

GAINNEY RANCH ARCHITECTURAL COMMITTEE RULES
FOR
NORTH MEADOW

ORIGINAL DOCUMENT 1987
DOCUMENT REVISED 1998
DOCUMENT REVISED 2005

SECTION 1

INTRODUCTION

- A. North Meadow, a distinctive neighborhood of single family, custom homes, continues the established character of excellence at Gainey Ranch. These unique residences strictly conform to stringent design standards creating a context for architectural expression, site design and landscaping. Each home at North Meadow is required to reflect a design that is site-sensitive and responsive to climate, using elements of mass, shadow, color and texture befitting a contemporary southwestern desert dwelling.
- B. Colors and materials are limited to a select palette, as specified in the Design Guidelines and Standards. Buildings shall be low in scale, blending with and visually becoming a natural extension of the golf course landscape and the Gainey Ranch environment. Site and landscape design is an important part of the residential statement. There shall be no implied view corridors across adjacent lots.
- C. The designer must carefully compose elements – plant materials, walls, fences, paving and buildings – to reinforce the park-like setting created by the Gainey Ranch golf course. Residences become part of the landscape rather than dominate it or contrast with it. For this reason, the design guidelines for this contemporary community prohibit:
1. Designs that, in the opinion of the Gainey Ranch Architectural Committee (Architectural Committee), are identifiable historical architectural styles and/or detailing (i.e., Spanish or Mediterranean, Mexican, Colonial, Tudor, etc.).
 2. Designs that, in the opinion of the Gainey Ranch Architectural Committee, do not visually relate with either surrounding homes or the design theme from the golf course or that detract from neighbor's privacy.
- D. Homes in North Meadow are custom homes. Each custom home may have some similarities in design to other homes in North Meadow but should not be or appear to be substantially the same as any other home in North Meadow. Such similarities will maintain the overall themes of North Meadow and of Gainey Ranch. The designer must, nevertheless, assure that designs for a new home are not so similar to those for any other home in North Meadow that the new home would cause North Meadow to lose its character as a custom home community. In addition, the design for a home in North Meadow also should not appear to be the same as that of another home anywhere else in Gainey Ranch, although greater similarity to homes in other developments in Gainey Ranch will be permitted because of the secluded location of each development. The Architectural Committee will determine when a design for a new home is so similar to that of another home that the similarity doesn't conflict with the custom home character of North Meadow.

- E. These guidelines establish the framework for a cohesive neighborhood that helps to protect and adds to the value and special enjoyment, which will be the foundation for each custom residence and North Meadow.
- F. Construction on Gainey Ranch is to be performed in accordance with the designs approved by the Architectural Committee, in a good and workmanlike manner and in compliance with the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitude's, Liens, Reservations and Easements for Gainey Ranch (the CC&R's), these Architectural Committee Rules and all applicable statutes, codes and ordinances. Any contractor who violates any portion of these Architectural Committee Rules or fails to construct its improvements, or to otherwise perform its work, on Gainey Ranch in a good and workmanlike manner, in a manner consistent with the quality standards established in Gainey Ranch and in conformance with all applicable statutes, codes and ordinances may have its right to construct improvements on Gainey Ranch temporarily suspended by the Architectural Committee from making any improvements on Gainey Ranch.

Any such suspension and/or bar shall be at the sole discretion of the Architectural Committee on the basis of the information presented or known to it. However, no suspension or bar shall be imposed unless and until the contractor has been given the opportunity to present to the Architectural Committee its position with respect to the circumstances giving rise to the possible bar and suspension. Such bar or suspension may be implemented in such a manner as may be deemed appropriate by the Architectural Committee, including but not limited to a refusal to approve the construction of improvements to be built, in whole or in part, by any suspended or barred contractor.

Any contractor aggrieved by the decision of the Architectural Committee to suspend or bar such contractor may appeal the decision in writing to the Board of Directors of the Association, but such suspension or bar shall be in effect during the appeal period. Such appeal must be made within ten (10) days after the Architectural Committee gives the written decision to the contractor. The written appeal shall include the basis for such appeal and shall include all documents supporting the aggrieved contractor's position. The Board shall meet within fifteen (15) working days after receipt of the appeal at which time the contractor will be given the opportunity to present its case to the Board. The Board will respond with a final written decision to the contractor within five (5) working days.

SECTION 2

ARTICLE I

The following zoning regulations are approved by the City of Scottsdale as applicable only to North Meadow. The Architectural Committee has made certain standards more restrictive. The new standards are shown as (amend) and the current standards, which are being superseded are indicated as (delete). The changes are to be used to determine allowable building criteria.

GAINNEY RANCH DEVELOPMENT STANDARDS PARCEL #7 – GAINNEY RANCH R1-7PCD DISTRICT

Section 5.503 Property Development Standards

The following property standards shall apply to all land and buildings in the R1-7PCD District.

A. LOT AREA

There shall be no minimum lot area. Maximum density as shown on the development plan shall be the governing factor to determine the number of dwelling units in any subdivision.

B. LOT DIMENSION

1. Width

- a. There will be no minimum lot width. Density and subdivision design shall determine minimum lot width.

C. DENSITY

1. There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. BUILDING HEIGHT

1. No building shall exceed (30) feet in height, except as otherwise provided in Article VII.

E. YARDS

1. Front Yards

- a. There shall be a front yard having a depth of not less than ten (10) feet except where a garage or carport opening parallels the street and then the garage or carport must maintain a twenty (20) foot setback.

- b. Where lots have a double frontage on two (2) streets, the required front yard shall be provided on both streets. These requirements apply to the setbacks only and fences, pools and accessory buildings can be maintained in one (1) yard.
- c. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard conforming to the front yard requirements on all streets.

2. Side Yards

(delete) a. There shall be side yards having an aggregate width of not less than ten (10) feet. Zero lot lines shall be permissible. However, if a yard is maintained it shall not be less than five (5) feet.

(amend) a. There shall be side yards having an aggregate width of not less than ten (10) feet. However, no side yard shall be less than (5) feet.

b. No accessory building shall be located in the required side yard abutting the street. A private garage whether attached or detached, having perpendicular access from the side street shall be located not less than twenty (20) feet from the side property line abutting said street.

(delete)c. No “common” wall units will be allowed as approved by development review.

(amend)c. No “common” wall units will be allowed.

3. Rear Yards

(delete) There shall be a rear yard having a minimum depth of ten (10) feet.

(amend) There shall be a rear yard having a minimum depth of ten (10) feet: however, any yard less than twenty (20) feet requires specific architectural approval.

4. Building Coverage

The area covered by buildings shall not exceed fifty (50) percent of the net lot area.

5. Other requirements and exceptions as specified in Article VII.

F. DISTANCE BETWEEN BUILDINGS

- 1. There shall be not less than ten (10) feet between an accessory building and the main building.
- 2. The minimum distance between main buildings on adjacent lots shall not be less than ten (10) feet.

G. BUILDING, WALLS, FENCES AND LANDSCAPING

(delete) 1. Walls, fences and hedges not to exceed 8 feet in height shall be permitted on the property line or within the required side or rear yard. Walls, fences and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard, except as provided in Article II and subsection 2 below. The height of the wall or fence is measured from inside the enclosure.

(amend) 1. All side yard walls (common walls) shall be centered on the boundary line between subject lot and adjacent lots prior to completion of construction of the dwelling unit on subject lot. Such walls shall be completed including stuccoing and painting on both sides. The Architectural Committee shall designate the percentage of the common wall which shall be a party wall for the purpose of subsequent partial reimbursement to subject lot owner by adjacent lot owner (other than owner, or golf course). However, the Architectural Committee shall not be involved in or responsible for the coordination of the reimbursement. For the design guidelines and standards, refer to Section 4, Article II, paragraph D.

2. In the front yard, walls and fences of maximum six (6) feet in height are allowed providing:

(delete) a. The wall or fences shall be set back three (3) feet from the property line.

(amend) a. The wall or fences shall be set back ten (10) feet from front property line.

c. The provisions of Section 7.104 shall apply on corner lots shall apply on corner lots.

d. Heights above three (3) feet require specific architectural approval.

3. In the required front yard, patio covers are allowed when in conjunction with the enclosure of the front yard subject to the following requirements:

a. The area encompassed by the patio cover shall not include more than twenty (20) percent of the area between the front property line and the front setback line.

b. The patio cover shall be set back a minimum of ten (10) feet from the front property line.

c. The patio cover shall be structurally integrated with similar or compatible building materials to the roof system of the main building.

d. The patio cover shall be constructed so that a minimum of fifty (50) percent of the structure is open and unobstructed to the sky.

4. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than 4 feet 6 inches in height or as required by city code. The swimming pool shall be protected by a protective enclosure, which shall be controlled by the

use of self-closing gates with self-latching devices. Swimming pools shall be permitted in front yards.

H. ACCESS

All lots shall have vehicular access or a dedicated street unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

Section 5.504 OFF STREET PARKING

The provision of Article IX of the City of Scottsdale, shall apply.

Section 5.505 SIGNS

The provisions of Article VIII of the City of Scottsdale, shall apply.

SECTION 2

ARTICLE II

DESIGN GUIDELINES AND STANDARDS FOR NORTH MEADOW

A. ARCHITECTURAL CHARACTER

1. Residences at North Meadow shall express a contemporary Southwestern design theme, as determined by the Architectural Committee. Identifiable historical styles and/or detailing will not be permitted. Rather, elaborations or articulations of forms will be related to environmental control: roofs over entry ways, shading for windows or terraces, day-lighting of interiors, garden walls for privacy or retaining planting areas.
2. Residences will relate to one another in their use of building elements and materials, colors, forms and scale, creating a cohesive community. Low-scale patio walls with a dashed stucco finish and all stucco will be painted an approved color consistent with the range of colors used on Gainey Ranch with a light reflective value range of 30 (on the low side) to 70 or less (on the high side). However, the Committee reserves the right to disapprove colors under 38 that appear excessively dark. The use of other wall materials will require Architectural Committee approval. Roofs will be concealed behind parapets or will be tiled with flat architectural concrete tile or approved material. Color and type of tile will be compatible with existing residences on Gainey Ranch.
3. The shape of the buildings, including the shape and size of windows, doors, chimneys and other features will be designed to create a harmonious look and will not be designed to attract attention by being unusual or dramatically “different” in form or scale.
4. Two-story elevations shall be allowed over portions of the building where they, in the opinion of the Architectural Committee, minimize the impact on the privacy of adjacent lots, and shall be designed to present minimal visual impact as viewed from the golf course and other neighboring subdivisions. There shall be no implied view corridors across adjacent lots.
5. All facades visible from the golf course or roads will be designed as primary facades.
6. Site development, such as grade changes and landscaping including planters and walls, are considered to be an integral part of the overall architectural expression. Architecture at North Meadow will be designed to fit into the landscaping. Building elements will be combined with plantings and topography in such a way that when the planting is mature, the continuous natural landscape will dominate.

B. ROOFS

1. Roofs may be flat , (slightly pitched) concealed with parapets, emphasizing wall planes rather than roof planes, or roofs may be gently pitched, Where pitched roofs are used they will be double pitched or hipped when they overhang walls. They may be single pitched when roofs terminate behind parapets. Where pitched roofs are visible from the street or golf course, a portion of the visible roof will be flat, concealed behind a parapet or screened with a trellis. Pitched roofs will generally have 2-in-12 to 6-in-12 slopes. Unbroken rooflines of sloping roofs shall not exceed eighty (80) linear feet.
2. Roof material for pitched roofs will be an approved flat colored concrete tile using one of the approved Gainey Ranch colors (beige, light brown, warm gray or gray green). The use of other roofing material will require special approval by the Architectural Committee.

C. SITE DEVELOPMENT

1. All freestanding shade structures along with other architectural elements must be approved for color, design and location.
2. Site development must be compatible with the golf course environment and highly contrasting elements such as brightly colored umbrellas and banners, tile, graphics, sculpture, lighting, recreational equipment and chimneys generally will not be allowed. Such items may be allowed if the color and design are compatible with the site and architectural development, not of high contrast and specifically approved by the Architectural Committee.

D. WALLS/FENCES

1. Walls provide a backdrop to emphasize and complement both new and existing landscape and topography, creating a harmonious natural setting.
2. Property, building and garden walls must be stucco or an alternate approved by the Architectural Committee. Colors are to be consistent with the approved Gainey Ranch color schemes.
3. Accent colors shall occur on no more than 5% of the walls as specifically approved.
4. Open fences, gates, railing, etc. must be approved for pattern and design, including height, location, finishes and color.
5. Non-golf course lots – Perimeter and common walls, unless otherwise approved, must be eight (8) inch concrete masonry block material with dashed finish stucco to match Gainey Ranch project walls. Side yard (property line) walls between the twenty (20) foot front yard and the rear property line shall not exceed 7'4" and must be a minimum of 6'8" and shall not exceed 7'4".

Golf course lots – Perimeter and common walls, unless otherwise approved, must be eight (8) inch concrete masonry block material with dashed finish stucco to match Gainey Ranch project walls. Side yard (property line) walls (between the 20' front yard and 25' from the rear property line) shall not exceed 7'4" and must be a minimum of 6'8" as measured from the finish grade, or as determined by the Architectural Committee. Walls within 25' of the rear property line will conform to the standard wall design, Exhibit A. The rear yard golf course wall should not be raised above existing height. However, the standard Gainey Ranch square tubular metal fence may be added to the masonry wall. The combined height of the masonry and the wrought iron fence shall not exceed 4'6" or such height required by the city code. Height to be measured from existing exterior grade. See EXHIBITS B & C for rear yard wall and fence design for lots with and without a pool.

6. All walls shall reflect a consistent overall theme with regard to materials, colors and configuration compatible with the design of the residence and concept for Gainey Ranch.

E. GOLF COURSE FRONTAGE

1. Each lot shall include a minimum of one (1) mature tree, 36 inch box or two (20 24 inch box for each 100 feet, or increments of 100 feet of golf course frontage. Trees shall be of a variety compatible with the existing landscape theme for that specific location.
2. All costs for golf course landscape removal, pruning, irrigation or installation, etc., are the responsibility of the owner, upon prior approval of the Architectural Committee.
3. Rear yard drainage systems which drain to the golf course must have advance written approval by both the Gainey Ranch golf course and Architectural Committee, including all necessary construction details and specifications and must protect the golf course and other properties from damage due to flood, erosion, siltation, etc.

F. LANDSCAPE REQUIREMENTS

1. The intent of this guideline is to provide a "screening" layer of trees to "veil" and soften differing architectural facades while providing a continuously cohesive design statement among North Meadow. Landscaping and grading adjacent to the street shall be in accordance with overall, established landscape theme. The streetscape shall consist of a continuous ground plane of a combination of turf, shrubs, or ground cover with granite mulch. Each lot frontage shall include a minimum of two (2) mature 36 inch box trees or one (1) mature 36 inch box tree per forty (40) feet, or portion thereof, where lot width exceeds eighty (80) feet, in accordance with the overall North Meadow street landscape theme.

Planting density is subject to individual lot conditions. However, it is desirable to have minimum plant coverage of 75% on all landscaped areas between the side walk and the front plan of the house in all areas where there is no lawn.

2. A combination of landscaping and low walls shall be used to screen all patios visible from the street. Walls within the landscape easement must be low. If soil is sloped toward walls, adjacent to the neighboring property for planting areas, the common wall must be waterproofed to prevent seepage through the wall during irrigation.
3. No plantings shall be damaged, destroyed, or removed from any lot, the golf course or any landscape easement.

G. DRAINAGE

1. Site Drainage and grading must be done with minimum impact on the existing grades of street, golf course, adjacent lots, common areas, etc. Lots shall not drain into adjoining lots, streets, common areas or golf course, except where approved by the Architectural Committee.
2. A preliminary drainage concept shall be reviewed and approved in writing by the Architectural Committee prior to the preparation of final plans.
3. Provision shall be made to prevent erosion or other damage to any slope areas, the golf course, adjacent lots or the roadway prior, during and following construction.
4. Drainage from lots, including all landscape overflows, pool or spa backwashing and any other nuisance drainage, shall be discharged into existing systems by a manner approved in writing by the Architectural Committee. Owner shall be responsible for any damage to or increased maintenance cost incurred by the damaged properties, including floods, erosion and siltation and nuisance flows, caused by uncontrolled runoff etc., from the lots.
5. Lots have been pre-engineered for proper drainage. It is the responsibility of the homeowner to maintain the drainage as designed.

H. LIGHTING

1. All landscape lighting is to be indirect. All light sources are to be concealed and directed away from neighboring views.
2. Architectural lighting and lighting of all pool areas, patios or other areas must be reviewed and approved by the Architectural Committee. Lighting levels must be directed away from neighboring parcels and adjacent golf course and approval, if granted, is on a specific use and time basis.
3. Outdoor security lighting is defined as a light that is activated by motion in the area covered by the beam and only stays on for brief prescribed amount of time.
 - a. Security lighting must be reviewed and approved by the Architectural Committee prior to installation.

- b. Fixtures must have a light shield and light levels must be directed away from neighboring properties.
- c. The fixtures must be mounted on the wall of the residence or ground mounted. Roof mounted lights will not be approved.
- d. Only one standard fixture that is compatible with the existing lighting and architectural details will be approved for each Gainey Ranch Community. Maximum wattage per bulb shall be 150.

I. SIGNAGE

Refer to Section 4, Articles III, IV, Custom Residential Sign Criteria.

J. SECURITY

Refer to Section 5, Gainey Ranch Security Policy Guidelines.

K. CONSTRUCTION

Refer to Section 6, Gainey Ranch Construction Policies.

L. EXTERIOR ACCESSORIES

- 1. Antennas – (See general guidelines for details, which comply with federal regulations)
- 2. Flagpoles
 - a. No flagpoles may be installed without the prior written approval of the Architectural Committee.
 - b. Flagpoles shall be an appropriate height and painted a dark bronze color approved by the Architectural Committee.
 - c. Only the United States flag and the State of Arizona flags may be displayed and such flags shall be of reasonable size, as determined by the Architectural Committee.
 - d. Flags shall be an appropriate size based on the height of the flagpole.
 - e. All displays of the American or State of Arizona flag must be in a manner consistent with the Federal Flag Code.
 - f. Lighting, if any, shall be directed away from neighboring views and the light source must be concealed.

3. Mailboxes

Mailbox design and location must be approved by the Architectural Committee and be in compliance with the U.S. Postal Service specifications.

4. Utility and Service Lines

No gas, electric, power, telephone, water, sewer, cable television or other utility or service lines of any nature or kind may be placed, allowed or maintained upon or above ground on any lot except to the extent, if any, that underground placement may be prohibited by law or would prevent the subject line from being functional. However, above ground service pedestals, splice boxes, switch cables and transformers will be permitted where required for public utilities.

5. Tennis/Sport Courts

No tennis/sport courts will be allowed anywhere on North Meadow at Gainey Ranch.

6. Swimming Pools, Spas, Hot Tubs and Similar Structure

- a. No swimming pool, spa, hot tub or similar structure hereinafter collectively referred to as pool, may be constructed without prior written approval of the Architectural Committee.
- b. Water discharged from pools must be accomplished by a filter system that does not allow the water to leave the lot.
- c. In the event that the pool must be drained, arrangements should be made with the City of Scottsdale for drainage through the City sewer system.
- d. No grade change, which adversely affects drainage, will be permitted.
- e. Dirt removed from the lot for the excavation of a pool may not be dumped anywhere on Gainey Ranch, but instead should be taken off the Ranch and deposited in areas specified for dumping.
- f. If any dirt from the excavation of a pool is relocated on the lot in the form of planting areas against common walls, or golf course walls the walls must first be waterproofed to prevent water seepage. Relocation of dirt on the lot is subject to Architectural Committee approval of all final grades prior to excavation.
- g. Pool mechanical equipment will be screened and will not be visible from neighboring properties.

- h. Pool decking shall not exceed twelve (12) inches above the original delivered pad grade.
- i. Lighting must be reviewed and approved by the Architectural Committee prior to installation. Light levels must be directed away from neighboring properties.
- j. All plans must meet City of Scottsdale design criteria and code requirements prior to approval by the Architectural Committee.

7. Utility Service

Utility service related structures (except fire hydrants) will be painted the color selected by the Architectural Committee.

8. Sun Control

- a. Glass may be clear or tinted. Tinted glass requires special approval. Reflective glass will not be approved.
- b. Windows will be shaded by building overhangs or devices designed to protect them from warm season sun rather than using exterior or interior reflective materials.

9. Mechanical Equipment

- a. No mechanical equipment will be openly visible. The Architectural Committee must approve all solar energy devices visible from neighboring property or public view.
- b. All vent pipe stacks protruding above the plane of the roof must be screened and/or painted to match the roof.
- c. Ground-mounted air conditioning units shall be concealed by a sound enclosure on all sides visible to the public and/or neighboring views. Locations and screens need to be approved by the Architectural Committee prior to installation.
- d. Roof-mounted solar panels and equipment must match the roof color. Panels must appear to be an integral part of the roof plane. Solar units must not break the roof plane. Solar units must not break the roof ridgeline, must not be visible from the public view and must be screened from neighboring properties in a manner approved by the Architectural Committee. Roof-mounted hot water storage systems must not be visible from public or private view. Tracker-type systems will be allowed only when not visible from adjacent property.

10. Clothes Drying Facilities

All clothes drying facilities must be located and maintained exclusively within a fenced service yard or otherwise concealed from the view of the neighboring property.

11. Statues, Fountains or Similar Structures

No statues, fountains or similar structures may be constructed or erected without prior written approval of the Architectural Committee.

12. Garbage and Trash

- a. No garbage or trash may be placed on any lot except in containers meeting the specifications of the Architectural Committee. The placement, maintenance and appearance of all such containers shall be subject to rules and regulations of the Architectural Committee. Trash and garbage containers must be concealed from view of neighboring and public properties except for late the day prior to and during collection day. Such containers must be clean, free from printed markings and in good working order.
- b. Rubbish, debris and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris and garbage from the public right-of-ways adjacent to either the front or side of his lot or parcel, excluding: (1) public roadway improvements, (2) those areas maintained by the Gainey Ranch Community Association and/or the Gainey Ranch Golf Club.

13. Additions or Alterations

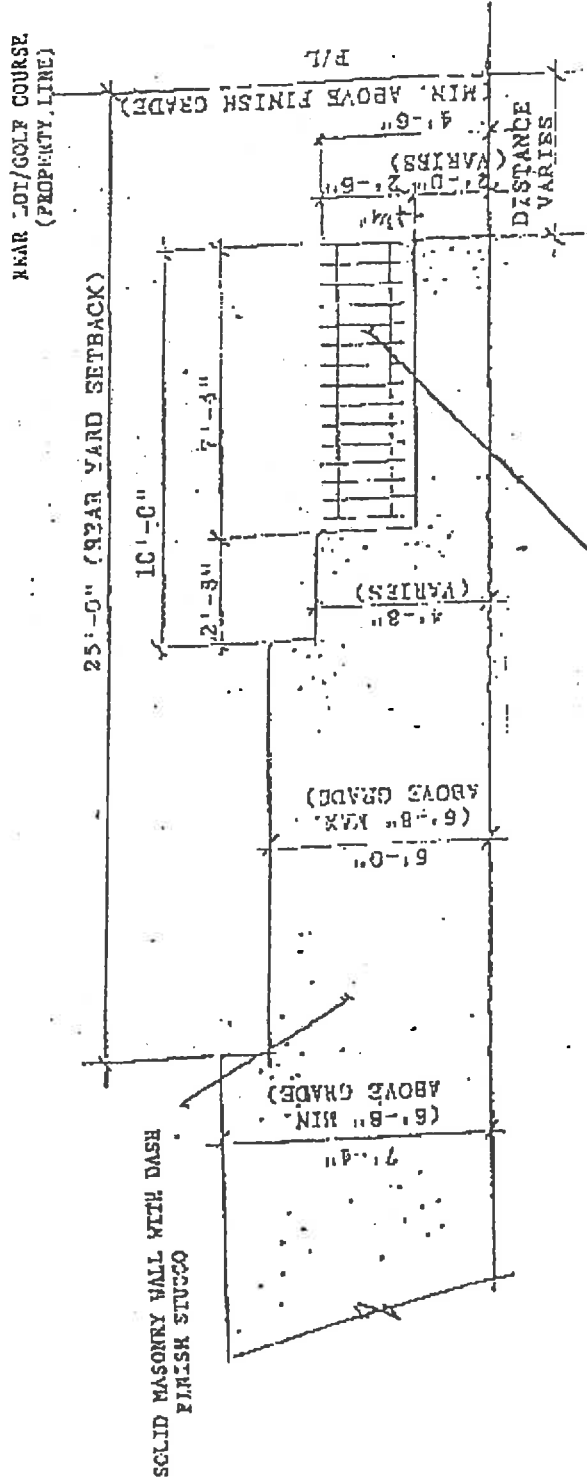
Any additions or alterations to any building, structure, lot or parcel must be approved in writing by the Architectural Committee prior to commencement of any construction or alteration. Any repainting or redecoration of exterior surfaces will also require submission of color scheme to the Architectural Committee for approval prior to application.

14. Compliance with the City of Scottsdale Code

All buildings and structures constructed on Gainey Ranch and the use and appearance of land within Gainey Ranch, shall comply with all applicable City of Scottsdale Code requirements.

EXHIBIT A

SIDE YARD WALL DESIGN
(SOLF COURSE LOTS)



Metal Fence Detail

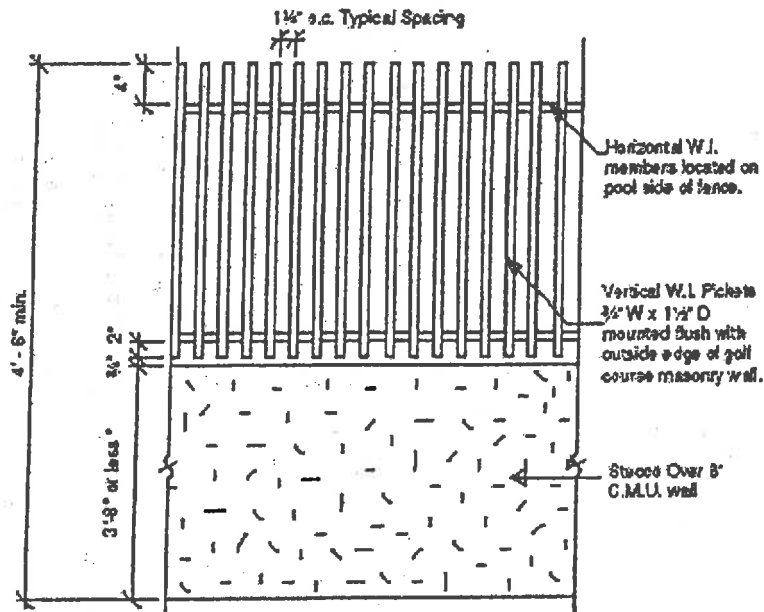
(Rectangular pickets 1/2" x 1" with a maximum 1 3/4" spacing between pickets. For pool enclosure: locate fence flush with outside face of masonry wall. Where no pool is installed, locate fence flush with inside face of masonry wall. Provide end caps. Plate for bolts will be recessed in stucco. Standard color is Frazee #5395A Delta).

Revised 8/27/92

EXHIBIT B

REAR YARD WALL DESIGN
(FOR GOLF COURSE LOTS WITH POOLS)

NOTE: This is the requirement for pools manufactured prior to July 15, 1992.
See Exhibit C in the General guidelines for the current standards.



GAINNEY RANCH
WALL DESIGN
(FOR GOLF COURSE LOTS WITH POOLS)

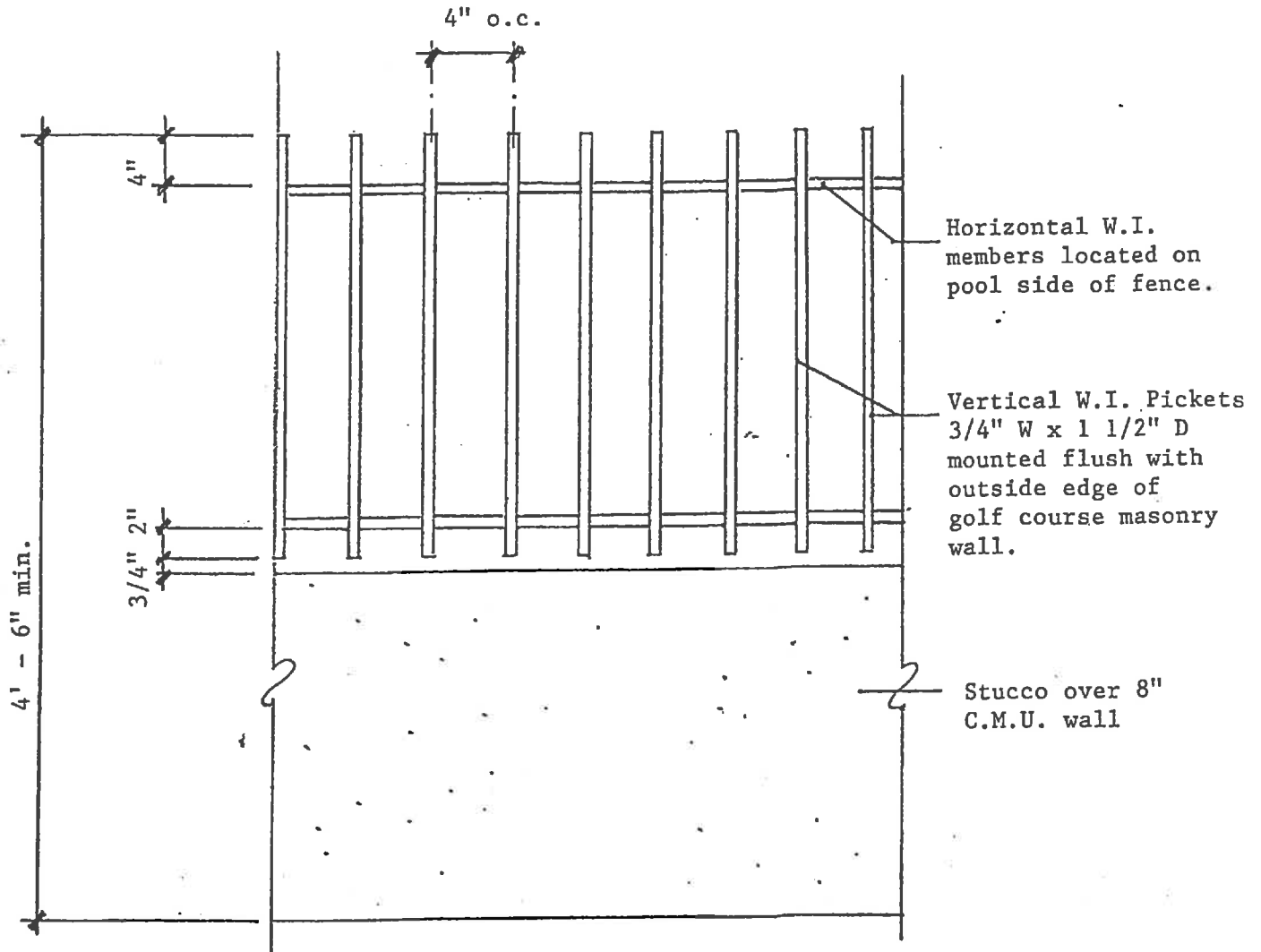
* (Where masonry portion measures 45" or greater above grade, standard Gainey Ranch W.I. design may be used. See Exhibit C)

NOTE: All dimensions taken on golf course side of wall. Standard color for wrought iron fence is Frasse #5385A "Delta".

Standard color of exterior golf course side of masonry wall is Gainey Warm White. No other color is acceptable.

EXHIBIT C

REAR YARD WALL DESIGN
(FOR GOLF COURSE LOTS WITHOUT POOLS)



G A I N E Y R A N C H

W A L L D E S I G N

(STANDARD)

NOTE: All dimensions taken on golf course side of wall.
Standard color per Markland Properties is Frazee #5395A "Delta"

8/27/92

15. Parking

- a. At least two (2) covered off-street parking spaces in a garage must be provided for each single-family detached unit.
- b. Parking of boats, campers, trailers, motor homes, recreational vehicles, buses, vans or trucks having a carrying capacity in excess of $\frac{3}{4}$ ton designed for commercial purposes is not permitted within Gainey Ranch, except with the prior written approval of the Architectural Committee and in areas attractively screened or concealed from view of neighboring or public property.

SECTION 2

ARTICLE III

CUSTOM RESIDENTIAL SIGN CRITERIA

Builders are responsible for reviewing and adhering to all appropriate Gainey Ranch and City of Scottsdale requirements with respect to signage. Signs are strictly for identification purposes and are to be oriented to the street side of the lot. Temporary signs are for homes that are under construction and for sale and must be removed upon occupancy.

Permitted signs include:

1. Temporary Builder, Architect, Sales – Individual Custom Homes Development Sign
One (1) maximum 12 square foot suitable framed sign per lot. The sign will be single sided (back side to be finished) 5 feet maximum height (from ground level to top of sign) is allowed. Information on the sign may include builder name, architect name, sales contact, addresses, phone numbers, project name and lot number as necessary for a member of the of the public to contact builder/architect/sales. Preliminary sign detail showing colors, materials and type style must be submitted together with the post detail, to the Gainey Ranch Architectural Committee for approval. The location of the sign, on the lot, must be submitted on a site plan for approval. Signs are subject to any and all governmental legal requirements.
2. Permanent Signs
Identification, street numbers and residents' names will be allowed subject to Architectural Committee approval. No other permanent signs or graphics will be allowed.
3. For Sale/For Lease Signs
For Sale/For Lease signs should follow the rules set forth in the Gainey Ranch Master Architectural Committee Rules, Section 4, Article VIII.
4. Temporary Lot I.D. Signs
8"x12" lot number signs are allowed until completion of construction.
5. Open House Signs
 - a. Residential – To facilitate the locating of open houses the GRCA has Open House tent signs for the exclusive use of residential property owners and/or their real estate agents. Only the authorized Open House signs may be used and such usage must be in accordance with the GRCA "Residential Open House Sign Rules."

EXHIBIT A

NORTH MEADOW AT GAINNEY RANCH

SECURITY

GATE TRANSMITTER RULE

To facilitate the convenience of its residents, while recognizing the need to maintain reasonable security policies, the Satellite Association has authorized its residents' use of certain gate transmitters to open the subdivision's entrance gates in accordance with the conditions stipulated in this Rule.

The gate transmitters may be used together with the encoded "proximity" cards authorized by the Master Association's "Entry Gate Access Devices" Rule as the two (2) authorized devices for vehicular access to the subdivision.

Upon request by the Satellite Association Board, the Master Association has agreed to install and maintain, at the Master Association's expense, a specific receiver to accommodate the residents' use of gate transmitters to open the entry gates. Each gate transmitter contains a separate code that must be programmed into the receiver to activate its usage. Consequently, to enhance security, the gate transmitters cannot be duplicated by the residents.

RULE

1. Each owner shall have the option of obtaining a maximum of one special gate transmitter for each vehicle regularly used on Gainney Ranch by a permanent resident.
2. Gate transmitters may be purchased by an owner at the Master Association Administration Office after completing and signing the "Gate Entry Device Application" form.
3. An owner's privilege to use the special gate transmitters may be revoked by the Satellite Association Board if the owner is in violation of either this Rule or the provisions of the "gate Entry Device Application" form.
4. Residents shall be prohibited from using the Call Box equipment as a means to access the subdivision by entering a code number into the Call Box. Consequently, code numbers shall not be issued to residents since numbers can easily be conveyed to any non-resident, which is forbidden.

NORTH MEADOW RULES

RESTRICTIONS

PROHIBITED ACTIVITIES

Subject to the provisions of the North Meadow declaration, the board may adopt, amend, and repeal rules and regulations. The Association Rules may restrict and govern the use of any area by any owner, or by any family members, guests, invitees, licensees or lessees of such owner; provided, however, that the Association Rules may not discriminate among owners and shall not be inconsistent with the declaration, the articles, bylaws, master declaration or tract declaration.

The privacy and security of owners and other residents are of paramount concern and importance to the North Meadow at Gainey Ranch Association members.

The following rule is hereby adopted in furtherance of this objective:

All garage sales, yards sales, estate sales, and/or similar sales are hereby prohibited within the North Meadow at Gainey Ranch community.

North Meadow Homeowners Association

North Meadow Vacant Lot Maintenance Rule

There have been numerous homeowner complaints regarding erosion, dust weeds and general untidiness of the vacant lots. The resulting adverse impact on the overall North Meadow values and standards of living has been a major homeowner concern. Section 4.01 of the North Meadow Declaration requires that lots be maintained in a neat and tidy condition at all times. This Vacant Lot Maintenance Rule has been adopted by the North Meadow Board of Directors to provide specific guidelines required to be in compliance with Section 4.01 of the North Meadow Declaration:

- The natural grade and drainage must be maintained at all times. Compliance may require grading the lot on an as needed basis to eliminate any erosion, tire ruts and any other grade problems.
- The lot must be maintained in a weed free condition at all times. Compliance may require periodic applications of a pre-emergent chemical.
- Each vacant lot must be topped with ½” minus granite in the aztec gold color. The granite must be applied and maintained to an average depth of 1 1/2”.
- The Association shall not be responsible for any trespassing or an approved use of any vacant lot. Any proposed plans for barriers or fencing to limit access to a vacant lot must be approved prior to installation by the Architectural Committee.

In the event that a vacant lot owner fails to maintain his/her lot in accordance with this Rule, the provisions of Section 6.05 (a) of the North Meadow Declaration shall apply.