

Mountaingate Units I and II Homeowners Association

ARCHITECTURAL COMMITTEE RULES

Amended May 1, 1997

In accordance with Article 9, Section 9.3, these Architectural Committee Rules are hereby implemented for **Mountaingate Units I and II Homeowners Association**. The purpose of these Architectural Rules is to provide guidelines adopted by the Architectural Committee in those areas where the CC&R's do not provide such specific guidance. These Rules are to be used *in conjunction* with the CC&R's and the Association Rules and Regulations.

PLEASE REVIEW YOUR CC&R's

1. LANDSCAPING

Article 5, Section 5.5 requires that all public yards (see definitions in CC&R's) are landscaped within 120 days of closing. **Plans must be submitted for approval to the Architectural Committee** You will find a request form attached for your use. Be sure to keep an extra copy of the form handy for future needs.

1.1 *Ground Cover*

Minimum required ground cover is granite, earth tone colors only. Bare ground is not acceptable. Ground cover can be a combination of granite, grass, or other ground cover plants, provided however, that the landscaping meets the City of Phoenix ordinances and any grass or ground cover plants be kept neatly trimmed and not encroach upon the granite areas to the extent that they have an unkempt appearance. If grass is used, it will be required to be kept green

Granite samples and plant names/sizes must be provided with landscaping requests.

1.2 *Trees/Plants/Shrubs*

All front yards shall have a minimum of one (1) 15 gallon tree, and eight (8) one to five gallon plants or shrubs.

Landscaping requests shall provide sketches of the yard showing the proposed location and names and sizes of trees/plants/shrubs.

1.3 *Fences/Walls and Ancillary Units*

Any fences or walls added to public yards as landscaping shall match the color and design of the home. Landscaping requests must detail location, composition, size and color and is subject to approval.

2. MAILBOXES

Placement of mailboxes is strictly enforced by the U.S. Postal Service. If your mailbox is improperly placed, your mail will not be delivered. Your sales support personnel can provide you with a map indicating the placement and height requirements of your mailbox.

2.1 Color & Composition

Mailboxes must be standard U.S. Postal boxes. They can be black or white and/or painted to match the colors of the house. The mailboxes can be mounted on standard wrought iron posts painted to match the mailbox or house colors. Stucco or block columns built of decorative brick, or block that is finished with stucco and painted to match the colors of the house shall not exceed 24"x 24"x 54" in size. Wooden posts will not be acceptable.

2.2 Placement of Mailboxes

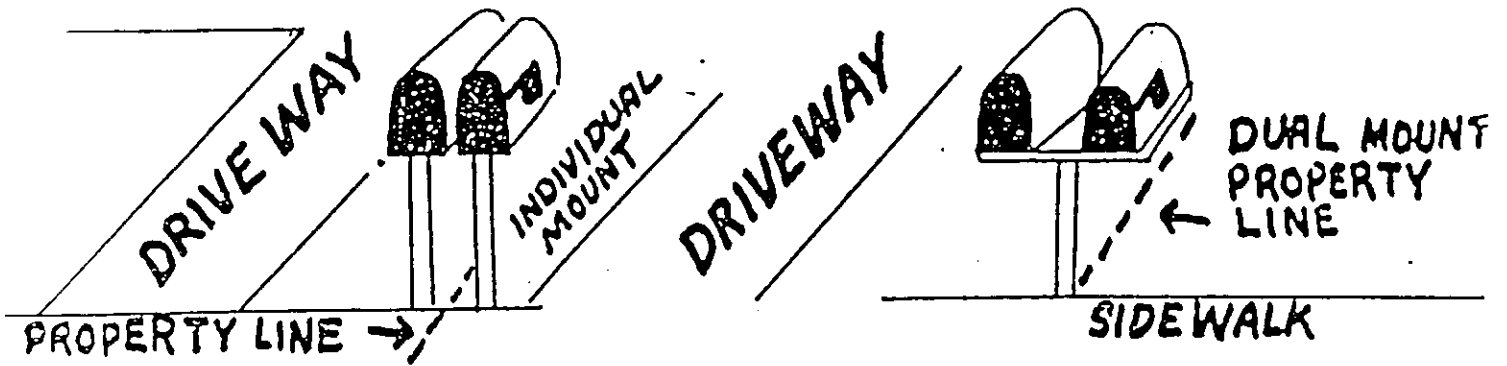
U.S. Postal Services requires that two mailboxes will be installed together on adjoining property lines as indicated on the enclosed lot map.

Any other plans for colors or styles which differ from the above must be submitted to the Architectural Committee for approval.

3. GUIDELINES FOR BASKETBALL HOOPS

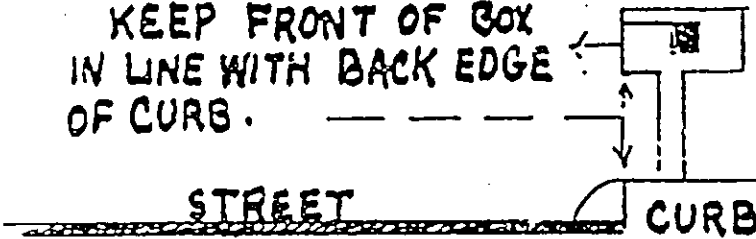
- 3.1 No basketball hoops or back boards shall be placed on the house.
- 3.2 Only portable or removable basketball hoops are permitted in the front yard and should be put away and out of sight when not in use.
- 3.3 Permanent basketball hoops may be installed in the back yard.
- 3.4 Homeowners will be responsible for all damage to neighbors property caused directly or indirectly by the basketball hoop or those playing basketball.
- 3.5 The basketball hoop shall not be obtrusive to neighbors.

2 TO A PROPERTY LINE



NO SIDEWALK

KEEP FRONT OF BOX
IN LINE WITH BACK EDGE
OF CURB.

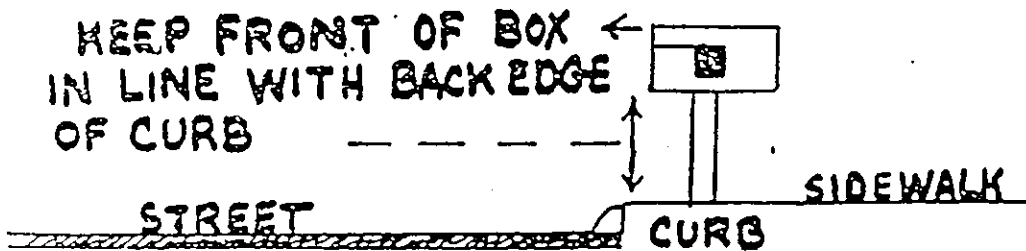


ALL BOXES
MINIMUM HEIGHT - 36"
MAXIMUM HEIGHT - 42"

FROM ROAD TO BOTTOM OF
BOX.

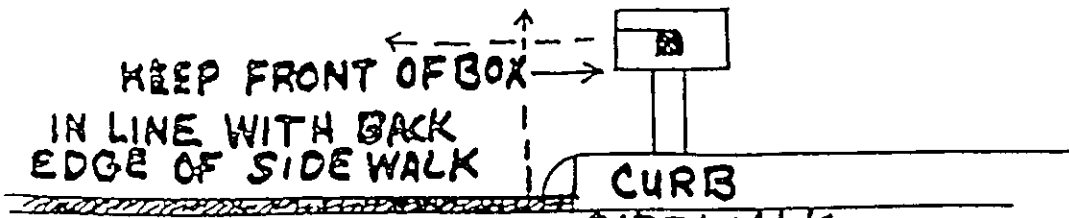
SIDEWALK WITH SPACE BETWEEN CURB AND SIDEWALK

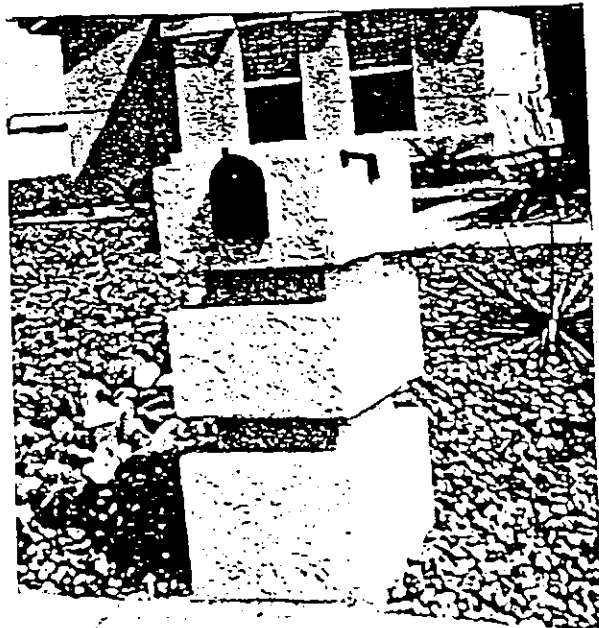
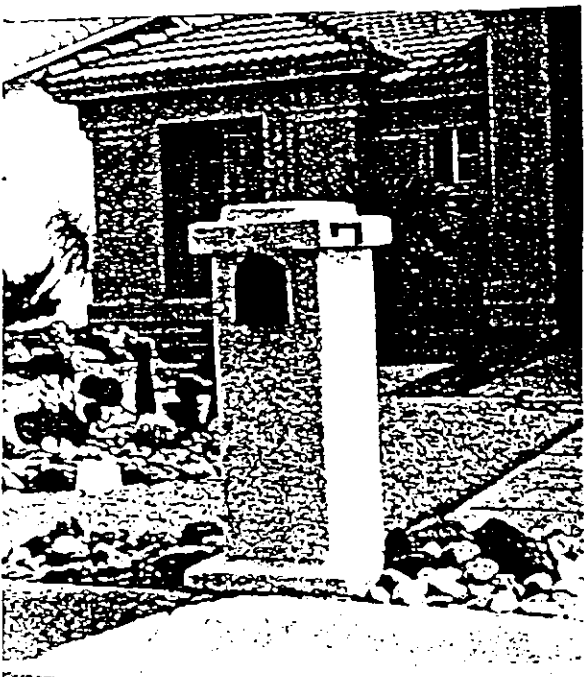
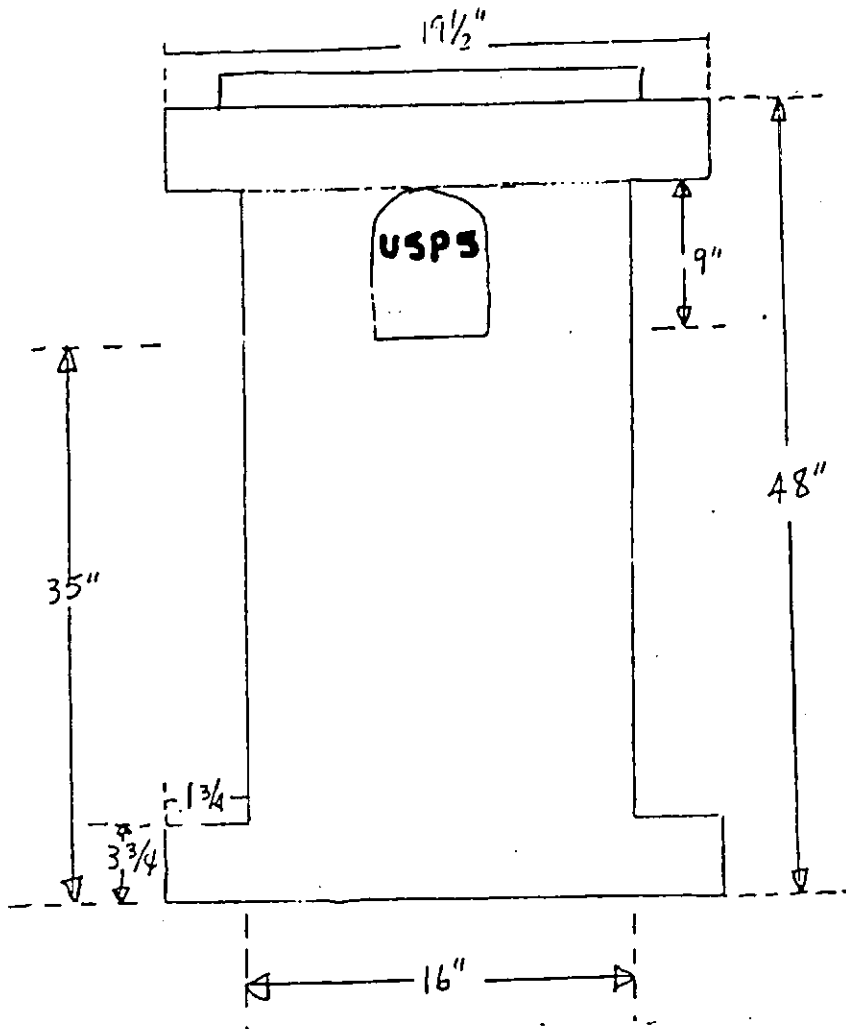
KEEP FRONT OF BOX
IN LINE WITH BACK EDGE
OF CURB



SIDEWALK AND CURB CONNECTING

KEEP FRONT OF BOX
IN LINE WITH BACK
EDGE OF SIDEWALK





4. OTHER RESTRICTIONS & ENFORCEMENT

Carefully and thoroughly review your CC&R's! These contain many other architectural controls and restrictions. Requests for architectural exceptions or interpretations must be submitted to the Architectural Committee. Approvals for exceptions will only be granted in the instance of compelling circumstances and provided that the appearance of the community is not adversely affected.

It is clearly stated in Article 9, Section 9.1 of the CC&R's that no additions or alterations are to be made without prior approval from the Architectural Committee

THIS WILL BE STRICTLY ENFORCED!

Consult the Association Rules and Regulations for enforcement guidelines.