

PONDEROSA TOWNHOMES HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL GUIDELINES and STANDARDS AUGUST 24, 2009

These Architectural Control Guidelines and Standards
supersede previous versions.

1. GOALS and OBJECTIVES:

The intent of these Architectural Guidelines and Standards is to provide all homeowners and residents clear guidelines to meet the following:

- A. Strive to maintain high level property values.
- B. Continue to have a pleasant and attractive community.
- C. Establish standards for uniform exterior appearance of individual homes.

It is not the intent of the Board to be overly restrictive or place unreasonable burdens on homeowners and residents with these Guidelines and Standards, nor does it wish to inhibit homeowner individuality. We solicit, and will continue to solicit, input from homeowners. These Standards and Guidelines are based on input from association members, and remain in concert with the CC&Rs.

2. DEFINITIONS:

- A. ASSOCIATION:** Ponderosa Homeowners Association No.1, Inc. a legal entity composed of the individual homeowners.
- B. BOARD:** The Board of Directors duly elected by individual homeowners to oversee and govern the affairs of the association.
- C. COMMITTEE:** The Architectural Control Committee appointed by the Board to formulate and implement these Guidelines & Standards. The

Board has delegated the authority to this committee to assess and act on all architectural control matters as defined in these Guidelines & Standards subsequent to this date.

D. COMPLEX: The totality of land, common areas and individually owned homes within the legal boundaries controlled by the association.

E. COMMON AREA: All buildings, land, installations, roads, etc. within the complex owned by all homeowners in concert, and exclusive of their personally owned property, controlled and governed by the board.

F. HOME: Individual townhomes within the complex.

G: HOMEOWNER(S): The owner(s) of record of individual homes.

H. RESIDENT(S): The current occupant(s) of an individual home regardless of ownership status.

I. ORIGINAL ARCHITECTURAL APPEARANCE: The exterior appearance and construct of each home as it existed when first completed by the builder.

J. EXISTANT ARCHITECTURAL APPEARANCE: All exterior walls, roof, windows, porches, walkways, pathways and land that are located within individual property boundaries as legally defined, and as they exist at this date.

K. PERMANENT ALTERATIONS AND/OR ADDITIONS: Those that are generally accepted as unalterable and become part of the legal description of the property. Their reversal or removal would require extensive rearranging or refinishing.

L. OFFENSIVE ITEMS: Any sign, device, fixture, or other depiction that is generally and reasonably considered pornographic or offensive based on reference to race, ethnicity, gender, national origin, age, sexual orientation, disability, etc. as defined by federal, state and local laws.

M. EXTERIOR WOOD SURFACES: All front and rear exterior wood, including wood beams and paneling, carport/garage trim, or wood consistent with the unit as it existed when built.

4. GENERAL STANDARDS:

The following exterior standards exist due to their being employed by the Association in public areas, or because they were inherent in the original architectural appearance of individual homes.

A. All metal surfaces must be painted black semi gloss or gloss as exemplified by the community entrance gates, swimming pool gate, and lamp posts (government or utility-owned or mandated equipment and signage conform to their own prescribed standards).

B. All exterior wood surfaces must be painted to conform with the authorized color palette. *Exception:* rear patio wooden gates may be either painted to conform to the authorized color palette or left natural wood.

C. Bare earth in the common areas must be covered with Desert Rose crushed rock (provided by the Association) as presently prevalent throughout the community.

5. SPECIFIC GUIDELINES AND STANDARDS

A. SECURITY BARS and GATES: All installations must conform to all applicable government and insurance codes. All window and door security bars as well as all metal gates must be painted semi-gloss or gloss exterior black.

B. GARAGE DOORS: Garage doors must be standard factory white, maintained in proper working condition and kept in good appearance. An Architectural Request Form must be submitted prior to replacement.

C. PATIO WALLS: An Architectural Request Form must be submitted prior to modifications.

D. EXTERIOR FURNITURE and ADORNMENTS: Exterior furniture and adornments must be maintained in a neat and attractive appearance.

E. TV and RADIO ANTENNAS: Antennas and satellite dishes must be mounted and maintained properly. Non-functioning and/or improperly mounted antennas must be removed.

F. EXTERIOR DOORS: Exterior entrance doors must conform to the approved color palette or natural wood stain.

G. GARAGE FLOORS and ENTRY PATHWAYS: Garage floors and entry pathways may be tiled or painted with epoxy paint in earth tones or gray shades. Or course, they may be left original cement.

**Approved by the Ponderosa Homeowners Association Board of Directors
on August 24, 2009**

ARCHITECTURAL REQUEST FORMS can be acquired by contacting Lorna De La Ossa, property manager, at Bidegain Realty at 520-886-9877 or lorna@bidegainrealty.com.