

GOLF VILLAS III AT GAINNEY RANCH
RULES & STANDARDS

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GOLF VILLAS III at GAINNEY RANCH

Approved Color Palette

Scheme B

1. DE6143 Almond Latte – Stucco Main Body
2. DEC753 Almond – Stucco Fascia, Trim & Garage Doors
3. DE6130 Wooded Acre – Stucco Accents
4. DE6134 Dark Pewter (Semi-Gloss) – Gates & Wrought Iron Fencing

Scheme C

1. DEC715 Sandal – Stucco Main Body
2. DEC718 Mesa Tan – Stucco Fascia, Trim & Garage Doors
3. DE6128 Sand Dune – Stucco Accents
4. DE6314 Dark Pewter (Semi-Gloss) – Gates & Wrought Iron Fencing

Scheme D

1. DE6123 Trail Dust – Stucco Main Body
2. DE6068 Cobblestone Path – Stucco Fascia, Trim & Garage Doors
3. DE6128 Sand Dune – Stucco Accents
4. DE6314 Dark Pewter (Semi-Gloss) – Gates & Wrought Iron Fencing

Scheme E

1. DE6130 Wooded Acre – Stucco Main Body
2. DE6129 Rustic Taupe – Stucco Fascia, Trim & Garage Doors
3. DE6143 Almond Latte – Stucco Accents
4. DE6314 Dark Pewter (Semi-Gloss) – Gates & Wrought Iron Fencing

*****Colors Are Not Interchangeable**

GOLF VILLAS III at GAINNEY RANCH

SIDE YARDS AND ENTRY WALKWAYS

All modifications to the Golf Villas builder installed concrete walkways in the side yards, entries and the driveways will need approval by the Golf Villas Board of Directors and the Gainey Ranch Master Architectural Committee before installation.

All homeowners requesting modifications to the walkways will need to supply a sample of the material and complete a GRCA Architectural Committee Application that should include the color, size, design and location of the proposed changes.

The following materials have been approved by the Golf Villas Board of Directors for covering or replacing concrete walkways and entry areas. Any other product will be approved on a case by case basis.

TILE

FLAGSTONE

PAVERS

Approved: 8/22/07

GOLF VILLAS III at GAINNEY RANCH

SUN CONTROL DEVICES

All sun control devices require Gainey Ranch Master Architectural Committee approval prior to any construction or installation. Additional information regarding submittal/approval can be obtained at the Gainey Ranch Association Office.

- A. AWNINGS are approved on an individual basis. Awnings over arched windows must be curved to match; awnings over square or rectangular windows must be square or rectangular, respectively. Valances if used must be straight (not scalloped) and edge binding must match the awning color.

Approved Fabric: Sunbrella #4616
Approved Color: Mocha
Approved Frame: Bronze finished metal

1. FIXED awnings are constructed of fabric stretched and wrapped over an anodized metal frame, which is permanently fixed to the exterior wall. No framework may be exposed.
2. RETRACTABLE FLUSH MOUNTED awnings are to be track-mounted flush against the building within ½” of the window frame. All operative hardware will be enclosed in a protective box, which matches the color of the building exterior. No conduit or junction boxes may be exposed on the building exterior.
3. RETRACTABLE EXTENDED awnings must have a finished look when folded. All operative hardware will be enclosed in a protective box, which matches the color of the building exterior. No conduit or junction boxes may be exposed on the building exterior.

- B. SUNSCREENS are reviewed on an individual basis.

1. FIXED SCREENS including the frame and hardware are constructed out of bronze finished anodized metal to match the window frame. The approved screen color is bronze.

2. RETRACTABLE SCREENS must be bronze in color. Retractable sunscreens will be track mounted in the same manner as retractable awnings and all hardware will be concealed in a protective box matching the color/finish of the building exterior. No conduit or junction boxes may be exposed on the building exterior.

C. RETRACTABLE ROLLING SHUTTERS must be constructed of metal and be track mounted. Other panel materials must be specifically approved. The retractable panels and all hardware must be painted to match the building exterior. No conduit or junction boxes may be exposed on the building exterior.

D. FREE STANDING SHADE STRUCTURES

1. PATIOS & TRELLISES are reviewed on an individual basis for location, size and design. Generally, trellis supports will be 16" x 16" masonry columns, stuccoed and painted to match the building exterior (Universal #6- DC2, Chico). Any tile used will match the roof tile. Any wood members will be a minimum of 4" x 6" and stained to match the building exterior. Location of these structures. May not negatively impact neighboring views.
2. UMBRELLAS etc. must be kept in good condition. Fabric may not display graphics of any kind and highly contrasting colors are not permitted.

E. GLASS TREATMENT

1. STAINED/COLORED GLASS will be reviewed on an individual basis for color, design and location.
2. TINTED GLASS will not be allowed beyond that which is provided by the builder.

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APROVED EXTERIOR LIGHT FIXTURE

Kembra Collection Slate Copper 19" High Outdoor wall sconce (70110)

Outdoor wall light. Natural slate with copper finish. Includes one 75 watt T4 halogen. 19" high, 8" wide. Extends 6" from the wall. Pembroke cpr/slate wall 19H 8W 1-75W

LAMPS PLUS – 9020 Indian Bend Rd., Scottsdale, AZ 85250 (480) 483-7385

SEE Exhibit A for example.

LAMPS PLUS

Product selection from CHARLES PENISTON



Kembra Collection Slate Copper 19" High Outdoor Wall Sconce (70110)

Natural slate is rich with beautiful patinas and an attractive organic look. Combine that with copper finish details and you have this extraordinary outdoor wall light. Modern and contemporary, this innovative design will enhance your outdoor environment and complement the best architectural structures. Outdoor wall light. Natural slate with copper finish. Includes one 75 watt T4 halogen. 19" high. 8" wide. Extends 6" from wall. PEMBROOKE CPPR/SLATE WALL 19H 8W 1-75W

Compare at \$224.99

LAMPS PLUS Price
\$149.99

LAMPS PLUS: Store #38 - 9020 E Indian Bend RD, Scottsdale, AZ 85250, (480) 483-7385

THE GOLF VILLAS III AT GAINNEY RANCH
HOMEOWNERS ASSOCIATION

Rule Adoption

Pursuant to the authority granted by Section 5.09 of the Golf villas Declaration, the Board of Directors hereby adopts the following Rule:

Trash Containers – All trash, including recycling containers shall be stored within garages at all times, except to make the same available for collection and then only for the shortest time necessary to effect such collection.

Adopted by the Board of Directors of the Golf Villas At Gainney Ranch Homeowners Association on June 8, 2007.

Effective upon the recording of the amendment to the GRCA Declaration regarding trash container storage.