

**Dorado Country Club Estates
Association 3
Approved**

Architectural and Landscaping Guidelines

October 24, 2016

Version 1

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Introduction

Dorado Country Club Estates Association 3 is a sub-association of the Dorado Country Club Estates Master Association. Association 3 consists of 43 attached townhomes that reflect designs that are cohesive, consistent and properly proportioned in keeping with Sonoran Desert resort style living. In order to implement and preserve these designs, Architectural and Landscaping Guidelines have been established to maintain certain standards by which the Community can flourish while protecting and enhancing property values. These Architectural and Landscaping Guidelines (“Design Guidelines”) have been created for changes or “improvements” within the Dorado Country Club Estates (Association 3) Community.

The Board of Directors (“Board”) is charged with the responsibility for overseeing the business of the Association and has a wide range of powers. The Architectural and Landscaping Review Committee, ARC (“Committee”) is established by the Board to review all improvements within the Association 3 Community, including modifications to existing properties. The Committee will submit their recommendations to the Board which will then render a decision. The Board has adopted these Design Guidelines to assist Owners in preparing their application to the Committee for structural and landscaping Improvements.

The Design Guidelines provide an overall framework to allow the Community to develop and progress in an orderly and cohesive manner, implementing planning and design concepts which are required by regulatory agencies and desirable to its Residents. The Design Guidelines include minimum standards for design, size, location, style, structure, materials and color of architecture and landscaping, and relevant criteria for the modification of all Improvements made by any party other than the original builder/developer of the home. They also establish a process for the judicious review of the proposed improvements, modifications or alterations. However, the Design Guidelines are not the exclusive basis for the decisions of the Committee, and compliance with the Design Guidelines does not guarantee approval of any application.

The Design Guidelines, as set forth in this document, are established to assist residents in conforming to the standards created for the Association 3 Community and may be amended from time to time by the Board. The Guidelines shall also be used by the Committee to interpret and review conditions in the community, including, but not limited to, architectural design, placement of storage areas on back patio areas, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design.

Precedents

While the Committee will make every reasonable attempt to be fair and equitable, the Committee and the Board will not necessarily be bound by past decisions of the original developer in Dorado Country Club Estates, the Committee, or prior Boards. The Board reserves the right to disapprove applications for improvement if it believes that such changes are not in the best interest of the future of the Community. In spite of their best efforts, from time to time, the Committee and/or Board will make a decision that, in retrospect, proves not to be in the best interests of the community. The Committee and the Board reserve the right to recognize such a situation document it in the minutes of a meeting and no longer permit its use as a precedent. The same right applies if the Board makes an inadvertent error in allowing a change or addition. Note: Prior approval cannot be rescinded.

General Principles

The Committee monitors any portion of any Lot, which is visible from the street, the neighboring property, or the golf course. Visible from the street, the neighboring property or golf course is defined as any given object that is or would be visible to a person six (6) feet tall, standing on a neighboring lot or street at an elevation not greater than the elevation of the base of the object being viewed. Both front yard, and side and back patios are visible to neighbors and the public, thus all these areas are covered by the Guidelines. The Guidelines promote those qualities in the (Association 3) Community, which enhance attractiveness and functional utility of the Community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the Community.

Design Compatibility

Any proposed modifications or improvements must be compatible with the design characteristics of the property itself, adjoining properties and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, construction details and color.

Workmanship

The quality of workmanship evidenced in construction, must be equal to or better than that of surrounding properties. In addition to being visually objectionable, poor construction practices can cause fundamental problems and create safety hazards. The Association, the Committee, the Community Manager and/or Management Company assumes no responsibility for the safety or livability of modifications by virtue of design or workmanship.

Colors /Tones

Exterior paint colors for all items that will be visible from the street, the neighboring property, or golf course shall be selected from the color palette approved by the Committee. Any change of exterior color, body or trim colors must have prior approval. All exterior surfaces must be compatible with colors used in the Association 3 Community.

Architectural Change Procedures

All buildings, structures and other Improvements erected within the Association 3 Community, and the use and appearance of all land within the Association 3 Community, shall comply with the Dorado Master Association and all applicable City, County and State zoning, statutes and code requirements, as well as the Declaration of CC&Rs and these Design Guidelines. Committee approval will not meet, supersede or provide compliance with any City, County, State or other regulatory requirements.

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.

The Committee, Board of Directors and the Master Association shall have no 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.

For each exterior improvement, depending on the size of the project, a refundable deposit may be required. (Ensures compliance and compensates for common area damage).

Two sets of plans, specifications and construction details (one set will be kept on file with the Association) should be mailed to:

Dorado Association 3
c/o Pinehurst Properties, Inc.
7301 E. 22nd Street
Tucson, AZ 85710

You may contact the Association by phone at (520) 298-2146.

Approval Expiration:

Construction must be started within ninety (90) days of the date of the Board approval of the application, or the 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 at the Committee's discretion), such construction shall start within sixty (60) days of the date of the Board approval of the application. Major construction submittals, once approved must be completed within one year. Fines shall apply for all construction not completed within time constraints.

Appeal:

Any Owner shall have the right to request reconsideration of a decision by resubmitting the information, documents and application fee (if applicable); however, such request shall be considered only if the Owner has modified the proposed construction or modification or has new information, which would warrant reconsideration. Any appeal of the Board's decision must be submitted in writing, within 30 days of the mailing date of the Committee's decision to:

Dorado Association 3
c/o Pinehurst Properties, Inc.
7301 E. 22nd Street
Tucson, AZ 85710

If an owner fails to request reconsideration of a decision within thirty (30) days of the mailing date of the Board's decision, the decision is final.

Architectural Guidelines

Accessory Structures

Accessory structures shall include gazebos, ramadas, pergolas, etc. Construction of such structures requires Committee approval if they are to be taller than the surrounding fences or is visible from the neighboring property to include other lots or association common areas or the golf course. The intent is to use colors that are consistent with the Community; however, materials are subject to review by the Committee. If it is felt that the materials will not last in the Arizona weather, the Committee has the authority to request additional information or require that the materials be better suited to our climate. Any lighting proposed for accessory structures must be included in the submittal and approved by the Board prior to installation.

Accessory structures may be erected in rear patio areas only, subject to prior review and approval by the Board and subject to the following guidelines:

- The maximum roof height is ten (10) feet at the highest point;
- Ramadas or gazebos must be painted an approved association color;
- Pergolas must contain an open slatted roof and must be painted approved association color;

Additions

The architectural design of all additions, alterations and renovations to the exterior of any home must conform to the design of the original home in style, detailing, materials, and color. The height of any addition cannot exceed the original roof line. All additions must be within the setback lines as approved by the City of Tucson.

All materials must be consistent with the current design materials of the community. The Committee may allow substitute materials if such materials are deemed by the Committee to be compatible with the theme of the community. When any additions, alterations or renovations are performed, the established Lot drainage pattern must not be altered and nothing shall impede draining to the front of the Lot. The Lot drainage pattern shall be maintained to provide positive drainage of the Lot away from all Improvements.

Antennas and Satellite Dishes

Antennas (Satellite Dish) or Over-the-Air Reception Devices (Wireless Internet Broadband Antennas)

FCC Regulations/General Provision - Pursuant to FCC Regulations, the ARC/Board of Directors does not require a permit for the installation of one of these devices. The ARC/Board of Directors does request that the location of each antenna installation be such that it minimizes the antenna's impact on immediate neighbors.

Over-the-Air Reception Devices (OTARD) - Over-the-Air Reception Devices (OTARD) are defined by the FCC as any device used for the reception of video or audio television broadcast signals, Direct Broadcast Satellite services (DBS), or Multi-Channel Multi-Point Distribution Services (MDS), and reception or transmission of fixed wireless communications signals. Any mast, cables, supports, guy wires, conduits, wiring, fasteners or other accessories for the proper installation, maintenance and use of an antenna shall be considered part of the antenna. The FCC requires that subscriber antennas shall be labeled to give notice of potential radio frequency safety hazards of these antennas. For two-way fixed Wireless Internet Broadband antennas mounted on a mast, the ALC requires subscriber equipment installation by professional personnel. Homeowners are cautioned to make sure that antennas attached to a mast are properly grounded, and to be aware of the dangers of lightning strikes inherent to this area. Homeowners are encouraged to check with their insurance agents to verify coverage for lightning strikes to antennas mounted on masts.

OTARD Authorized Devices (Antennas) Limit One (1) Antenna per Type of Service. Each residence is limited to one (1) of these devices per type of service, as authorized by the OTARD regulations. Therefore, more than one (1) device per type of service is prohibited. Should a homeowner install a second antenna for the same type of service, it shall be removed immediately, and the homeowner shall be subject to all applicable fines, fees and penalties.

Satellite Dishes - Satellite Dishes should be installed in an unobtrusive manner and shielded from view from other lots, the street, the golf course and common areas, including walking paths, to the maximum extent possible. To this end, there are three criteria for determining a "preferred location" for satellite dishes. These criteria are as follows:

- Located in the rear yard of the property.
- On the roof toward the back side of the property.
- Screened as much as possible from external view.

A homeowner whose antenna cannot be installed at one of the preferred locations is encouraged to contact the ARC or Board of Directors. If a "preferred location" does not allow reception of an acceptable quality signal, the homeowner is required to provide the ARC with written proof of that fact along with a description/picture of the least obtrusive non-preferred location that will provide acceptable reception. The Board may approve non-preferred locations when supported by proof of necessity.

Please Note: When a dish/antenna is not installed in a "preferred location" or another location approved by the ARC, the Committee may require the homeowner to relocate it.

Antennas Exceeding One Meter in Diameter– NOT ALLOWED - Devices shall be one meter (39.4 inches) in diameter or less, and shall be installed solely on the homeowner's property. Devices must not encroach on adjacent Common Areas or another homeowner's property.

Awnings

All awnings must be approved. Awnings over all windows shall be material of solid color on both sides. Material shall match the color of the body of the exterior of the home or roof color or trim and shall be installed only on the east and west side of the home. Straight edge awnings are recommended. All awning

proposals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning is required. Owner is responsible for maintenance and repair of awnings. The Committee retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

Courtyards

Walled courtyard areas are defined as an enclosure of the front portion of the residence to create a private/semiprivate walled area. Courtyard walls must be constructed of concrete masonry unit (CMU) block, with stucco overlay, and painted to complement the body color of the home. Front walls enclosing entry areas creating a private courtyard shall be no more than forty-eight (48) inches in height. Modifications to courtyard wall and pillar height requirements may be made on a case-by-case basis. Owners must submit detailed information with exact height, materials to be used, picture or drawing of the home series and elevation.

All gates installed on all courtyard entrances require prior approval by the Committee.
(Current HOA approved colors, black metal)

Decorative Items

Seasonal Decorations and Lighting

Homeowners may place outside decorations on their lots 30 days prior to any generally recognized holiday. All decorations must be removed 15 days after the holiday. Exceptions may be possible by prior approval of the Board. **(Rules and Regulations, page 2)**

Seasonal and decorative flags that are house mounted below the roofline do not require approval. Seasonal flags may be placed no more than one week prior to the holiday and must be removed within one week after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags shall not be offensive to the Association. The Committee shall make this determination at its sole discretion.

The Committee reserves the right, on a case-by-case basis, to determine if decorations or flags may be offensive to Association members or cause any kind of disturbance based on size, quantity, color, location or other such criteria. The Committee reserves the right to require immediate removal of said offensive items on a case-by-case basis.

Park Benches or Outdoor Furniture

Park benches and other outdoor furniture are allowed in the entryway or courtyard areas of the home so long as they are of black metal, natural, earth tone colors to complement the home and are kept in like new condition. These items shall be located behind the most forward portion of the home. White or brightly colored resin benches, tables, chairs or chaises are prohibited if visible from the street, the neighboring property or the golf course.

Plant Containers/Decorative Ceramics

Plant Containers/Decorative Ceramics are allowed so long as the colors complement the home and are kept in like new condition. Any plant container/pot greater than three (3) feet in height by three (3) feet in width must be submitted to the Committee for approval. All plant containers must have live plants.

Water Features, Statuary, Etc.

Items such as fountains, statuary, etc. must be approved by the committee prior to installation. Water features visible from the street, the neighboring property, common area or the golf course may not exceed five (5) feet in height. It is recommended that water features be chlorinated or use mosquito dunks to avoid the breeding of pests. The Committee reserves the right to limit the size, quantity and location of water features and statuary in the front yard. All water features must be in operating condition.

Flags and Flagpoles

The Committee reserves the right, on a case-by-case basis, to determine if flags may be offensive to Association members or cause any kind of disturbance based on size, design, location or other such criteria. The Committee reserves the right to require immediate removal of said offensive flags on a case-by-case basis. Generally, the following flags are permitted to be displayed:

- Flags of recognized countries, state and military flags may be displayed. All flags poles must be on brackets that are attached to the house or garage. Any display of multiple flags requires approval, regardless of the size or placement.
- The maximum size of any flag shall be three (3) feet by five (5) feet.
- The maximum height of a permanent or removable vertical pole shall be sixteen (16) feet and must be submitted to the Committee for approval along with a diagram showing the location on the property.
- Removable flag poles placed in sockets mounted to the house or garage and not exceeding seven (7) feet in length, do not require approval.
- All poles and flags must be maintained in good condition and must be displayed using proper etiquette. In addition, they must follow Federal Guidelines as stated under the Federal Flag Code (P.L. 94-344; 90 Statute 810; 4 United States Code Sections 4 through 10). State law is based on these guidelines.

Front Doors

All requests for front door improvements other than those installed by the original builder must be submitted for Committee approval. All front doors must be maintained in good condition (i.e. Stained and sealed approved trim colors).

Gates

All requests for gates other than those constructed by the original builder must be submitted for Committee approval if gates are visible from common areas, golf course, adjacent Lots or roadways. All gates must be **black** metal.

Garage Doors

Must be solid metal panels and painted the body color of the house.

Gutters and Downspouts

Gutters and downspouts improvements are permitted if the finish matches the color of the home. The Association strongly recommends use of high quality materials that offer long life, since the owner will be required to maintain the gutters in good condition at all times. Downspouts shall be directed so as not to drain onto neighboring property. Owners shall be responsible for erosion control at downspout locations.

HVAC Including Evaporative Coolers

Except as initially installed by the original builder, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Committee.

Lighting

Your lamppost lights serve as your street lights and should be operable at all times. All Lamppost lights should be in the "ON" from dusk to dawn. No spotlights, flood lights or other high intensity lighting shall be placed or utilized upon any lot in a manner that will allow light to be directed upward or reflected unreasonably upon any other lot or common area. High intensity lights shall be down shielded.

All outside lights shall be screened whenever possible with walls, plant materials or internal shielding. Low voltage lighting is acceptable. All lights including landscape lights (and solar) & motion sensor lights require approval before installation. All lights must be matching in design and working at all times.

Machinery and Equipment

No machinery, fixtures or equipment of any kind shall be placed on a lot so as to be visible from the street, the neighboring property, or the golf course.

Paint Colors

Changing the external appearance of a home requires Committee approval. An Architectural Change Request Form must be submitted prior to painting the home. As paint vendors may change the names of paint colors, the homeowner should contact the Committee for current approved paint colors.

Roof and Roof Structures

On all flat roofed homes, the color of the roof can be bright white. The ceramic tile on all areas of the home should not be cracked or broken. You are responsible for repair and replacement of broken or cracked tile on a quarterly basis.

Security/Screen Doors/Sunscreens

New wrought iron security/screen doors must be submitted for approval. Must be painted black.

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

Window & door screening material must be submitted for approval.

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

Solar Installation Design Guidelines

The Dorado 3 Homeowners Association encourages energy conservation and welcomes the use of solar power; however, we are mindful of the potential esthetic impact on the community. In the interests of maintaining the natural beauty of our environment and the appeal of our neighborhood, the Dorado 3 Board has developed the attached guidelines to promote minimally obtrusive solar installations.

Arizona statutes limit the control that an Association such as ours can have over solar energy devices, but the board has an obligation to the community to advise residents interested in installing solar devices to do so with the broader interests of the community in mind. The objective of these guidelines is to have solar panels installed such that they are not visible from the road, have minimal impact on neighboring properties, and all ancillary solar equipment be installed in such manner as to blend with the structure.

If you are considering solar energy installation now or in the future, please use these guidelines as you initiate the project. Note, all projects are subject to the Architectural Committee Rules and Design Guidelines.

Solar Devices

Solar devices are allowed subject to the following rules, provided that the rules do not impair the functioning of the devices, restrict their use, or adversely affect their cost or efficiency. To the greatest extent possible:

- (1) Locate and install devices to minimize their appearance on the house and visibility from other properties the street and golf course;
- (2) Place roof devices close to the roof, at the back of the house or roof, and in a neat and aligned position; and
- (3) Minimize visibility of framing, piping, control devices, plumbing, and wiring.

In addition to other Design Guideline rules, paint all conduits, pipes, and other parts of the device attached to the wall of the house to match the wall color. Attractively screen from view all outside control devices that are attached to the wall of the house and ground-mounted devices.

In addition to other required submittals, submit the following for approval in advance of project initiation:

- (1) A copy of the site plan showing the house, roof diagram, and proposed location of solar devices and auxiliary equipment;
- (2) Elevation drawing of house showing what the devices will look like when installed;
- (3) Manufacturer photographs or cut sheets of all components including dimensions, colors, and materials; and
- (4) Plans of proposed landscaping or attractive screening for outside control devices that are attached to the wall of the house and ground-mounted devices.
- (5) A refundable \$500 deposit to Dorado Association 3. (Ensures rules compliance and compensates for common area property damage)

Homeowners may replace existing Architectural Review Committee-approved solar devices with new devices of a similar size and appearance without making a new application to the Architectural Review Committee.

Storage Sheds

All storage sheds must be approved by the Committee.

- Shed shall be painted the base color of the house.
- Maximum height of the shed shall be 8ft or less.

All sheds must be maintained in good condition at all times.

Walls

Any walls installed by the original builder shall not be removed or altered without prior written approval of the Committee.

Party wall is defined as “A wall, any part of which is placed on a dividing line between separate lots.”

If a party wall is damaged or destroyed as a result of an accident or circumstances that originate or occur on a particular lot, (whether or not such accident or circumstance is caused by the action or inaction of the Owner of that lot, or his agents, tenants, licensees, guests or family members) then in such event, the owner of that particular lot shall be solely responsible for the cost of rebuilding or repairing the party wall and shall immediately repair to the same condition as such party wall was in prior to the damage. This includes any irrigation leaching, root damage, or plant material falling into or on the party wall that may cause damage.

Plans to modify any party walls must include written permission from the adjacent neighbor(s), as well as information on the height of all walls that will abut the wall(s) being modified, materials to be used, and the texture and color of the finished wall.

Windows & Sliding Doors

Must be submitted for approval.

No window or sliding door that is visible from the street, the neighboring property, or the golf course shall at any time be covered with aluminum foil, reflective screens or glass, mirrors, bed sheets, newspaper or any other like materials.

Landscape Guidelines

All Association 3 homeowners are responsible for maintaining their yards in a well groomed and weed free manner (i.e. Includes the front and back yards, property surrounding side and back patios, driveway and curb.). Unpruned natural growth leading to a disheveled appearance as well as non-uniform (irregular shaping) is not acceptable. Plant growth must not overhang common areas, including curbs and streets.

No more than 75 percent of the front yard should be in hardscape material. Plants planted in the remaining area should utilize varying plant types (i.e. annuals, perennials, shrubs, or trees), which must be among those listed association-permitted plants. (see website for approve plant list)

All new planting or front yard modifications must be approved by the Committee prior to installation, unless both the following are true:

- A plant is being replaced by the exact same plant.
- The plant being replaced is not on the prohibited list.

Boulders

Use of boulders to create a natural setting is permitted. The following recommendations for boulder selection will provide continuity within the community:

- Boulders should be granite boulders.
- Bury one-quarter to one-third of the boulder underground.
- Install boulders in a natural manner and integrate within the landscape.

Cactus

Cactus, yuccas and agaves shall be placed so that mature growth will not be closer than three feet to a curb edge or common area walkways.

Decorative Rock

The approved decorative rock for the front yard is ½" to ¾" inch-size (Color must be approved by the Committee). It is recommended that all areas be treated with a pre-emergent weed control at regular intervals to minimize weed growth.

Irrigation

All landscape irrigation must be underground, automatic and low water use drip systems, except for flowerbed areas, which may use spray systems. Overspray onto sidewalks and street is strictly prohibited. Great care should be taken to avoid spray of walls, fences and other structures that may cause damage

Landscape Lighting

It is recommended that landscape lighting be low-voltage only. If high-voltage is used for lighting, it must be installed with safeguards to eliminate the risk of electric shock and must be fully enclosed in electric conduit and comply with City of Tucson Building code. Landscape lighting should be controlled with an electric clock timer or photo-cell device. Light sources must be shielded from view. Landscaping lighting may not exceed 18" in height. All wiring for light fixtures must be buried below ground per the manufacturer's requirements. Controller equipment must be located in a discrete location or screened from view from the street or adjacent property. All landscape lights must be maintained in a good condition at all times.

Trees

Trees selected for planting should require minimum watering, attain maximum height of 30 feet and a spread of 25 to 30 feet and not cause messy fruits or floral droppings. Trees must be trimmed to a height such that branches hang no lower than 8 feet over common paved areas. Trees must maintain an overall uniform canopy shape.

Architectural Change Request Process

Instructions:

Complete the Application Review form.

Architectural Change Requests will be reviewed within 30 days. Requests will be approved, denied, or returned for additional information. Send completed forms to:

Dorado CCE 3 Association
c/o Pinehurst Properties, Inc.
7301 E. 22nd Street
Tucson, AZ 85710

I understand and agree that:

- All Association fees are paid and current.
- No liens and/or fines are owed to the Association.
- No work on this request shall commence until written approval of the Architectural Committee has been received by me.
- The approval for this Project by the Dorado Country Club 3 HOA Architectural Committee shall be in addition to, and not in lieu of, any approvals, consents, or permits required under the ordinance or rules and regulations of any county or municipality having jurisdiction over the Project

Homeowner Signature:	
Date	

Application for Development Review

Please Note Time Turnarounds for Approval, and Plan Accordingly:

15 Days PLUS time until next monthly ARC Meeting

The ARC's Architectural Advisor requires fifteen days to review plans. The all-volunteer ARC meets monthly to consider plan submissions after Architect review. The ARC's written approval of your plans is required before you start work. Please note that your approval could come approximately 45 days after submission.

Use this form to get the Architectural Review Committee's (ARC) written approval before starting exterior alterations to your property including exterior painting. Dorado CCE Assn. 3's *Covenants, Conditions, and Restrictions* (CC&Rs) require that all owners receive written approval from the ARC before any exterior work is begun.

Owner's
Name

Telephone

Address where work will be done

Briefly describe work to be done

Designers, Builders, & Contractors

Dorado CCE Assn. 3 rules require that plans be prepared by either a licensed architect or certified designer, and that the project's builders and contractors hold licenses in good standing from the Arizona Registrar of Contractors. Exception would be minor work to be performed by the homeowner himself. Applicants must update this information throughout construction if there is a change.

Architect or
Certified
Designer

Telephone

Builders & Contractors Names

Telephone

Arizona ROC

License in

License Number

Good Standing?

If more, please attach separate sheet

Construction Times

Construction Times will be determined with the homeowner during the ARC Review Process.

Estimated Start-of-

Estimated

Construction Date

Completion Date

Will you have an onsite
portable toilet?

Onsite rollaway
bin or trailer?

Required Attachments

The Application must be accompanied by the following before the ARC can review it:

Include two sets of site plans, and construction or installation plans for major modifications. See Architectural & Design Guidelines, (includes solar).

If installing solar, complete form on next page. Attach photo or picture of modification with application.

Refundable Deposit. Ensures rules compliance and compensates for off-property damage. A refundable deposit may be required depending on the size of your modification. The ARC can waive deposit requirements for minor modifications.

Thank you for following Dorado CCE Assn. 3 Rules

Solar Installation Design Form

The DCCE Association 3 encourages energy conservation and welcomes the use of solar power; however, we are mindful of the potential esthetic impact on the community. In the interests of maintaining the natural beauty of our environment and the appeal of our neighborhood, the DCCE 3 Board has developed the attached guidelines to promote minimally obtrusive solar installations.

Arizona statutes limit the control that an Association such as ours can have over solar energy devices, but the board has an obligation to the community to advise residents interested in installing solar devices to do so with the broader interests of the community in mind. The objective of these guidelines is to have solar panels installed such that they are not visible from the road, have minimal impact on neighboring properties, and all ancillary solar equipment be installed in such manner as to blend with the structure.

If you are considering solar energy installation now or in the future, please use these guidelines as you initiate the project. Note, all projects are subject to the Architectural Committee Rules and Design Guidelines.

Solar Devices

Solar devices are allowed subject to the following rules, provided that the rules do not impair the functioning of the devices, restrict their use, or adversely affect their cost or efficiency. To the greatest extent possible:

- (1) Locate and install devices to minimize their appearance on the house and visibility from other properties and the street;
- (2) Place roof devices close to the roof, at the back of the house or roof, and in a neat and aligned position; and
- (3) Minimize visibility of framing, piping, control devices, plumbing, and wiring.

In addition to other Design Guideline rules, paint all conduits, pipes, and other parts of the device attached to the wall of the house to match the wall color. Attractively screen from view all outside control devices that are attached to the wall of the house and ground-mounted devices.

In addition to other required submittals, submit the following for approval in advance of project initiation:

- (1) A copy of the site plan showing the house, roof diagram, and proposed location of solar devices and auxiliary equipment;
- (2) Elevation drawing of house showing what the installed devices will look like;
- (3) Manufacturer photographs or cut sheets of all components including dimensions, colors, and materials; and
- (4) Plans of proposed landscaping or attractive screening for outside control devices that are attached to the wall of the house and ground-mounted devices.
- (5) A refundable \$500 deposit.

Homeowners may replace existing Architectural Review Committee-approved solar devices with new devices of a similar size and appearance without making a new application to the Architectural Review Committee.

Owner and Lot Number

Representative of Solar Company

Owner Signature

Date

Date

Document Version History

1. Version 1 –October 24, 2016 – Original Document