

SPRINGPOINTE ARCHITECTURAL GUIDELINES and ARCHITECTURAL REVIEW FORM

The following guidelines support Article 4, Architectural Control, Easements, Common Walls of the SpringPointe CC&Rs. Pursuant to these guidelines, prior written approval of the Board is required for all exterior construction, alterations and painting of properties within SpringPointe as those changes affect the community as a whole. The accompanying form may be used to apply for approval, but full-sized forms are also available by contacting the Chair of the Architectural Review Committee.

Overview:

Article 4.1.1 of the Declaration of Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs) for SpringPointe mandates that the Board promulgate architectural guidelines that support Article 4, Architectural Control, Easements, Common Walls.

All homeowners have agreed and are legally bound to abide by these CC&Rs by virtue of their signing of the Acknowledgement as Required under A.R.S §33-1806. This agreement is required when purchasing every home in SpringPointe.

The Declaration ensures that each homeowner keeps their home in good repair and in harmony with the community's original architectural style. Maintaining these conditions in a timely manner preserves the beauty of the community and the value of the homes within it. These rules shall supplement the Declaration to clarify and detail acceptable architectural changes for SpringPointe homeowners. The rules shall be part of the new buyer package sent to new buyers of homes in SpringPointe.

A Board-appointed architectural committee made up of owners will evaluate requests for exterior architectural change. The Chair of the Architectural Committee must be a member of the Board and there shall be two other members. If determined by the Board, the architectural committee will also periodically inspect the SpringPointe community to determine if properties are in compliance with the architectural, appearance and maintenance guidelines listed in this document.

Compliance:

1. Prior written approval of the Board is required for all exterior construction, alterations and painting of properties within SpringPointe that affects the appearance of the community as a whole. The Board of Directors may order any work not approved prior to its commencement to be halted, changed or removed.
2. Homeowners must also obtain approval from the appropriate county authorities for projects that require permits.
3. Projects should be completed as expediently as possible in a manner that does not create a nuisance or annoyance to the neighborhood. The homeowner is responsible for correcting any damage caused to common areas and/or streets. Approved modifications must be completed within 120 days of the approval date or date of a permit. In the event work cannot be completed within this timeframe, a written request to the Board for an extension must be submitted. Upon completion of the work, the Architectural Review Committee is to be notified for an inspection.
4. When requesting approval of a project, a homeowner must first submit a SpringPointe Architectural Request form to the Architectural Review Committee with supporting documents and/or pictures that describe the project in enough detail to enable the committee and Board to assess its effect on the appearance of the property and the neighborhood. Appendix A of these guidelines includes a SpringPointe Architectural Request form. The form shall be submitted to the Chairman of the Committee at the mailing address or email of the Chairman as listed in the annual SpringPointe Directory.
5. The architectural committee must review each request following its submittal and respond in writing to the Board of Directors within 30 days of its submittal. If a unanimous decision cannot be made by the architectural committee, the final decision shall be made by majority vote of the committee.
6. The architectural committee can provisionally deny a request if it does not include enough information about the project it describes to enable the committee to assess the project's effect on the community. When provisionally denying a request, the committee must specify the additional information

required to enable the committee to assess the project's effect and send notice of the provisional denial to the homeowner. The homeowner who submitted the request may then include the additional information required by the architectural committee and resubmit the request. When enough information is available to the committee, it will make a definitive decision and submit its recommendation to the Board.

7. The architectural committee may also conditionally deny a request. The committee may approve part of the request but may deny another part if only part of the project violates any SpringPointe governing rules or regulations. The committee will notify the homeowner of the conditions necessary to gain final architectural approval. The homeowner who submitted the request may then withdraw the request or resubmit the request to the committee removing the condition preventing approval. If a request is resubmitted under this part, the committee will then make a definite decision and submit its recommendation to the Board.

8. Homeowners may appeal denials of any kind for approval of projects to the Board of Directors. To appeal, the homeowner concerned must send a written request for a hearing to the Board. Unless extraordinary circumstances prevent it, the Board will hear the appeal at its next regularly scheduled meeting and announce its decision to the homeowner in writing within seven days after the hearing.

9. If a homeowner fails to apply to the architectural committee and/or the Board prior to commencement or completion of a project needing approval, the homeowner may be required to restore the property to its previous condition at the owner's own expense if the alterations are made and subsequently disapproved in whole or in part. All legal expense associated with the owner's failure to apply and receive approval will be the sole responsibility of the homeowner.

Enforcement:

1. The architectural committee will notify the Board of Directors in writing within one week after finding a homeowner property or public area within the SpringPointe community not in compliance with these guidelines or other SpringPointe rules or regulations.
2. When notified of a failure to comply with these guidelines, the Board will inform the homeowner concerned of the actions required to correct the failure and the date by which the failure must be corrected. The homeowner may request an extension of the date by applying in writing to the Board. Unless extraordinary circumstances prevent it, the Board will rule on the request at its next regularly scheduled meeting and announce its decision to the homeowner in writing within seven days after the meeting.
3. If a homeowner fails to comply with a Board ruling regarding compliance with the guidelines, rules or regulations by the date set by the Board, the Board will take whatever action is necessary and allowed by the rules and regulations to bring the property into compliance with the guidelines and assess the homeowner for the expenses incurred.
4. The Board of Directors will promptly inform SpringPointe homeowners if and when it approves further enforcement provisions.

Appearance:

1. Exterior painting

a. A home requires painting in a timely manner when weathering, chipping, fading or flaking of its paint becomes easily visible from the street, within a cul-de-sac or from neighboring homes. This requirement includes all stucco and wood surfaces associated with a homeowner's lot.

b. The field color of a home, all exterior doors, garage doors, wood trim and associated stucco shall be of an approved color. Approved colors and additional guidelines are set out in SpringPointe Rule 1.

c. Every repainting or partial repainting of a home, trim, gate or door as set out above will require prior approval by the architectural committee even if the color already conforms to the currently approved community colors.

2. Flat roof maintenance

a. Roofs of SpringPointe homeowners must be recoated on a regular basis to maintain the integrity of the roof. Roofs and their condition are regulated by the SpringPointe Homeowners Association because of the hazard insurance requirement in the CC&Rs. Roofs that are allowed to deteriorate may cause exterior and interior damage for which the association may be financially responsible through its insurance. Claims caused by leaking roofs are a concern for every homeowner in SpringPointe as the result can be higher premiums which may necessitate higher HOA annual dues.

b. Roofs shall be coated in a white color. Roofs should be inspected every two years to determine their condition. Roofs should be coated by a reputable roofer or roofing company every five to six years or sooner if the condition warrants it. The HOA may inspect and recoat the roof and charge the homeowner for all expenses incurred as allowed under the rules and regulations of SpringPointe.

3. Attached structures

a. Homeowners must submit an Architectural Request form with the appropriate supporting documentation for attached structures in the patio area such as, but not limited to, ramadas, pergolas, awnings, etc. The request must also specify the types, materials, and appearance of the exterior finishes of the structure. Such structures must match the field color or the existing trim color of the home.

b. Homeowners must obtain written approval of the homeowners on either side prior to erecting an attached structure. Homeowners in end units need only the written approval of the adjacent homeowner.

c. Generally no attached structures are allowed to be attached to the front of any home. Awnings specifically are not allowed on the front of any home in SpringPointe.

4. Patio enclosures

a. A homeowner must submit the SpringPointe Architectural Request form prior to enclosing an existing patio.

b. Patio enclosures must have an exterior stucco surface painted to match the field color of the home. New framed walls cannot extend beyond the existing walls or roof-line of the home. Window casings must match the existing window casings of the home including color of the casings.

5. Landscaping

a. Landscaping should be kept neat and in harmony with the landscaping of the area as a whole. Plantings should be healthy and be kept neatly trimmed. Where appropriate, plantings should not obstruct mountain views of attached homes.

b. Patio and front yard plantings must be maintained at all times and not allowed to overgrow an area. Plans should be made by homeowners for yard and patio landscaping care when homeowners are away for extended periods of time.

6. Patio walls and gates

A gate may be cut into an existing patio wall after obtaining architectural committee and board approval. Walls must be kept in good condition and repair by the homeowner and are the responsibility of the homeowner. A shared, common wall is the responsibility of both homeowners. Projects should be completed as expediently as possible in a manner that does not create a nuisance or annoyance to the neighborhood.

7. Windows

Replacement windows must be of the same size, shape, frame color, and design as the original, developer-installed windows. The addition of any new windows to a home including in a garage wall must be harmonized with the original design of the home and will require approval by the architectural committee and the Board.

8. Garage doors and gutters

a. Replacement garage doors must have framed rectangular panels and be of the same or very similar design to the original garage door. Panel windows are permitted.

b. Gutters must be kept neat and serviceable. Gutters must be located so they do not discharge water onto foundations, onto adjoining properties or into areas where it will pool. Homeowners are responsible for controlling drainage from their property. They may be liable for damages due to drainage onto neighboring property.

9. Satellites and antennas

a. Satellites and antennas are permitted. They should be located as far back on the roof as possible and with minimum elevation unless the owner can provide written verification that locating them in a different place will substantially improve reception.

b. Antennas may not be placed on SpringPointe association property and the association will not change landscaping on its property to improve reception.

10. Solar panels

A homeowner must submit the SpringPointe Architectural Request form to the Architectural Review Committee for review and subsequent approval by the Board prior to the addition of any solar panels.

11. Hot tubs

a. Hot tubs are allowed in the rear patio area of homes only and should be placed in an area that is the least intrusive to neighbors on either side. Prior notice and permission of adjoining homeowners is suggested as a courtesy. Architectural approval is not necessary but any applicable architectural rules must be observed.

SPRINGPOINTE ARCHITECTURAL REQUEST (please submit 2 copies to Chairman/Arch. Committee) Date Received _____

Homeowner: _____ Phone: _____

Address: _____ Lot # _____

DESCRIPTION OF PROPOSED WORK TO BE PERFORMED

(Attach additional sheets as needed for blueprints, sketches, specifications, illustrations, colors and type of materials.) It is understood that all new exterior paint colors will be SpringPointe-approved colors.

Pima County building permit required? Yes (copy of permit must be given to Arch. Committee)
 No

Estimated Completion Date: _____

It is understood and agreed:

- This application and any attachments will be retained by the SpringPointe HOA.
- The Architectural Committee has 30 days in which to respond to this request.
- No work that is the subject of this request shall commence until the owner has **received written approval (signed copy of request and/or letter)** from the Architectural Committee.
- Approval by the Architectural Committee does not constitute approval by Pima County. Any building project must be approved by Pima County and a copy of the permit provided to HOA.
- Homeowner is responsible for correcting any damage caused to common areas and/or streets.
- Approved modifications must be completed within 120 days of the approval date or date of a permit. In the event work cannot be completed within this timeframe, a written request for an extension must be submitted.
- Upon completion of the work, the Architectural Committee is to be notified for an inspection.

 Homeowner Signature Date

Architectural Committee Use Only

Date: <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved <input type="checkbox"/> Provisional Disapproval <input type="checkbox"/> Conditional Approval	
Architectural Committee signatures:	
Contingencies that apply for approval:	
Reason for Denial:	