

MARBRISA RANCH HOMEOWNERS' ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and Restrictions for Marbrisa Ranch Homeowners' Association (the "Declaration"), the Board of Directors has adopted the following Guidelines for Architectural Improvements (the "Guidelines") which shall apply to all lots within Marbrisa Ranch Homeowners' Association.

Each lot owner should read, review and make himself acquainted with the CC&R's recorded on his lot with Maricopa County and with these Architectural Guidelines as may be amended from time to time by the Board of Directors. These documents are intended to enhance property values and the high standards of development that exist within Marbrisa Ranch Homeowners' Association. The Guidelines are established to assist residents in preparing an application to the Architectural Committee for structural and landscape improvements. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE. Even if your addition or alteration is identical to another which has been approved, it must be submitted for approval. Because each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable City codes.

Initially, architectural review will be performed by the Board of Directors consisting of employees of Continental Homes. It is the intention of this Board of Directors to monitor sales to determine at which annual Membership meeting turnover of the Association will be conveyed from the developer to the homeowners in accordance with the provisions in the legal documents. Within the year prior to that projected turnover, the Board will solicit volunteers to serve on a Board appointed Advisory Committee. Among the duties of the Committee will be reviewing architectural submittals and making recommendations to the Board of Directors for approval or disapproval. When the homeowners eventually elect the Board of Directors from among the homeowner members, there will be owners who have had the opportunity to learn the process.

FAX TRANSMITTAL 1 # of Pages 4
TO: Peter FROM: All Ladensack
CO: _____ ALLSTATE INSURANCE
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APPLICATION PROCEDURE

Submittal -

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

Marbrisa Ranch Homeowners' Association
Peter Retchin
2910 E. Camelback Rd., St. 180
Phoenix, Arizona 85016
(602) 224-0706

ATTN: *Early HOA*
Marbrisa Board
of Directors

The following information should be included:

1. Application Form -- A completed application form (copies of which can be obtained from the management office).
2. Plot Plan -- A site plan showing dimensions, relationship to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. Elevation Plans -- Plans showing finished appearance of addition in relationship to existing dwelling. An accompanying photograph of the proposed location would be helpful.
4. Specifications -- Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Marbrisa Ranch Homeowners' Association and the use and appearance of all land within Marbrisa Ranch Homeowners' Association, shall comply with all applicable City of Glendale zoning ordinances, building codes and other ordinances as well as the CC&R's and these Guidelines.

Review -- approval and/or Disapproval The Architectural Committee shall have 45 days after submittal of plans to approve or disapprove plans.

Review and approval or disapproval will include, but not be limited to, consideration of material, quality of workmanship, colors, consistency with the external design and color of existing structures on the lot and to neighboring lots. The location of the improvements with respect to topography and finished grade elevation is also considered.

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Neither the Architectural Committee, nor the Board, nor the Declarant shall have any liability in connection with or related to approved or disapproved plans, specifications or improvements. The approval of the plans does not mean that judgement is passed on the structural soundness of the addition 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 90 days of the date of the Committee's approval of the applicable application or the committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Guidelines.

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, in the Committee's discussion), such construction shall be completed within six (6) months after the date of the Committee's approval of the applicable application.

Appeals - Any appeal of the Committee's decision must be submitted in writing to Marbrisa Ranch Homeowners' Association Architectural Committee, c/o Peter Ratchin, 2910 E, Camelback Rd., St. 180, Phoenix, Arizona 85016 within 30 days from the mailing of the Committee's decision.

GUIDELINES

ANTENNAS

Refer to the CC&R's, page 14, Section 8.1(c) for specific provisions. In summary, no antenna, satellite dish, pole, or tower will be permitted that is visible to surrounding properties. In all other cases, plans for the location and concealment of an antenna, pole or tower must be submitted to and approved by the Architectural Committee

Architectural Guidelines Marbrisa
Ranch Homeowners' Association

AWNINGS

Awnings over windows shall be a canvas type with the color the same on the inside and exterior face. A minimum five-year guarantee is expected from the manufacturer to insure a high quality awning.

Submit: The manufacturer, color, type, and number of years' guarantee for approval prior to installation.

BASKETBALL GOALS OR SIMILAR STRUCTURES

Basketball goals will be considered based upon their appearance and their relationship to other properties.

CHILDREN'S PLAY STRUCTURES; POOL LADDERS

Plans for children's play structures must be submitted for approval since in most instances they protrude over the fence. This is not intended to eliminate play structures, but to assure nothing unsightly is erected.

When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure. When considering plan approval, the Committee will take into consideration the appearance, height and proximity to neighboring property..

DECORATIVE ITEMS (INCLUDING FOUNTAINS, LIGHT POLES, AND ORNAMENTAL STATUARY) - see "Hardscape" under "Landscaping" for further information.

These items must be located in the rear yard and screened from view of neighbors, streets and common area, unless approved by the Committee in writing.

DRIVEWAYS

Plans must include a plot plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surface must be stated on the plan.

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