

BARRINGTON
HOMEOWNERS ASSOCIATION

ARCHITECTURAL RULES AND GUIDELINES

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BARRINGTON HOMEOWNERS ASSOCIATION

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OVERVIEW

Community organization

Every resident of Barrington is a member of the Barrington Homeowner Association ("Association") the entity responsible for the management of all common areas as well as administration of the affairs of the community. The Association is created by the recorded Declaration of Covenants, Conditions, Restrictions, ("CC&R's"). The CC&R's set forth procedures, rules and regulations, which govern the community. The Architectural Committee Rules and Guidelines are an extension of the CC&R's.

The Board of Directors (the "Board") is "charged with responsibility for overseeing Association business and has a wide range of powers. The Architectural Committee ("Committee") is established by the Board to review all improvements within Barrington, including improvements and modifications to existing properties. The Committee has adopted architectural guidelines and standards to evaluate proposed construction activities.

Design Review Process

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee. Residents with proposed changes should contact the Management Company, with whom the Association has contracted for full Association management to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no improvements, alterations, repairs, additions, or other work, including changes in exterior color, is to occur on any lot or exterior of any home from its improved state existing on the date such property was first conveyed by the Builder to a purchaser without the prior approval of the Committee. The responsibility of the Committee is to ensure the harmonious, high quality image of Barrington is maintained. Any owner requesting approval of the Committee will need to follow the application procedures listed below:

ARCHITECTURAL RULES AND GUIDELINES

General Principles

The purpose of the Committee is to ensure consistent application of the Rules and Guidelines. The Committee monitors any portions of any lot or parcel, which is visible from other lots of parcels, the street, or Association common areas. This would include back yards, which are visually open to other lots or Association common areas.

Design Compatibility

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

Workmanship

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

Building Architecture

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

Building repair

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. A palate of approved exterior colors is on file with the property management company. Deviation from the original color palate is subject to approval by the architectural committee. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

Basketball Goals

Homeowners must submit an application to the Committee for approval prior to the installation of a basketball goal. Goals will be allowed as a permanent installation in front yards adjacent to the driveway. No permanent goals will be approved in rear or side-rear yards or attached to the house. Portable goals will be permitted in rear yards subject to a minimum 10' (ten foot) setback from all perimeter walls and the goal is to be stored so as not to be visible from neighboring property when not in use. Strict guidelines will be adhered to regarding the quality of equipment and installation and special attention will be paid to placement of the pole on the Lot. Backboards must be made of clear acrylic or like material. No lighting designated to illuminate basketball goals shall be installed without prior written approval of the Committee.

Clotheslines

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

Flagpoles

Flagpoles are not allowed in residential areas except for those used temporarily by the Builder at the Models. Homeowners are advised to use brackets mounted on the house or garage to display flags.

Gutters and Downspouts

Gutters and downspouts will require approval. The finish must match the adjacent surface of the home in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of material to be used, warranty by the manufacturer, and the name and telephone number of the installer.

Initial Landscape Installation

If the front yard landscaping is installed by the Builder, it is pre-approved; otherwise the plans must be submitted and approved by the Committee. The front yard and any other portion of a lot which is visible to other lots, the street, or Association common areas must be landscaped within ninety (90) days of close of escrow with the following minimum requirements:

Plant	<u>Size</u>	<u>Quantity</u>
Trees	15 gallon	2
Shrubs or Cactus	5 gallon	5
Shrubs	1 gallon	6
Groundcover	1 gallon	4

Landscape and Yard Improvements

Granite size must be at least 1/2 inch and no white or green rock allowed. Landscape plants should include both sides (side yard). Decorative walls must not be higher than 36 inches when measured from ground level. Walls must match exterior of home or be of approved stone material.

Free standing structures should blend, match or be consistent with the architectural appearance of the property. No landscaping shall be installed, and no fences, hedges or walls shall be erected, on any Lot without the prior written approval of the *Architectural Committee*. Any installation performed by the Builder shall be deemed as Pre-Approved.

Outdoor Lighting

Any outdoor lighting installed on a lot or dwelling, subsequent to initial lighting installed by the Builder, must receive advance approval by the Committee. Permanent lighting sources shall not be directed toward streets, common areas or neighboring property.

Planters and Walkways

Planters, paved walkways and other hard\$cape features visible from neighboring property must be reviewed and approved by the *Committee* prior to installation.

Patio Covers and Storage Sheds

Backyard storage sheds detached from the house will be considered provided they are lower than the home's surrounding wall or fence so as not to be visible from neighboring property. Storage sheds, along with any permanent addition to a home, including patio covers and other buildings, except those installed by the Builder during original construction, must be submitted to the Committee for approval prior to construction.

Play Structures

Play structures may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

1. Structures must be set back a minimum of 10 feet from any perimeter wall.
2. Maximum height allowed to highest point of structure is 12 feet.
3. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
4. Any shade canopy must be a solid tan or earth tone color.
5. The Committee will take the appearance, height and proximity to neighboring property into consideration.
6. Submit a brochure of picture as part of the Architectural Approval Process.

Roof & Wall-Mounted Equipment

No devices such as evaporative coolers or air conditioning units shall be placed on any roof without the prior written approval of the Committee.

Satellite Dishes

The Association does not prohibit the use of satellite dishes, however, the Association does regulate the size and location of the dish on the following basis:

1. Any dish larger than one meter (39 inches) that is visible from the street, neighboring property, or the common areas is prohibited.
2. All dishes are to be located in rear yards only.
3. Homes with view fencing must locate the dish in the most unobtrusive location possible while still receiving a quality signal.
4. All dishes that are visible from neighboring property, streets, or the common areas are to be painted to match the body color of the house.
5. All other antennae such as those used to receive signals from multi-channel multi-point distribution services and television broadcast stations will be reviewed on a case by case basis.
6. All dishes and antennae are to be submitted to the Architectural Committee with a diagram showing the location and size of the device.

Screen Doors

Screen doors and "security doors" must be approved in advance by the Architectural Committee, except for those installed by the Builder during original construction. Submittals should be high quality wrought iron in a color that matches the body of the house or trim color. Pictures or brochures should be submitted.

Solar Heating

Each owner shall have the right to place and maintain equipment and facilities related to the installation and maintenance of individual solar heating systems within such owners lot. The installation and maintenance of any solar system by an individual owner shall be subject to all applicable zoning regulations, building codes, city ordinances, and reasonable review by the Committee for compliance with the architectural standards adopted by the Association.

Swimming Pools

Prior to construction of a swimming pool, homeowners should contact the Management Company to coordinate the point of construction access to ensure damage to common landscaped areas and common perimeter walls is avoided. Residents will be advised to enter through the side yard wall, from the front of their homes. Pools may not be backwashed into the drainage ditches, natural washes, common landscaped areas, drainage ways or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled rocks to provide for the needed capacity. Swimming pool fence requirements are regulated by the City of Chandler.

The City of Chandler should be contacted to determine the safety fence requirement for your pool. For safety reasons, all openings in walls must be securely covered during construction to prevent anyone from entering and being injured.

Pool plans will not need prior approval unless there is a feature (pool slide or other structure) which would be visible above the top of the wall. All pool equipment shall be screened from view of neighboring property, streets and common areas with walls that match the architectural character and color of the house or existing wall.

Water Retention

Changes in the landscape grading characteristics of a property shall not be allowed without sufficient engineering and requisite grading to account for water retention. Homeowners must have a stamped and approved engineered lot plan on file with the City of Chandler that reflects accurately any landscape changes in advance of seeking approval from the Architectural Committee for landscape changes.

Window Coverings

All window coverings that can be seen from the exterior of the home shall be a solid, neutral color or a solid color that matches the exterior of the home.

The approval required of the Architectural Committee shall be in addition to, and not in lieu of, any approvals or permits which may be required under any federal, state or local law, statute, ordinance, rule or regulation.

The Architectural Committee's approval of plans and specifications shall not be deemed to approve the engineering design of an Improvement and shall not be deemed to be a representation or warranty, whether express or implied, that said plans or specifications comply with applicable governmental ordinances or regulations including, without limitation, zoning ordinances and building codes, and industry standards for design or construction of Improvements within the Property. Neither the Association, the Board, any members of the Board of Architectural Committee, nor the Declarant, assumes any liability or responsibility therefore, or for any Owner or Person for any damage, loss or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective, (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications, or (c) the development, or manner of development, of the Property.

Upon approval from the Architectural Committee for any Modification, the Owner or Builder requesting such approval shall proceed to perform, construct, or make the Modification approved by the Architectural Committee as soon as practicable and shall diligently pursue such work so that it is completed as soon as reasonably practicable and within such time as may be prescribed by the Architectural Committee.