

CASA PALOMA 1 HOMEOWNERS, INC.
ARCHITECTURAL RULES

1. **Needed repairs.** The Architectural Committee has the right to inform, at any time, any homeowner of needed repairs.
2. **Front and rear patios.** Plans for covering front and rear patios must be approved by the Architectural Committee before work begins. Ramada's may also be constructed with the approval of the Architectural Committee. Slotted roof Ramada's may be covered with fiberglass. Patios may also be screened in and must be approved by the Architectural Committee.
3. **Arizona rooms or storage units.** Arizona rooms or storage units constructed can be sided with T1-11 4" o.c. or 8" o.c. They may also be stuccoed at the discretion of the owner. Any small sub-shed such as to cover a water softener; meter, etc. must be of solid construction, not lattice work.
4. **Swamp coolers, heater/air conditioning units or heat pumps.** Replacement units are not to exceed the height of existing units. Low profile units are preferred but not required. When Solar roof panels are being considered they must be approved by the Architectural Committee and must be installed at the lowest angle allowed by the manufacture's specifications.
5. **Concrete sidewalks and extensions of driveways.** Construction must be approved by the Architectural Committee.
6. **Street lamps.** Lateral repositioning of streetlights must be approved by the Architectural Committee.
7. **Carport extensions.** Extension of any carport must match the existing and be approved by the Architectural Committee.
8. **Carport sunscreens.** Carport sunscreens may be constructed using slotted lattice or translucent materials. Sunscreen framing materials must be painted with one of these approved carport trim colors: Bavarian Oak, Barcelona Brown, Weathered Brown. Translucent materials must also be Oak or Brown in color.
9. **Window awnings.** Fabric awnings are acceptable, as are fixed aluminum awnings and must be approved by the Architectural Committee. If fabric awnings are used, they must be replaced when they show signs of wear and tear. Aluminum must also be refinished when they show signs of damage and fading.
10. **Rear yard storage chests.** Preconstructed storage chests must be approved by the Architectural Committee. A storage unit may be built under a rear Ramada. The storage room may extend no more than 8 feet from the rear wall of the house and extend to the bedroom window on some units. The storage room must be of the same building material and color as the wall to which it is attached.
11. **Gutters and downspouts.** Gutters must match facias, and downspouts must match background color.
12. **Facia.** All facias' may be covered with aluminum of an approved color.
13. **Rear patio walls.** Rear patio walls may be raised six (6) courses, the top course being a cap block. Blocks must match existing. If any other kind of block is used it cannot exceed two feet (2'-0") in height.

All blocks and changes to the walls must be approved by the Architectural Committee and meet the approval of the abutter.

13. **Relocation of existing windows or doors.** If existing windows or doors are being moved or the openings blocked up, permission must be sought from the Architectural Committee. When just the windows or doors are going to be replaced and the openings are to remain as is, the owner may do so without contacting the Architectural Committee.

14. **Satellite dishes.** Satellite dishes are allowed. They cannot be over 1 meter in diameter and must be placed on the roof. DISHES MAY NOT BE ATTACHED TO THE SIDE OF A BUILDING.

15. **Shared carport color.** All shared carports are to be painted the same color. Owners should meet and agree upon a color.

16. **Painting of exterior domicile walls, carports and more.** Exterior domicile walls, including stucco and/or T1-11 are to be painted one of these approved colors: White Heat, Palace White, Porous Stone, Gray Pearl, Ash Gray, Stonish Beige, Stonish Beige plus 30% more pigment, Hillsborough Beige. Trim, including carports, patio covers and/or wooden gates, are to be painted one of these approved colors: Bavarian Oak, Barcelona Brown, Weathered Brown. Underside of carports are to be painted the same color as the carport trim color. Underside of patio covers may be painted white. Doors may be painted any one color of your choice. Ironwork and lamp posts are to be painted black. A Paint Sample Board is attached to the wall inside the shade cover at the CP1 pool. Official paint and color samples are available at Ace Hardware and True Value Hardware Store in Green Valley. Any variation of these colors must be approved by the Architectural Committee.

17. **Brickwork walls.** Brickwork walls are to remain natural and unpainted on all exterior walls, patio walls and carport columns.

18. **Shrub and tree replacement.** If a shrub or tree on Common land is removed, it must be replaced. Shrubs being a cactus, oleander, etc. Oleanders or any tree that may obstruct the view of others may not be allowed to grow higher than the structure on the property. Any existing tree on private property is exempt. Refer to Section 2.08 and 2.09 of the CC&R's for additional restrictions.

19. **Security cameras.** Security camera(s) placement must ensure the privacy of neighbors is preserved. Camera(s) focus must be limited to owner's own property. Security cameras may not be focused on neighboring properties, streets, or other common area.

Approved 9 November 2021