion of the view fence is warranted and under their responsibility.

5.9 **Fireplaces and Barbecues.** Proposals for the installation of permanent outdoor fireplaces, barbecues and fire pits that will be Visible From Neighboring Property must include materials, colors and the location and distance from neighboring Lots. Location of the structure must comply with local government ordinances and be set back from any property line 5 feet or the distance required by law, whichever is greater. The style, color and materials of the proposed Improvement should complement the style, color and materials of the Residential Unit. Each Owner is responsible for assuring that the operation of the facility is in compliance with all applicable ordinances and laws.

5.10 **Flags** ⁴

5.10.1 Only flags that an Association cannot prohibit per Arizona Revised Statute (ARS) 33-1808 will be allowed to be displayed, unless approved by the board. ¹⁹

5.10.2 Homeowners may install flagpoles and display flags in a manner consistent with the Federal Flag Code. The American flag may only be displayed from sunrise to sunset unless appropriate lighting is installed that properly illuminates the flag without disturbing the quiet use and enjoyment of the neighboring property. Such lighting must be approved by the Committee.

5.10.3 No flagpole may be installed without prior written consent of the ARC. A request for approval of a flagpole must include the materials and color of the flagpole and the proposed location of installation.

5.10.4 Display of flags also shall be permitted by a bracket mounted on the Residential Unit or by other methods approved by the ARC. Brackets must be painted to match the color or the residential Unit where the bracket is attached.

5.10.5 ³⁹ The ARC encourages all displayed flags to be of a reasonable size.

5.10.6 Except at the models, the height of the flagpole can be not greater than the height of the rooftop of the home.

5.10.7 ^{35, 39} Flag Pole Requirements: 1) Provide flagpole height, type, material, and color; 2) Flagpole diameter no larger than 3-inches (national standard for poles under 25-ft in height); 3) Pole location must be setback 8-ft from any neighboring residence common wall (measured from the face of wall to the outside diameter of the pole); 4) Pole location must be setback 5-ft from any common area wall/view fence (measured from the face of wall to the outside diameter of the pole); and 5) Lighting shall be ground mounted low voltage landscape up-lighting that is warm in nature (3000K) and is no more than 50 watts /600 lumens directed straight up. No pole mounted light.

5.11 **Gates.** ²⁶ Replacement of an existing gate, without changes to its dimensions or the block wall structure, will be considered by ARC. Alterations to gate sizes and/or the adjoining block wall structures installed by a Co-Declarant or a Builder will be considered by the ARC to allow wider access to rear yards, provided such requests are accompanied by a permit or other documentation issued by

the City of Phoenix confirming the construction complies with all applicable guidelines, ordinances and rules. In any event, ARC reserves the right to approve or deny any submission based on size of Lot, appearance or other factors determined in the sole discretion of ARC. Additional gates will be considered on a case-by-case basis depending on the location and configuration of the Lot. Gates permitting access to Common Area other than private streets (unless originally installed by a Co-Declarant or a Builder) are prohibited. Gates must be substantially the same height as the adjoining wall or fence, and wood inserts should be left the natural wood color, stained a natural wood color or painted to match the adjoining wall or fence. Gate metal frames should be painted black.

5.12 Gutters and Downspouts. Gutters and Downspouts must be painted to match the color of the Residential Unit or trim adjacent to where the installation occurs. The ARC will not approve plastic (including, without limitation, vinyl) gutters and downspouts. Downspouts must be installed to prevent rainwater from draining onto neighboring properties.

5.13 Holiday Decorations.²⁰ Holiday Decorations will not require approval if installed no earlier than two weeks before a Holiday. An exception will be allowed for Holiday Lighting to be installed no earlier than one month prior to the Holiday, but Holiday lighting cannot be turned on prior to two weeks before the Holiday. All Holiday Decorations must be removed no later than two weeks after a Holiday. Any variation from these time periods will require approval of the ARC. The ARC reserves the right to request reasonable modifications to Holiday Decorations if deemed appropriate.

Holiday Lighting must be turned off by 12:00 am.

“Holiday” shall be defined under this rule as only the following dates: Halloween, Easter, Thanksgiving, All December Holidays, and any other religious holidays where outdoor decorations are customary.

“All December Holidays” shall be defined under this rule as treating all traditional Holidays occurring in the month of December as beginning on the first of the month and ending at the end of the month.”

“Holiday Decorations” shall be defined under this rule as: any decorations that are generally associated with Halloween, Thanksgiving, Easter, all December holidays and all other religious holidays where outdoor decorations are customary. Holiday Decorations may include white and colored lighting, but lighting must not be directed or reflected unreasonably upon any other Lot or Common Area as prohibited by CC&R Section 3.24. In addition, Holiday Decorations, excluding the location of lights, may not individually exceed ten (10) feet in height, or six feet in width, and may be disallowed if deemed by the HOA as being of unreasonable shape and/or size, impeding the flow of traffic, or containing messaging that a reasonable person would deem offensive. Holiday Decorations must not be constructed of flammable materials (e.g., a manger containing straw).

Political signs and flags permitted by either State Law or the Project Documents (e.g., CC&R Sections 3.5.2 and 3.14) to commemorate holidays are not subject to the limitations set forth in this Section.

Members may not install Holiday Decorations in Common Areas unless receiving written permission by the ARC

5.14 Lighting.

5.14.1 ²⁷ Exterior lighting on Lots shall be limited to fixtures installed by a Co-Declarant or a Builder, or otherwise approved by the ARC, and with light bulbs having no more than 60 watts each. Colored bulbs are prohibited. All exterior lighting shall be positioned and shielded such that light shall not shine or reflect onto adjacent residential properties. All exterior lighting may be used without prohibition from dusk until 10:00 p.m., except for (i) lights installed by a Co-Declarant or a Builder on the front of the Residential Unit or garage, which may be left on all night, (li) security lighting that conforms to the specifications set forth in the next paragraph, (iii) lighting used for occasional parties or other special gatherings provided that such lighting is turned off by midnight, and (iv) lights that have been installed in the rear patio ceiling of a Residential Unit, which may be left on all night.

5.14.2 ²⁸ Security lighting on Lots that is attached to the exterior of a Residential Unit or other structure shall be limited to lighting that reasonably illuminates the immediate area of the Lot surrounding the Residential Unit, and shall not shine or reflect onto adjacent residential properties. Any security light intended to operate after 10:00 p.m. must be operated by a motion detector. The motion detector shall be programmed to shut off the light(s) no longer than 5 minutes after motion is detected and the light has been illuminated.

5.14.3 The ARC shall reserve the right to require changes to or deletions of continuous or security lighting if the use of such lighting does not comply with the foregoing guidelines and/or results in a disturbance to surrounding Owners.

5.14.4 String Lights.¹⁷ String Lights may be used without Architectural Review Committee approval provided all of the following conditions are met:

- (i) String Lights shall be “plug-in” only and not “hard wired” into the Residential Unit’s electrical system.
- (ii) String lights shall be turned off no later than 10:00 pm (except as allowed in 5.14.1 (iii) above).
- (iii) String Lights shall be either UL Listed and/or CSA approved and no individual bulb shall exceed 11 watts if incandescent or 2 watts if LED.
- (iv) String Lights are permitted to be strung across the length of a view fence of the Residential Unit. They may be attached to an Accessory Structure such as a Pergola or Ramada that has been approved by ARC, as long as the string is attached no higher than the drip edge of the Accessory Structure.
- (v) String Lights that are strung between the Residential Unit and an Accessory Structure (collectively, the “Structures”), must be affixed to a clear-coated guidewire, and the attachment point of the guidewire to the Structures must be mounted below the drip edge of the Structure at either end of the guidewire, and no higher than 15-feet off the ground.
- (vi) String Lights may not be strung from a Structure directly onto the view fence. The use of a clear-coated guidewire and a support pole located at or near the view fence is required; neither the guidewire nor the support pole may be affixed to the view fence so as to not place undue load-bearing stress on the view fence. The support pole must be of a similar color to the view fence and no more than ten (10) feet long (of which at least 18-inches must be below ground). ***String Lights strung from a Structure directly onto the view fence prior to November 11, 2020 will be***

grandfathered-in (i.e., allowed), but homeowners are reminded that any damage to the view fence is their responsibility, and the burden of proof of the installation date is the homeowner's responsibility).

- (vii) No more than three (3) straight line runs (i.e., from point A to point B, plus from Point A or Point B or Point C to Point D, plus from Point A or Point B or Point C or Point D to Point E) of String Lights may be strung across open spaces in a Lot;
- (viii) No String Lights except those permitted under Section 5.13 "Holiday Decorations" shall be mounted in any location in the front of the Residential Unit.
- (ix) String Lights may be hung on a temporary basis for a party or entertaining event and not subject to the restrictions listed in sub-sections v, vi, vii and viii as allowed in Section 5.14.1 (iii). **It is advisable that if String Lights are erected on a temporary basis, the Homeowner notify the Community Manager in advance.**
- (x) String lights must be maintained in good working order and condition, and any burned-out bulbs promptly replaced.

If all of these conditions are not met, the installation of String Lights may be permitted if pre-approved by the Architectural Review Committee.

5.15 Patio Covers. Solid-type patio covers attached to a Residential Unit will be considered on a case-by-case basis. The posts used to support the patio cover roof must be covered with stucco of the same texture and color as the Residential Unit. Alumawood patio covers will be considered.

5.16 Play Equipment. Play structures and other play equipment, whether approval by the ARC is required or not required pursuant to Subsection 3.1.1 of the Declaration, shall be painted to match the color scheme of the Residential Unit or have a natural wood finish. Any canvas canopy shall be of a neutral color or off-white, beige or light brown, or a single solid primary color such as red, blue, green or yellow. Prints and multi-colored striped canopies are prohibited. All play structures and play equipment shall be maintained so as to present a neat and clean appearance. The ARC will consider play equipment that requires approval pursuant to Subsection 3.1.1 of the Declaration in accordance with the following:

- (i) The maximum height of any play equipment shall be 11 feet from ground level to the highest point of the structure, including any canopy,
- (ii) The play equipment shall be placed at least 10 feet away from any property line.
- (iii) Platforms may be erected no higher than 5 feet above ground level.
- (iv) Screening of play structures and other play equipment with landscaping may be required by the ARC.

5.17 Pools, Spas and Jacuzzis. All pools, spas and jacuzzies must be installed according to City of Phoenix, Maricopa County and any State of Arizona ordinances and laws and will require protective fencing and be subject to certain setbacks. In no instance shall any portion of a perimeter fence be temporarily removed or altered, including but not limited to removal in connection with the

installation or construction of a swimming pool, WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARC. Any Owner in violation of this provision shall be subject to such monetary penalties and suspension of voting rights and Common Area use rights as may be established by the Board. Access may be gained by removing a portion of the front wall on the side of the Residential Unit. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. Pool equipment, including all valves, pumps, filters, blowers, conduits, backflow prevention devices, piping and controls, must not be Visible from Neighboring Property and must be covered by walls and a gate or other suitable screening method to a height of 12 inches minimum above the equipment. Diving boards, slides or decorative enhancements to pools may not be Visible from Neighboring Property. Slides must be located a minimum of 5 feet from all perimeter fencing. Provisions for backwashing of pools must be contained wholly on the Owner's Lot. The use of a dry well to retain backwash water is recommended. Backwashed water shall not be permitted to seep onto an adjoining Lot, Common Area, or street.

5.18 Security Doors. Wrought iron security doors will be considered by the ARC provided that they are painted to match the main color, trim color or door color of the Residential Unit or are a neutral earth tone color. Silver colored aluminum screen/security doors and wire screen mesh doors are prohibited if Visible from Neighboring Property.

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

- (i) The additional sidewalk is 4 feet or less in width, is one foot or more from the property line, and is one foot or more from the Residential Unit.
- (ii) The area between the Residential Unit and the sidewalk addition must have groundcover installed per the landscaping guidelines or to match the existing front yard ground cover (i.e., decomposed granite).
- (iii)⁵ The material and colors of the additional sidewalk must match the existing or adjacent driveway. Any other materials will be reviewed on a case-by-case basis.

The Committee reserves the right to review and request changes to sidewalks installed without prior written approval if not in compliance with the foregoing requirements. Additional sidewalks in any other location must be submitted for approval.

5.20 Sight Visibility Restrictions. Structures and landscaping installed within any area of a Lot noted on the Plat as "Sight Visibility Restriction" may not exceed 3 feet in height.

5.21 Signs.⁶ Political signs cannot be in place more than seventy-one (71) days before an election and must be removed within fifteen (15) days after the election to which the sign pertains; Signs must conform to City or County sign ordinances or may not exceed a total of nine (9) square feet.

5.21.1 One standard realty company "for sale" or "for lease" sign; with maximum dimensions of 18 inches by 24 inches and one sign rider with the maximum dimensions of 6 inches by 24 inches may be displayed on a Lot or inside a Residential Unit without the approval of the ARC.

5.21.2 One sign that indicates a Lot is protected by a security system is permitted without the approval of the ARC provided that the sign is located no further than four (4) feet from the face of the Residential Unit, its size is no larger than 150 square inches and the overall height of the sign from the finished grade does not exceed 30 inches. In addition to the forgoing, one security system decal of a size not to exceed 36 square inches may be displayed in a window. One "Neighborhood Watch" sign that does not exceed 36 square inches may be displayed in a window without the approval of the ARC.

5.21.3 One sign advertising that landscaping or swimming pool is being constructed may be erected without approval of the ARC provided that the sign is no larger than 432 square inches and is removed within 48 hours after the work is complete.

5.21.4 Signs as required by legal proceedings.

5.21.5 Other than the signs listed above, only signs that an Association cannot prohibit per Arizona Revised Statute (ARS) 33-1808 will be allowed to be displayed, unless approved by the board.

5.22 Solar Energy Devices. ³⁰ Roof-mounted solar equipment must be approved by the ARC and submittals are encouraged to be made to look like an integrated part of the roof design and mounted directly to the roof plane. Solar roof panels installed by Owners or their contractors likely will void the roof warranty. Other solar collecting panels and devices may be placed, constructed and maintained upon a Lot so long as such solar collecting panels and devices are placed, constructed and maintained in such locations and with such means of screening or concealment as the ARC may reasonably deem appropriate to limit, to the extent possible, the visual impact of such solar collecting panels and devices when viewed from any street or from any other portion of the Property. The guidelines in this Section shall not prevent the installation of solar panels, but may require Owners to submit alternative installation proposals for consideration. Submittals for solar equipment must include precise and accurate descriptions and drawings for the proposed installation along with photographs of previous installations to demonstrate the finished product. The guidelines in this Section apply so long as the guidelines do not prevent installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the solar energy device.

5.23 Sport Courts. ³¹ Sport courts will be considered by the ARC on a case-by-case basis taking into consideration Lot size, visual appearance and noise generation. Approval of a sports court should not be deemed as approval for any specified or other use of the sport court or similar improvement. The Association expressly prohibits any use which may be considered a nuisance pursuant to the Association's CC&Rs. Prohibited uses include, but are not limited to the following: (i) use between 8 pm and 7 am; (ii) pickle ball; (iii) batting cages; (iv) golf ball netting, (v) and all other sports or activities that generate an unreasonable amount of noise or may create a nuisance to neighbors. Owners should consider proposals for sport courts below grade. The ARC will not approve increased boundary line fence heights in conjunction with a sport court. Sport courts must comply with local government ordinances and be set back from any property line 5 feet or the distance required by law, whichever is greater. Lighting will be considered if Owner agrees to discontinue the use of any lighting after 8:00 p.m. Such agreement shall be set forth on the Review Form when submitting for approval.

5.24 Storage Sheds. Storage sheds will be permitted and need not be submitted for approval to the ARC, provided that the maximum height of the shed does not exceed the height of the immediately surrounding wall(s) or fence(s). Sheds that exceed the height of the immediately surrounding wall(s) or fence(s) will require ARC approval and must be constructed of the same materials used to construct the Residential Unit.

5.25 Sunscreen. Bronze, gray, charcoal or brown sunscreen material may be installed without prior written approval from the ARC provided that the window frame matches the sunscreen material or the existing window frames. Bronze or charcoal non-reflective window tinting may be installed without prior written approval from the ARC.

5.26 Tanks. No tanks of any kind (including tanks for the storage of fuel) shall be erected, placed or maintained on any Lot unless such tanks are buried underground. Nothing herein shall be deemed to prohibit use or storage upon any Lot of an above-ground propane or similar fuel tank with a capacity of 10 gallons or less used in connection with a normal residential gas barbecue, grill or fireplace or a spa or "hot tub," so long as such tank is not Visible from Neighboring Property.

5.27 Trampolines. Trampolines that will be Visible from Neighboring Property will be considered for installation in rear yards, but the maximum height that shall be approved for trampolines and safety netting is 10 feet. Trampolines must be placed at least 10 feet from all surrounding walls. Safety nets and their supports (top and side) must be brown, black or a neutral color. Equipment must be maintained in good condition at all times.

5.28 Trellises. The ARC will consider trellises that are constructed of wrought iron or some other metal with a natural or neutral color. Trellises installed against a boundary wall may not exceed the height of the wall. The ARC recommends trellises not be installed within 18 inches of the Residential Unit to avoid irrigation in the area of the foundation.

**EXHIBIT A
RECOMMENDED PLANT MATERIALS**

TREES-FRONT AND REAR YARDS

<u>Botanical Name</u>	<u>Common Name</u>
Acacia abyssinica	Abyssinian Acacia
Bauhinia congesta	Anacacho Orchid Tree
Prosopis alba	Argentine Mesquite
Fraxinus velutina	Arizona Ash
Platanus wrightii	Arizona Sycamore
Cercidium floridum	Blue Palo Verde
Acacia greggii	Catclaw Acacia
Prosopis chilensis 'Phoenix'	Chilean Mesquite var. 'Phoenix'
Chitalpa x tashkentensis	Chitalpa
Populus fremontii	Cottonless Cottonwood
Lysiloma microphylla V. thornberi	Desert Fern
Celtis pallida	Desert Hackberry
Parkinson aculeate	Desert Museum Palo Verde
Chilopsis linearis	Desert Willow
Ulmus parvifolia v. sempervirens	Evergreen Elm
Lysiloma thorneri	Fern of the Desert
Cercidium microphyllum	Foothills Palo Verde
Acacia occidentalis	Hackberry Acacia
Prosopis juliflora	Honey Mesquite
Cercidium 'Desert Museum'	Hybrid Palo Verde
Olneya tesota	Ironwood
Pithecellobium mexicanum	Mexican Ebony
Pistacia atlantica	Mt. Atlas Pistacia
Acacia aneura	Mulga
Prosopis velutina Guliflora)	Native Mesquite
Quercus species	Oak Trees
Acacia willardiana	Palo Blanco
Cercidium praecox	Palo Brea
Acacia stenophylla	Shoestring Acacia
Quercus virginiana 'Heritage Oak'	Southern Live Oak
Olea europaea	Swan Hill Olive
Acacia smallii	Sweet Acacia
Pithecellobium flexicaule	Texas Ebony
Sophora secundiflora	Texas Mountain Laurel
Acacia salicina	Willow-leaf Acacia
Caesalpinia mexicana	Yellow Bird of Paradise

SHRUBS	
Cordia boissieri	Anacahuita
Bougainvillea spp.	Bougainville
Encelia farinosa	Brittlebush
Ambrosia deltoidea	Bursage/Triangle Leaf Bursage
Lantana camara	Bush Lantana
Zauschneria californica	California Fuchsia
Tecomaria capensis	Cape Honeysuckle
Plumbago auriculata	Cape Plumbago
Agave species	Century Plant
Justicia californica	Chuparosa
Larrea tridentata	Creosote Bush
Muhlenbergia rigens	Deer Grass
Caesalpinia gilliesii	Desert Bird of Paradise
Gaura lindeimeri	Desert Orchid
Dasylirion wheeleri	Desert Spoon
Nerium Oleander	Dwarf Oleander
Punica granatum 'Nana'	Dwarf Pomegranate
Portulacaria afra	Elephant's Food
Eremophila spp.	Emu Bush
Botanical Name Dalea pulchra	Feather Dalea
Cassia artemisioides	Feathery Cassia
Pyracantha spp.	Firethorn
Viguiera deltoidea	Goldeneye
Dodonaea viscosa	Hopbush
Dalea pulchra	Indigo Bush
Simmondsia chinensis	Jojoba
Caesalpinia Mexicana	Mexican Bird of Paradise
Justicia spicigera	Mexican Honeysuckle
Carissa macrocarpa	Natal Plum
Feijoa sellowiana	Pineapple Guava
Calliandra eriophylla Dodonaea viscosa	Pink Fairy Duster
'Purpurea' Caesalpinia pulcherrima	Purple Hopbush
Calliandra californica	Red Bird of Paradise
Rosemarinus officinalis	Red Fairy Duster
Ruellia spp.	Rosemary
Salvia spp.	Ruellia
Dalea frutescens 'Sierra Negra'	Sage
Rhus ovata	Sierra Negra Dalea
Plumbago scandens	Sugarbush
Leucophyllum spp	Summer Snow
Myrtus spp.	Texas Sage species True Myrtle & Compact Myrtle
Ericameria laricifolia	Turpentine Bush Woolly Butterfly Bush
Buddleia marrubifolia	Yellow Bells
Tecoma stans	

ACCENTS	
Dimorphotheca sinuate	African Daisy
Agave desmettiana	Agave
Aloe spp.	Aloe
Hymenoxys acaulis	Angelita Daisy
Trichocereus candicans	Argentine Trichocereus
Asparagus desiflorus	Asparagus Fern
Yucca rostrata	Beaked Yucca
Nolina microcarpa	Bear grass
Opuntia basilaris	Beavertail Prickly Pear
Melampodium leucanthum	Blackfoot Daisy
Gaillardia grandiflora	Blanket Flower
Yucca rigida	Blue Yucca
Bougainvillea spp	Bougainvillea
Bulbine fiutescens	Bulbine
Convolvulus cneorum	Bush Morning Glory
Echscholtzia californica	California Poppy
Agave Americana	Century Plant
Opuntia acanthocarpa) versicolor, bigelovii, echinocarpa	ChoHa, Buckhorn, Staghorn, Teddy Bear and other various native species.
Hesperaloe funifera	Coahuilan Hesperaloe
Campsis radicans	Common Trumpet creeper
Ficus pumila	Creeping Fig
Yucca recurvifolia	Curve leaf Yucca
Muhlenbergia rigens	Deer Grass
Baileya multiradiata Senna covesii	Desert Marigold Desert Senna
Dasyllirion wheeleri	Desert Spoon
Rosemarinus officinalis 'Prostratus'	Dwarf Rosemary
Opuntia englemannii	Engelmann's Prickly Pear
Dietes bicolor	Fortnight Lily
Sphaeralcea ambigua	Globemallow
Echinocactus grusonii (and other native varieties) Euphorbia rigida	Golden Barrel
Dasyllirion acrotrich	Gopher Plant
Echinocereus engelmannii Opuntia ficus~indica .	Green Desert Spoon
Ruellia brittoniana 'Katie'	Hedgehog Cactus
Rosa banksiae	Indian Fig Prickly Pear
Calistemon Citrinus 'Little John'	Katie Ruellia
Muhlenbergia lindeimeri	Lady Bank's Rose
Pachycereus (Stenocereus) marginatus	Little John Bottlebrush
Echscholtzia mexicana	Lindheimer Muhley
Dasyllirion longissima	Mexican Fence Post
Myoporum parvifolium	Mexican Gold Poppy
Muhlenbergia rigida 'Nashville' TM	Mexican Grass Tree
Anechites nerium	Myoporum
	Nashville Grass
	Natal Plum

Cereus peruvianus Fouquieria splendens Agave vilmoriana Orthocarpus purpurascens Nerium oleander "Petite" Agave parryi Penstemon sp. Verbena peruviana Phoenix roebelenii Muhlenbergia capillaris 'Regal Mist' Solanum jasminoides Opuntia (various native species) Agave victoriae~reginae Cycas revoluta Carnegiea gigantea Verbena rigida Dalea capitata 'Sierra Gold' Yucca aloifolia Lophocereus Schottii fam. Monstrosus Gazania rigens Dalea greggii Lantana rrontevidensis Wedelia trilobata Hardenbergia comptoniana Hesperaloe parviflora (Yellow or red) Lantana 'New Gold' Yucca spp	Night Blooming Cereus Ocotillo Octopus Agave Owl's Clover Petite Oleander Parry's Agave Penstemon Peruvian Verbena Pigmy Date Palm Pink Muhly Potato Vine Prickly Pear Royal Agave Sago Palm Saguaro Sandpaper Verbena Sierra Gold Dalea Spanish Bayonet Totem Pole Cactus Trailing Gazania Trailing Indigo Bush Trailing Purple Lantana Wedelia Wild Wisteria Yellow Hesperaloe Yellow Lantana Yucca
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TREES APPROVED FOR REAR YARDS ONLY. UNDER NO CIRCUMSTANCES SHALL THE FOLLOWING TREES BE PERMITTED IN FRONT YARDS	
Frazinus species Schinus terebinthifolius Schinus mollis Citrus, All varieties Pyrus kawakarnii Ficus Benjamina, Microcarpa nitida, Retusa Jacaranda Mimisifolia Charnaerops humilis Arecastrum romanzoffianum	Ash Trees Brazilian Pepper Tree California Pepper Tree Citrus, All varieties Evergreen Pear Ficus Jacaranda Mediterranean Fan Palm Queen Palm

EXHIBIT B
PROHIBITED PLANT MATERIALS

Botanical Name	Common Name
Brachychiton populneus	Australian Bottle Tree
Geijera parviflor	Australian Willow
Phoenix/canariensis	Canary Date Palm
Populus	Cottonwood
Cupresss	Cypress
Chamaecyparissus	False cypress
Pennisetum setaceum	Fountain Grass
Washingtonia robusta	Mexican Fan Palm
Parkinsonia aculeata	Mexican Palo Verde
Albizia juHbrissin	Mimosa
Morus L.	Mulberry Trees, all varieties
Nerium Oleander	Oleanders (except that petite or dwarf varieties are permitted)
Olea Europaea other than "Swan Hill variety"	Olive trees
Cortaderia selloana	Pampas grass
Thevetia	Thevetia species
Prachycarpus fortunei	Windmill Palm
Eucalyptus	Eucalyptus, all varieties
Dalbergia Sissoo	Sissoo Tree

DOCUMENT CHANGE HISTORY

07/22/2009	1 Original Issue
11/19/2019	1 Release authorized By Board of Directors motion on November 19, 2019 2 Incorporated all Board of Directors Design Guideline Resolutions from the document's Original Issue through November 19, 2019 as follows: a. Resolution Adopted August 11, 2011 (Effective August 1, 2011) – Flags and Signs i. Replaced entire paragraph 5.10 with new flag guidelines to meet Arizona and City of Phoenix laws and ordinances (note 4) ii. Replaced entire paragraph 5.21 with new sign guidelines to meet Arizona and City of Phoenix laws and ordinances (note 6) b. Resolution adopted September 18, 2012 (Effective October 1, 2012) – Landscape Structures and Ornamentation i. Replaced entire paragraph 3.10.2 to clarify guidelines for decorative yard art and potted plantings (note 2) c. Resolution adopted June 6, 2013 (Effective June 6, 2012) – Granite Criteria i. Expanded Paragraph 3.6 (ii) to allow more color selections for front yard granite (note 1) d. Resolution adopted December 5, 2013 (Effective December 1, 2013) – Sidewalk and Driveway Extensions i. Revised Paragraph 5.6.2 (ii) Option B to clarify requirements for driveway extensions for over-sized lots (note 3) ii. Revised Paragraph 5.19 (iii) to clarify colors for additional sidewalks (note 5) 3. Deleted image of the Architectural Review Committee form since it was not consistent with the form currently being used 4. Modified various document formats: a. Added Lone Mountain logo to cover page b. Added header to all document pages c. Added Revision Date to document footer 5. Added Document Change History section 6. Added footnotes for each change

Footnotes:

- ¹ Resolution adopted June 6, 2013 (Effective June 6, 2012) - Granite Criteria - Expanded Paragraph 3.6 (ii) to allow more color selections for front yard granite.
- ² Resolution adopted September 18, 2012 (Effective October 1, 2012) - Landscape Structures and Ornamentation - Entire paragraph 3.10.2 replaced to clarify guidelines for decorative yard art and potted planting
- ³ Resolution adopted December 5, 2013 (Effective December 1, 2013) - Sidewalk and Driveway Extensions - Revised Paragraph 5.6.2 (ii) Option B to clarify requirements for driveway extensions for over-sized lots.
- ⁴ Resolution Adopted August 11, 2011 (Effective August 1, 2011) - Flags and Signs, Entire paragraph 5.10 replaced with new flag guidelines to meet Arizona and City of Phoenix laws and ordinances.
- ⁵ Resolution adopted December 5, 2013 (Effective December 1, 2013) - Sidewalk and Driveway Extensions - Revised Paragraph 5.19 (iii) to clarify colors for additional sidewalks
- ⁶ Resolution Adopted August 11, 2011 (Effective August 1, 2011) - Flags and Signs - Entire paragraph 5.21 replaced with new sign guidelines to meet Arizona and City of Phoenix laws and ordinances
- ⁷ Motion adopted May 12, 2020 (Effective May 12, 2020) to increase height limits and setbacks on Accessory Structures and clarify measurement methods.
- ⁸ Motion adopted June 18, 2020 (Effective June 18, 2020) – to clarify voting procedures for ARC.
- ⁹ Motion adopted June 18, 2020 (Effective June 18, 2020) to address solar landscape lighting.
- ¹⁰ Motion adopted July 16, 2020 (Effective July 16, 2020) to address landscape lighting hours of operation.
- ¹¹ Motion adopted May 12, 2020 (Effective May 20, 2020) to define ARC inspection process.
- ¹² Motion adopted August 20, 2020 (Effective August 20, 2020) to specify rules for houses with 4-car garages. Eliminated Paragraph 5.6.3.
- ¹³ Motion adopted July 16, 2020 (Effective July 20, 2020) – Clarify use of permitted and prohibited driveway coatings.
- ¹⁴ Motion adopted July 16, 2020 (Effective July 20, 2020) – Allow wire mesh screens subject to certain restrictions in subsection 5.8.2.
- ¹⁵ Motion adopted October 6, 2020 (Effective October 6, 2020) – Clarify subsection 5.1.4 re: house painting.
- ¹⁶ Motion adopted October 6, 2020 (Effective October 6, 2020) – Expand the language in subsection 5. 4 to include sports equipment other than basketball equipment.
- ¹⁷ Motion adopted November 11, 2020 (Effective November 11, , 2020) – New rule in subsection 5.14.4 to regulate installation of string lights.
- ¹⁸ Motion adopted December 16, 2020 (Effective December 16, 2020) – Clarify subsection 5.8.1 and create new Community Standard color for front yard block walls.
- ¹⁹ Motion adopted December 16, 2020 (Effective October 6, 2020) – New rule in subsection 5.8.5 to regulate installation view fence privacy screens.
- ²⁰ Motion adopted December 16, 2020 (Effective January 1, 2021) – Clarify subsection 5.13 re: Holiday Decorations.
- ²¹ Motion adopted February 24, 2021 (Effective February 24, 2021) – to align with changing state laws.
- ²² Motion adopted February 24, 2021 (Effective February 24, 2021) – to align with changing state laws.
- ²³ Motion adopted February 23, 2023 (Effective February 23, 2023) – to align with changing state or municipal laws, regulations and ordinances.

24. Motion adopted February 23, 2023 (Effective February 23, 2023) – added Section 1.6.1 to align with state or municipal laws, regulations and ordinances.
25. Motion adopted February 23, 2023 (Effective February 23, 2023) – updated to align with revisions to state or municipal laws, regulations and ordinances.
26. Motion adopted February 23, 2023 (Effective February 23, 2023) – to align with state or municipal laws, regulations and ordinances.
27. Motion adopted February 23, 2023 (Effective February 23, 2023) – to align with changing state or municipal laws, regulations and ordinances and other Lone Mountain governing document provisions.
28. Motion adopted February 23, 2023 (Effective February 23, 2023) – to align with changing state or municipal laws, regulations and ordinances and other Lone Mountain governing document provisions.
29. Motion adopted February 23, 2023 (Effective February 23, 2023) – to align with revisions to state or municipal laws, regulations and ordinances.
30. Motion adopted February 23, 2023 (Effective February 23, 2023) – to align with changing state or municipal laws, regulations and ordinances and other Lone Mountain governing document provisions.
31. Motion adopted February 23, 2023 (Effective February 23, 2023) – to align with other Lone Mountain governing document provisions.
32. Motion adopted February 23, 2023 (Effective February 23, 2023) – to align with state or municipal laws, regulations or ordinances and other Lone Mountain governing document provisions.
33. Motion adopted February 23, 2023 (Effective February 23, 2023) – to improve clarity and remove extraneous information.
34. Motion adopted January 23, 2025 (Effective February 7, 2025) – to memorialize paint color permitted by the Association.
35. Motion adopted November 14, 2024 (Effective February 7, 2025) – to align with state or municipal laws, regulations and ordinances.
36. Motion adopted March 20, 2025 (Effective March 20, 2025) – Clarify section 5.2 Accessory Structure language.
37. Motion adopted April 22, 2025 (Effective April 22, 2025) – to clarify section 5.8.1 related to the Community Standard.
38. Motion adopted November 20, 2025 (Effective November 20, 2025) – to clarify section 5.8 and relevant sections further.
39. Motion adopted November 20, 2025 (Effective November 20, 2025) – to clarify section 5.10 as related to flag dimensions.