



SKY CROSSING

SKY CROSSING COMMUNITY ASSOCIATION, INC.

ASSOCIATION RULES AND DESIGN GUIDELINES

January 15, 2018

The Association Rules and Design Guidelines (“Rules”), as set forth in this document, shall interpret and implement procedures for the Design Review Committee’s (“Committee”) review and standards, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finishes and materials, signage, and wall design. These documents are intended to enhance the property values and the high standards of development that exist within Sky Crossing. Unless specifically identified as not requiring a submittal for approval within this document, prior approval from the Committee is required. The Rules are established to assist Owners in conforming to the standards established and may be amended from time to time by the Committee. Each application will be reviewed on a case-by-case basis.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALLATION, ADDITION, ALTERATION, REPAIR, CHANGE OR REPLACEMENT OF ANY IMPROVEMENT WHICH WOULD ALTER THE EXTERIOR APPEARANCE OF THE IMPROVEMENT, A COMPREHENSIVE, COMPLETE AND DETAILED WRITTEN REQUEST FOR APPROVAL SPECIFYING IN DETAIL THE NATURE AND EXTENT OF THE CHANGE WHICH THE OWNER DESIRES TO PERFORM (“APPLICATION”) MUST BE SUBMITTED TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED HEREIN).

APPLICATION PROCEDURE

Submittal

Application and plans (which will be kept on file with the Association) should be mailed to:

Sky Crossing Community Association, Inc.
c/o AAM, LLC
1600 West Broadway Road, Ste. 200
Tempe, AZ 85282

You may reach the Management Company by phone at (602) 957-9191, by fax at (602) 870-8231 or by email at www.aamaz.com.

The following information should be included with the submittal:

1. **Application – Design Review Committee Application Form:** A completed Application Form (attached or additional copies may be obtained from the Management Company).
2. **Plot Plan:** A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. **Elevation Plans:** Plans showing finished appearance of improvement in relation to existing dwelling.
4. **Specifications:** Detailed description of materials to be used, color samples, and dimensions must be submitted.
5. **Photograph:** If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.

All buildings, driveways, gates, fences, walls, structures, landscaping and other Improvements erected within Sky Crossing, and the use and appearance of all land within Sky Crossing, shall comply with all applicable Federal, State or local law, statute, ordinance, rule or regulation, as well as the Declaration and these Rules. Committee approval will not meet, supersede or provide compliance with any Federal, State, local or other regulatory laws, statutes, ordinances, rules and regulations.

The application for initial installation of landscaping should be submitted no later than sixty (60) days after closing on the home.

REVIEW-APPROVAL AND/OR DISAPPROVAL

The Committee shall have forty-five (45) days after submittal of plans to approve or disapprove plans. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed through the United States Postal Service.

Review will include, but is not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the Lot and impact on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Committee, the Board of Directors, the Declarant nor the Management Company (if in place) shall have any liability in connection with or related to approved plans, specifications, or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the Improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration: Construction must be started within ninety (90) days of the date of the Committee's approval of the application, or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules.

Construction Period: Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

Appeal: Any appeal of the Committee's decision must be submitted in writing, within thirty (30) days of the mailing date of the Committee's decision, to:

Sky Crossing Community Association, Inc.
c/o AAM, LLC
1600 West Broadway Road, Ste. 200
Tempe, AZ 85282

PURSUANT TO SECTION 5.6 OF THE DECLARATIONS, THE BOARD OF DIRECTORS MAY FROM TIME TO TIME ADOPT, AMEND AND REPEAL RULES AND REGULATIONS. PURSUANT TO SECTION 3.1 OF THE DECLARATIONS, THE COMMITTEE SHALL HAVE THE RIGHT FROM TIME TO TIME AMEND AND SUPPLEMENT THESE DESIGN GUIDELINES.

DESIGN GUIDELINES

ANTENNAS/SATELLITE DISHES: Except for antennas, satellite dishes and other over-the-air receiving devices covered by the FCC rules governing Over-the-Air Reception Devices; Television Broadcast Service and Multi-channel Multipoint Distribution Service (the "FCC Rule"), no antenna for the transmission or reception of television or radio signals or for access to the internet shall be installed on any Lot unless approved by the Design Review Committee. Any antenna, satellite dish or other receiving device covered by the FCC Rule may be installed on a Lot without the prior approval of the Design Review Committee provided the antenna, satellite dish or receiving device is placed inside a Residence or other Building or is placed on the portion of the Lot which is the least Visible From Neighboring Property and does not interfere with the viewer's ability to install, maintain or use the antenna, satellite dish or receiving device.

Preferred installation and placement is listed below in order of preference:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the backyard of the Lot;
3. On the roof, but completely below the highest point on the roof line;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

All brackets and cables used for installation of the dish must be securely attached and painted to match the color of the surface to which they are attached.

AWNINGS: All awnings must be approved by the Committee. Awnings over all windows shall be canvas or similar material of solid color on both sides, which match the color of the body of the exterior of the home or roof color. Awnings shall be installed only on the side and/or rear of the home. All awning submittals must include (i) a drawing with the location of the proposed awning installation; (ii) a sample of the material to be used; and (iii) the colors and design of the proposed awning. Owner is responsible for maintenance and repair of awnings. The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

BASKETBALL GOALS: No portable basketball goals or backboards may be kept or stored on a Lot so as to be Visible From Neighboring Property. No Permanent basketball goals or backboards are permitted.

CLOTHES DRYING STRUCTURES: No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed or maintained on any Lot so as to be Visible from Neighboring Property.

DECORATIVE ART ON HOUSES/LAWN ART:

Decorative Art on houses shall be neutral in color and may be limited in number, so as to not dominate the appearance of the home. Dimensions of decorative art shall be no greater than three feet (3') in length, width, and 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 colors should be submitted for approval if Visible From Neighboring Property.

Benches will be considered in the front yard area as long as they are located within four feet (4') of the front door and are made of materials that will last in the Arizona climate. Plastic benches and furniture will never be allowed or approved for front yards. Swings will also not be approved for installation in front yards.

DRIVEWAY EXTENSIONS AND SIDEWALKS: Driveway Extensions will be reviewed for approval providing the following conditions are met:

1. Submittals must include a plot plan with the following noted thereon: (i) the location and dimensions of the proposed extension, (ii) the existing driveway dimensions, and (iii) the total linear feet of Lot frontage.
2. Only driveway extensions immediately adjacent to the existing driveway located in the side yard of the property will be considered for rear access only. Parking is prohibited on driveway extensions during Declarant Control Period.
3. The base of the driveway extension shall meet the side of the existing driveway at an angle and may not extend directly to the sidewalk. A minimum of two (2) plants, minimum of five (5) gallon in size at the time of installation are required in the angle portion of the extension. The total driveway area may not exceed thirty feet (30') of contiguous frontage or fifty percent (50%) of the Lot width (existing plus extension) as measured at its widest point, whichever is greater.
4. Painting of paved surfaces is prohibited without Committee approval.
5. There must be at least a one foot (1') setback between the extension and the side Lot line. Such setback area shall be installed with groundcover per the Landscaping Guidelines or to match the existing front yard ground cover (i.e., decomposed granite).

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

1. The additional sidewalk is four feet (4') or less in width, is one foot (1') or more from the property line, and is one foot (1') or more from the home.
2. The area between the home 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).

Additional sidewalks in any other location must be submitted for approval.

The Committee reserves the right to review and request changes to driveway extensions and sidewalks per these requirements.

FENCES AND WALLS INCLUDING DECORATIVE WALLS: Any Owner proposing to modify, alter, add to or rebuild a wall (other than rebuilding in a manner materially consistent with the previously existing wall) must submit to the Committee for approval. The Application must include written consent of adjoining owners for any modification to a Boundary Wall. Information on the height of all walls that will abut the wall(s) being proposed for modification, materials to be used, and texture and color of finished wall must also be submitted with Application. Side and rear walls may not exceed six feet (6') in height from ground level, as measured from the lowest side of the wall.

Plans for new fences or walls must be submitted to the Committee prior to construction. Walls must match the existing wall in texture and color.

Decorative or garden walls may not exceed forty-eight inches (48") in height. Decorative or garden walls must be submitted for approval prior to installation and be finished to match the base color of the home or be installed with materials consistent with the Community such as stone, brick, etc.

FIREPLACES: Installation of outdoor fireplaces requires advance approval by the Committee. Outdoor fireplaces may not exceed fence height and should be a minimum of five feet (5') from property line

FLAGPOLES: Except for flags that cannot be prohibited by law, no flag may be displayed on a lot if the flag is Visible From Neighboring Property without the prior written approval of the Board.

The official flag of (i) the United States; (ii) the State of Arizona; (iii) the Armed Forces; such as U.S. Army, U.S. Navy, U.S. Air Force, U.S. Marine Corps, U.S. Coast Guard, (iv) the Gadsden Flag; (v) POW/MIA flags; and (vi) an Arizona Indian Nation Flag may be displayed on any Lot provided (i) such flag is displayed in the manner required under the federal flag code from a pole attached to a Residential Unit on the Lot; (ii) the pole is no higher than the top of the Residential Unit; (iii) the pole is no longer than ten feet (10') in length and does not extend more than ten feet (10') from the edge of the Residential Unit; (iv) the flag is no more than twenty-four (24) square feet in size; (v) any flag lighting is in compliance with the Lighting section below; and (vi) the flag is maintained in good condition at all times. The flag of another nation may be displayed in lieu of the United States Flag on national holidays of such nation provided such display complies with the requirements for displaying the United States Flag.

GATES: All requests for additional gates or gates other than those which were offered by the original developer/builder of the Lot/home must be submitted for Committee approval. Placement of gate(s) must be approved by the Committee. Double gates may be installed to allow wider access to rear yards and must be located on the same side as the garage. All gates (double or single) should be of the same material, design and

color as the originally installed single gates, unless approved by the Committee. Gates may be painted to match the fence with approval from the Committee.

Gates of any kind on Perimeter walls or View fencing on Lots bordering common areas are prohibited.

GUTTERS AND DOWNSPOUTS: Gutters and downspouts will be considered for approval if the finish matches the color of the home. Downspouts must be directed so as not to drain on neighboring properties. The Association strongly recommends the use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times.

HVAC INCLUDING EVAPORATIVE COOLERS AND SOLAR PANELS: Except as initially installed by the Declarant or a Designated Builder, no heating, air conditioning, evaporative cooling or solar energy collecting unit or panels shall be placed, constructed or maintained upon any Lot without the prior written approval of the Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of all neighboring property.

LIGHTING: Except as initially installed by the Declarant, no spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property except as approved by the Committee.

MACHINERY AND EQUIPMENT: No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot, except such machinery or equipment as is usual and customary in connection with residential use of property or machinery or equipment necessary for the construction of a Residence, building, structure, or other Improvement on the Lot.

Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being Visible from Neighboring Property.

PAINT COLORS: No exterior paint color changes will be approved during Declarant Control Period. Following Declarant Control Period, the original paint colors used by the Builder are highly recommended for use in all instances. In the case of any variation from the original colors, only exterior color schemes designated for each specific neighborhood will be allowed. Neighborhood color schemes will be selected by the Committee (and approved by Declarant) with the preferred colors being earth tones and/or similar colors and used throughout the neighborhood and Community.. The Committee must approve any exterior colors prior to painting.

PATIO COVERS: Proposed patio covers not offered by the original Builder, such as trellis or alumawood type patio covers, may not exceed ten percent (10%) of the footprint of the Residence.

Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers will need to be reviewed by the Committee on an individual basis prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood

PLAYGROUND EQUIPMENT: Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors.

The maximum height that will be considered for approval of swing sets is twelve feet (12'). The maximum height for any deck/platform area is four feet (4') above ground level. The play structure may be placed no closer than five feet (5') to any Lot line. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or brochure of the structure, total dimensions, materials and a plot map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color of canopy of the play structure must be one of the following (i) a "neutral" color of off white, beige, or light brown, (ii) a single solid color of red, blue, green, or yellow, or (iii) striped with white or another primary color and one (1) other color of red, blue, green, or yellow. Prints and multi-colored striped canopies are prohibited.

Batting cages will not be considered for approval.

POOLS AND SPAS: In-ground pools and spas or above ground pools on Lots completely enclosed by a solid wall or fence that is at least six feet (6') high or any Lot that does not have non-solid fencing (i.e., wrought iron rather than a solid wall) do not require the prior approval of the Committee. Above ground pools shall not be permitted on Lots with non-solid fencing (i.e. wrought iron fence).

Perimeter walls on Lots bordering common areas may NOT be torn down to allow access to rear yards. **AN ASSESSMENT OF \$2,000.00 WILL BE ASSESSED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED.** Access must be gained through the front gate or the front wall on the side of the home. Repairs to the gate, wall and any front yard landscaping that may be damaged must be completed in a timely fashion and include returning to their original condition. Walls must match the texture and color of the existing wall.

All pool and spa equipment must be screened from view of neighboring property. Lots with non-solid fencing (i.e., wrought iron fencing) must submit equipment screening plans for approval to the Committee. See also Pool Fencing and Equipment below.

Pools may not be backwashed into any common area or off of the Lot on which the pool has been installed. Check with your pool contractor concerning City ordinance requirements for backwashing. Damage to common areas due to backwashing, including erosion, will be repaired by the Association, and all expenses incurred by the Association will be billed to the Owner.

Pool ladders, slides, rock waterfalls, etc. that exceed the height of the fence or wall must have prior approval of the Committee. Such items shall not exceed eight feet (8') in height and must be set back a minimum of five feet (5') from all surrounding property lines.

POOL FENCING AND EQUIPMENT: The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home or match the existing wrought iron fencing color. Pool fencing must meet all City, County, State and Federal requirements.

Pool equipment on Lots with non-solid fencing (i.e., wrought iron fencing) must be screened so as to not be Visible from Neighboring Property. Screening may be through plant material or hardscape enclosure. Hardscape enclosures do not require approval if the enclosure does not exceed four feet (4') in height and is painted to match the base color of the home. All other screening material requires approval from the Committee.

RAMADAS, GAZEBOS AND SIMILAR STRUCTURES: Ramadas, gazebos, pergolas, casitas and similar structures must be submitted for approval. They may not exceed ten feet (10') at their highest point and must be set back a minimum of five feet (5') from surrounding property lines. Location of the structure must comply with the Declaration and local government ordinances.

Roof and structure color and material for ramadas or gazebos roof must match those used by the Builder in the original construction of the dwelling, and be approved by the Committee prior to installation; pergolas must contain an open slatted roof and must be painted to complement the body color of the home; support pillars must be painted to complement the body color of the home or faced with stone accents as applicable to the Community; (e) palapas or tiki huts will not be considered for approval.

ROOF AND ROOF STRUCTURES: If the Residential Unit has a pitched roof, the roofing material for that portion Visible from Neighboring Property must be clay or concrete tile. Unless specifically authorized in this document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall be located or installed on any roof. In addition, any such equipment or structures shall not be located, installed or maintained anywhere on a Lot, if it is Visible from Neighboring Property.

SECURITY LIGHTING/DEVICES: Security lighting must be directed as not to shine on neighboring property.

Security features including, but not limited to, doors and windows must be submitted for approval.

SECURITY DOORS, SCREEN DOORS AND SUNSCREENS: Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home or are a neutral "earth tone" color.

Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed without Committee review.

SIDEWALKS: Please refer to DRIVEWAY EXTENSIONS AND SIDEWALKS.

SIGNS: No sign of any kind which is Visible From Neighboring Property shall be installed or displayed on any Lot or Common Areas without the prior written approval of the Committee as to size, color, design message content, number and location except:

1. Such signs as may be used by Declarant or the Designated Builders in connection with the development and sale of Lots and/or Dwelling Units or Common area in the Community;
2. Such signs as may be required by legal proceedings, or which by law may not be prohibited;
3. One temporary sign per Lot no larger than eighteen inches by twenty-four inches (18"x24") used exclusively to advertise the Lot for sale or for lease;
4. Political signs cannot be in place more than seventy one (71) days before an election and must be removed within three (3) days after the election to which the sign pertains; Signs may not exceed an aggregate total of nine (9) square feet.
5. Such signs as may be desired by Declarant or a Designated Builder or required for traffic control, construction job identification, builder identification, and subdivision identification as are in conformance with the requirements of the City; and
6. All other signs approved in advance in writing by the Committee.

All signs shall conform to applicable municipal ordinances and other governmental requirements. **Signs advertising landscaping or pool contractors, etc., must be removed within forty-eight (48) hours of completion of work.**

SECURITY SIGNS: Security signs must be located a maximum distance of two feet (2') from the front of the home. Security signs must not exceed twelve inches by twelve inches (12"x12") and must be maintained in good condition at all times.

SOLAR PANELS AND EQUIPMENT: Except as initially installed by the Declarant or a Designated Builder, no heating, air conditioning, evaporative cooling or solar energy collecting unit or panels shall be placed, constructed or maintained upon any Lot without the prior written approval of the Committee.

Owner should consider and discuss potential glare issues onto adjacent properties with solar installer prior to installation to avoid nuisances after the solar panels become active. The Committee does not review solar panel submissions for potential glare,

due to the numerous potential factors involved and information that is not readily available to the Committee for such review. Any subsequent-to-installation glare or nuisance related to adjacent properties will need to be resolved by Owner and the adjacent Owner, not by the Association.

Solar collecting panels and devices must be placed so as not to be Visible from Neighboring Property, or are placed in such locations and with such means of screening or concealment as the Design Review Committee may reasonably deem appropriate to limit, to the extent possible, the visual impact of such solar collecting panels and devices when Visible from Neighboring Property. Solar roof panels should be made to look like an integrated part of the roof design and mounted directly to roof plane and may not break roof ridgeline. Any visible cabling must match existing color theme so as to blend in with roof, eaves, trim, etc. Cabling must be attached to structure and not allowed to hang loose.

A ground mounted installation may be approved only if; the resulting potential visual exposure is reduced when compared to a similar roof mounted installation, existing vegetation and other natural features of the Lot are not disturbed or eliminated, and related visual mitigation screening (such as walls, landscape, etc.) is included.

Owners shall comply with these requirements to the extent such compliance does not prevent the installation, impair the functioning of the device or restrict its use, or adversely affect the cost or efficiency of the device.

STORAGE SHEDS: Storage sheds will be permitted and need not be submitted for approval, provided the maximum height of the shed, including roof, does not exceed seven feet (7'). Sheds shall have a minimum set back of five feet (5') from all perimeter walls. Materials shall be of a high quality and shall be in harmony with the exterior of the residence and must match the base color of the home. Storage sheds on Lots with non-solid fencing (i.e., wrought iron fencing) are subject to the following provisions (i) the shed may not be placed adjacent to the view fence; (ii) the shed must be screened from view with approved plant materials; and (iii) placement of the shed must be approved prior to installation.

WATER FEATURES, FOUNTAINS, STATUARY, ETC.: Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Committee, except on Lots with view fencing or if these items will be visible above the fence. These items must be approved by the Committee prior to installation in the front yard. Statuary must be of earth tone colors, no painted finishes. The Committee reserves the right to limit the size and quantity of statuary. All functional and/or decorative items must be approved before being placed in the front yard or rear yard with view fencing to include swings, benches, stools, etc. Water features may not exceed four and one half feet (4-½') in height and must be a minimum of five feet (5') from the property line. It is recommended that water features be chlorinated or water must be kept moving so as to not allow for the breeding of pests.

WINDOWS: Permanent draperies or suitable window treatments shall be installed on all front-facing windows within one hundred twenty (120) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home.

LANDSCAPE GUIDELINES

LANDSCAPING: All landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Committee. Prior to installation of such landscaping, the Owner shall maintain the front yard of the Lot in a weed-free condition.

Front Yard Minimum Plant Requirements per Lot size:

Lot Size 40'x100'

1 - 24" box Tree
7 - 5 gallon Shrubs
5 - 5 gallon Groundcover

Lot Size 45'x115'

1 - 24" box Tree
10 - 5 gallon Shrubs
5 - 5 gallon Groundcover

Lot Size 50'x120'

1 - 24" box Tree
10 - 5 gallon Shrubs
5 - 5 gallon Groundcover

Lot Size 55'x105'

1 - 24" box Tree
10 - 5 gallon Shrubs
5 - 5 gallon Groundcover

Lot Size 60'x125'

1 - 24" box Tree
1 - 15 gallon Tree
10 - 5 gallon Shrubs
8 - 5 gallon Groundcover

Lot Size 65'x130'

1 - 24" box Tree
1 - 15 gallon Tree
10 - 5 gallon Shrubs
8 - 5 gallon Groundcover

Lot Size 75'x130'

2 - 24" box Tree
15 - 5 gallon Shrubs
10 - 5 gallon Groundcover

Lot Size 95'x135'

2 - 24" box Tree
1 - 15 gallon Tree
15 - 5 gallon Shrubs
10 - 5 gallon Groundcover

Fine grading and mounding is a critical aspect of landscaping. Each Lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the applicable municipal grading and drainage plan. Every effort should be made to make mounding or berming appear natural.

HARDSCAPE: Any hardscape items proposed for front yard installation must be approved by the Committee prior to installation. Materials included in hardscape are concrete, brick, tile, wood, pavers, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

LANDSCAPE LIGHTING: Lighting other than low voltage landscape lights must be approved by the Committee. The following outlines the minimum standards for lighting: (i) Lighting shall be shielded such that the light shines primarily on the Lot on which it is installed. Lights which create glare visible from other Lots are prohibited; (ii) Lights shall be screened whenever possible with walls, plant materials or internal shielding to allow the light to be seen, but the not fixture itself.

ROCK GROUND COVER: All decomposed granite or other landscape rock used must be Apache Brown or Cinnamon Brown and must be a minimum of one-half inch ($\frac{1}{2}$ ") screened. Rock shall not spell out any words or names. Granite must be treated with pre-emergent at regular intervals to retard weed growth.

River rock shall be one (1) to six (6) inches in diameter and cover not more than ten percent (10%) of the front yard landscaping. Rip rap of a similar color as the front yard, placed in a "run" must also meet this ten percent (10%) maximum calculation.

TURF: Real grass is prohibited in the front yard and in rear yards with view fencing. Artificial turf shall be of a high quality material, installed per manufacturer's recommendations and maintained in like-new conditional at all times. A sample must be submitted to the Committee for approval prior to installing.

Artificial turf products must meet the following minimum requirements with a materials sample and specifications for approval as listed hereafter:

- a. 75 oz., 142 stitch rate/yard, a gauge of 1/2"
- b. Anti-aging properties
- c. UV resistant materials
- d. PE+PP monofilament yarn
- e. Minimum pile height of 1 1/2"
- f. Poly urethane backing
- g. Minimum 10 year pro rated warranty on yarn and 12 year warranty on the backing.

APPROVED PLANT LIST: The following vegetation types and varieties are permitted for front and rear yards:

BOTANICAL NAME	COMMON NAME
TREES	
Acacia aneura	Mulga Acacia
Acacia greggii	Cat-Claw Acacia
Acacia salicina	Willow Acacia
Acacia smallii	Sweet Acacia
Acacia stenophylla	Shoestring Acacia
Bauhinia congesa	White Orchid Tree
Carnegiea gigantea	Saguaro
Caesalpinia species	Caesalpinia
Chilopsis linearis 'Lucretia Hamilton'	Desert Willow 'Lucretia Hamilton'
Ebenopsis ebano	Texas Ebony
Olneya tesota	Ironwood
Parkinsonia floridum	Blue Palo Verde
Parkinsonia microphylla	Foothill Palo Verde
Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
Populus fremontii	Cottonwood
Phoenix dactylifera	Resort Date Palm
Phoenix roebeleni	Pygmy Date Palm
Pistacia Chinensis	Chinese Pistache Tree
Prosopis SA hybrid 'Thornless'	Thornless Mesquite
Prosopis glandulosa 'Glandulosa' Thornless	Texas Honey Mesquite
Prosopis juliflora	Arizona Native Mesquite
Prosopis velutina	Velvet Mesquite
Prunus cerasifera	Purple Leaf Plum
Salix gooddingii	Goodding's Willow
Sophora secundiflora	Texas Mountain Laurel
Ulmus parvifolia	Chinese Elm
Vitex agnus-castus	Chaste Tree
Quercus Virginiana	Southern Live Oak

SHRUBS

<i>Acacia greggii</i>	Cat-Claw Acacia
<i>Ambrosia deltoidea</i>	Triangleleaf Bursage
<i>Anisacanthus quadrifidus-wrightii</i>	Mexican Flame
<i>Asclepias subulata</i>	Desert Milkweed
<i>Asparagus densiflorus</i>	Foxtail Fern
<i>Baileya multiradiata</i>	Desert Marigold
<i>Bougainvillea</i> sp.	Bougainvillea
<i>Buddleia marrubiifolia</i>	Wooly Butterfly Bush
<i>Bulbine frutescens</i>	Bulbine
<i>Caesalpinia</i> species	Caesalpinia
<i>Calliandra californica</i>	Baja Red Fairy Duster
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Cassia artemisioides</i>	Feathery Cassia
<i>Celtis pallida</i>	Desert Hackberry
<i>Chrysactinia mexicana</i>	Damianita
<i>Cordia boissieri</i>	Texas Olive
<i>Cordia parvifolia</i>	Little Leaf Cordia
<i>Dalea bicolor</i>	Silver Dalea
<i>Dalea frutescens</i>	Black Dalea
<i>Dalea pulchra</i>	Pink Indigo Bush
<i>Dodonaea viscosa</i>	Green/Purple Hop Bush
<i>Encelia farinosa</i>	Brittlebush
<i>Ephedra viridis</i>	Mormon Tea
<i>Eremophila glabra</i> sp. <i>caranosa</i> -Winter Blaze	Winter Blaze
<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells
<i>Ericamerica laricifolia</i>	Turpentine Bush
<i>Justicia californica</i>	Chuparosa
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Lantana camara</i>	Lantana
<i>Larrea tridentata</i>	Creosote Bush
<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thundercloud Texas Ranger
<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Ranger
<i>Leucophyllum frutescens</i> 'Heavenly Cloud'	Heavenly Cloud Texas Ranger
<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud Texas Ranger
<i>Leucophyllum laevigatum</i> 'Lynn's Legacy'	Lynn's Legacy Sage
<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage
<i>Myrtus Communis</i>	Compact Myrtle
<i>Ruellia Brittoniana</i>	Purple Ruellia
<i>Ruellia Peninsularis</i>	Desert Ruellia
<i>Salvia greggi</i>	Red Sage
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Santolina virens</i>	Green Santolina
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcea ambigua</i>	Desert Mallow
<i>Tecoma stans</i> - Variety	Yellowbells
<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee
<i>Tecoma</i> x 'bells on fire'	Bells On Fire
<i>Teucrium fruticans</i>	Bush Germander
<i>Viguiera deltoidea</i>	Goldeneye
<i>Zauschneria californica</i>	Hummingbird Flower

ACCENTS

Agave angustifolia	Nanew Leaf Agave
Agave americana	Century Plant
Agave bovicornita	Cow's Horn Agave
Agave Desmetiana	Smooth Agave
Agave gemniflora	Twin Peaks Agave
Agave parryi-huachucensis	Parry's Agave
Agave schidigera 'Durango Delight'	Durango Delight
Agave victoria-reginae	Queen Victoria Agave
Aloe barbadensis	Aloe Vera
Aloe X 'Blue Elf'	Blue Elf Aloe
Aloe Dawei	Dawe's Aloe
Aloe Striata	Coral Aloe
Carnegiea gigantea	Saguaro
Cereus peruvianus 'Monstrosus'	Monster Apple Cactus
Dasyliirion quadrangulatum	Mexican Grass Tree
Dasyliirion wheeleri	Desert Spoon
Drosanthemum hispidum	Ice Plant
Echinocactus grusonii	Golden Barrel Cactus
Echinocereus engelmannii	Strawberry Hedgehog
Euphorbia species	Euphorbia
Ferocactus species	Barrel Cactus
Fouquieria splendens	Ocotillo
Hemerocallis hybrids*	Daylily Hybrids
Hesperaloe parvifolia	Red Yucca
Lophocereus Marginatus	Totem Pole Cactus
Opuntia species	Prickly Pear
Penstemon eatonii	Firecracker Penstemon
Penstemon parryi	Parry's Penstemon
Penstemon pseudospectabilis	Canyon Rose Penstemon
Penstemon superbus	Superb Penstemon
Yucca aloifolia	Spanish Bayonet
Yucca elephantipes	Spineless Yucca
Yucca pallida	Pale Leaf Yucca
Yucca rostrata	Yucca
Yucca thompsoniana	Thompson's Yucca

GRASSES

<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition
<i>Muhlenbergia capillaris</i>	Regal Mist
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	Autumn Glow
<i>Nolina microcarpa</i>	Bear Grass
<i>Ophiopogon japonicus</i> *	Mondo Grass
<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Grass
<i>Pennisetum setaceum</i> 'cupreum'	Purple Fountain Grass
<i>Sporobolus airoides</i>	Alkali sacaton

GROUND COVERS

<i>Convolvulus Cneorum</i>	Bush Morning Glory
<i>Dalea capitata</i>	Sierra Gold Dalea
<i>Drosanthemum speciosum</i> *	Red iceplant
<i>Eremophila glabra</i> 'Mingenew Gold'	Outback Sunrise
<i>Gaura lindheimeri</i>	Gaura
<i>Hymenoxys acaulis</i>	Angelita Daisy
<i>Lantana camara</i> 'Radiation'	Bush Lantana
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Oenothera berlandieri</i>	Mexican Evening Primrose
<i>Portulacaria afra</i>	Elephant Food
<i>Psilostrophe cooperi</i>	Paper Flower
<i>Rosmarinus Officianalis</i>	Trailing Rosemary
<i>Verbena gooddingii</i>	Gooding Verbena
<i>Verbena pulchella</i>	Moss Verbena
<i>Verbena rigida</i>	Coarse Verbena
<i>Verbena temari</i> 'purple'	Purple Verbena
<i>Wedelia trilobata</i>	Yellow Dot
<i>Zinnia grandiflora</i>	Prairie Zinnia

VINE

<i>Bougainvillea</i> sp.	Bougainvillea
<i>Macfadyena unguis-cati</i>	Cat's Claw

PROHIBITED PLANT LIST:

PROHIBITED PLANTS	
(All <i>Chamaecyparis</i> species)	All False Cypress
(All <i>Cupressus</i> species)	All Cypress
(All <i>Juniperus</i> species)	All Juniper or Cedar
(All <i>Pinus</i> species)	All Pines
<i>Brahea armata</i>	Mexican Blue Fan Palm
<i>Butia capitata</i>	Pindo Palm
<i>Chamerops humilis</i>	Mediterranean Fan Palm
<i>Nerium oleander</i>	Oleanders (Dwarf varieties allowed in private rear yards)
<i>Olea europaea</i>	Olive Tree (flowering/fruited varieties)
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Rhapis excelsa</i>	Lady Palm
<i>Rhus lancea</i>	African Sumac
<i>Syagrus romanzoffiana</i>	Queen Palm
<i>Washingtonia filifera</i>	California Fan Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm

ASSOCIATION RULES

ANIMALS: No animal, bird, fowl, poultry, reptile or livestock may be kept on any Lot, except that a reasonable number of dogs, cats or small birds or animals which are commonly accepted household pets may be kept on a Lot if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. The Board shall have the authority to determine (i) whether a particular animal or bird is permitted to be kept on a Lot pursuant to this Section and (ii) what is a reasonable number of dogs, cats or small birds or animals which are commonly accepted household pets for any particular Lot, and the Board's determination shall be final. All dogs, cats, birds or animals permitted under this Section shall be confined to an Owner's Lot, except that a dog may be permitted to leave an Owner's Lot if such dog is at all times kept on a leash not to exceed six feet (6') in length and is not permitted to enter upon any other Lot. Any person bringing a dog onto the Common Area shall immediately remove any feces deposited on the Common Area by the dog. The Board may restrict the portions of the Common Area on which dogs are permitted.

No dog, cat, bird or animal permitted to be kept on a Lot pursuant to this Section shall be allowed to become a nuisance. No structure for the care, housing or confinement of any dog, cat, bird or animal permitted to be kept on a Lot pursuant to this Section shall be maintained so as to be Visible From Neighboring Property. Upon the written request of any Owner, Lessee or Resident, the Board shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular dog, cat, bird or animal permitted to be kept on a Lot pursuant to this Section is a nuisance. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions set forth in this Declaration.

The Board may adopt rules and regulations further restricting and governing animals within the Project, which rules may include, without limitation rules providing for the removal from the Project of a domestic pet which has bitten or attacked a person or other animal, has a propensity to attack persons or other animals or otherwise constitutes a threat to the safety of persons or other animals in the Property or which because of incessant barking or other behavior constitutes an unreasonable annoyance or nuisance to Owners and Residents.

HOLIDAY DECORATIONS: Owners may display holiday lights and/or decorations located or visible from outside their Residential Unit, if the decorations are of reasonable size and scope and do not disturb the quiet enjoyment of other Owners in the Community by excessive light or sound emission or by causing an unreasonable amount of spectator traffic. Holiday decorations and/or lights may be displayed in season only from November 20 until January 20; during other times of the year may be displayed from one week prior to and one week after any nationally recognized holiday.

SANITATION: All refuse, including without limitation all animal wastes, shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. Until removal from the Lots, refuse shall be placed in closed refuse containers with operable lids so that such containers are not open to the air. Refuse containers shall be kept

clean, sanitary and free of noxious odors. Refuse containers shall be maintained so as to not be Visible from Neighboring Property, except that containers meeting City specifications may be placed out for pickup no earlier than 6:00 p.m. the day before collection and must be removed from view no later than 8:00 p.m. the day of collection. No outdoor incinerators are allowed.

Each owner shall be responsible for removal of rubbish, debris and garbage not only from his Lot or parcel, but also from all public right-of-ways either fronting or alongside his Lot or parcel, excluding (i) public roadway improvements, and (ii) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City or the Association.

SEASONAL ITEMS AND DECORATIVE FLAGS: Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags may be displayed thirty (30) days before and must be removed within twenty-one (21) days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags that are torn, ripped, faded, etc., constitute grounds for fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

TRASH CONTAINERS AND COLLECTION: No trash shall be placed or kept on any Lot except in covered containers of a type, size and style which are approved by the Design Review Committee. In no event shall such containers on a Lot be maintained so as to be Visible From Neighboring Property except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection. All trash shall be removed from Lots and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot.

YARD SALES: Owners may hold "yard sales" to sell personal property of such Owners only in compliance with the following requirements: (i) yard sales shall be limited to two (2) days per year on any Lot; (ii) no yard sale shall commence prior to 6 a.m. or continue after 5 p.m.; (iii) no Owner shall post any signs advertising any yard sale anywhere on the Property except that a temporary sign may be posted on such Owner's Lot on the day that a yard sale is being held; and (iv) if the Association ever adopts standard yard sale dates for the Property, yard sales shall be held only on such dates. The Association shall give reasonable notice to all Owners if it adopts standard yard sale dates for yard sales on the Property.

DESIGN REVIEW COMMITTEE APPLICATION FORM

Please mail to:

Sky Crossing Community Association, Inc.

c/o AAM, LLC

1600 West Broadway Road, Ste. 200, Tempe, AZ 85282

Phone: 602-957-9191 / Fax: 602-870-8231

PLEASE CHECK APPROPRIATE BOX BELOW:

ARE YOU SUBMITTING PRIOR TO LIVING IN THE COMMUNITY?

I AM CURRENTLY LIVING IN THIS COMMUNITY

Name: _____ Date: _____

Community: _____ Lot# _____

Property Address: _____ Phone# _____

Current Mailing Address: _____

Submittal Type: i.e., landscaping changes to be made to my property and changes to the exterior of my home : _____

Type of Material to be used - (attach samples / pictures / brochures): _____

Color to be used – (attach samples / pictures / brochures): _____

MUST INCLUDE A PLOT PLAN INDICATING LOCATION OF SUBMITTAL AND INCLUDE APPLICABLE MEASUREMENTS AND DIMENSIONS.

INCOMPLETE SUBMITTALS WILL BE DENIED

Owner agrees to comply with all applicable City and State laws, and to obtain all necessary permits. Approval by the Design Review Committee shall not be deemed a warranty or representation as to the quality of such construction, installation, addition, alteration, repair, change or other work, or that such work conforms to any applicable building codes or other Federal, State or local law, statute, ordinance, rule or regulation.

Design Review Committee requests will be reviewed within 45 days. Requests will be approved, denied or returned for additional information.

Owner's Signature _____ Date _____

Owner's E-mail address: _____

"Office Use Only"

The Above Described Submittal Has Been:

APPROVED _____ subject to the following condition(s): _____

DISAPPROVED _____ subject to the following: _____

Signature _____ Date _____

Signature _____ Date _____