WOODLANDS VILLAGE RESIDENTIAL OWNERS ASSOCIATION
ARCHITECTURAL COMMITTEE RULES

Revised October 2, 2023

1. No improvement, addition, alteration, repair, excavation or other work which in any way alters the exterior appearance of any Improvement or any portion of any Lot from its natural or improved state as existing on the date of the Declaration and no building, fence, wall, drive approach or other structure shall be commenced, erected, maintained, improved, altered, made or done until the plans and specifications for the same in all construction details, including shape, height, materials, floor plans, colors and location, until plans have been submitted to and approved in writing by the Architectural Committee.

2. All new construction plans, landscaping plans, fences, exterior lighting, walls, storage sheds, driveway modifications, paint color changes, additions or any alterations to your home exterior or Lot must be submitted in writing with appropriate forms to the Property Manager's Office for review. When any construction on any Lot has been started, it shall be completed within one year from the start date, with exceptions noted in the CC&Rs, section 2.16, and City of Flagstaff regulations.

3. No trees located upon any Lot may be removed without the prior written approval of the Architectural Committee and the City of Flagstaff as required. (Sec. 2.5/ CC&Rs)

4. No fence shall be constructed on any Lot unless its style and design are approved in writing by the Architectural Committee. (Sec. 2.7/CC&Rs) Fencing is subject to City regulations. Approved fencing shall be installed as follows:

    a. No fence shall exceed 6 feet in height.

    b. Wood fences must have the finished side facing out, with metal posts covered.

    c. Masonry fences must be decorative block or stucco and painted in coordination with the house.

    d. Wrought iron and plastic modular fences must be approved on a case-by-case basis.

    e. No metal wire or chain link fences will be permitted. Proposed dog runs to be reviewed and approved on a case-by-case basis.

    f. Decorative non-functional fences, not to exceed three feet in height, may be built near the property lines on all lots upon approval in writing by the Architectural Committee. All fences must be in architectural coordination with the landscaping of the house.

    g. No wire fence of any type may be attached to split rail fences or to decorative fences.

    h. The Architectural Committee does not warrant the location of property boundaries or mediate property boundary disputes. The WRITTEN APPROVAL of a fence plan by the Architectural Committee does not imply verification of the boundaries of the Lot. Such WRITTEN APPROVAL

does not relieve that Lot Owners responsibility to verify property boundaries. The Architectural Committee strongly advises and recommends that a survey of the Lot be obtained by that Lot Owner to verify accurate Lot boundaries.

MAINTENANCE OF FENCES

a. Maintenance of shared fencing is the responsibility of the Lot Owners sharing that fence.

b. Wood fence pickets must be in good condition.

c. Fence coatings are required, must be approved in advance by the Architectural Committee, and have an even appearance between pickets. Solid stains are recommended as a solid stain will cover imperfections, weathering stains, nail drips, etc. Transparent and semi-transparent stains for fences will be reviewed on a case-by-case basis depending on the age and condition of the fence. Painting of wood fences will not be allowed unless the fence has already been painted.

d. ***Fences shall be considered in need of maintenance if any of the following are apparent:***

    a. exposed raw wood
    b. nail drip/staining
    c. peeling stain/paint
    d. broken or cracked wooden pickets
    e. apparent weathering stains *(typically black)*
    f. variation in stain colors between pickets *(this typically happens when pickets are replaced and attempted to stained to match with stains that are not solid/opaque).*

5. All front yard landscaping and all landscaping upon those portions of any Lot which are visible from any other Lot or Common Area shall be installed by the Owner of the Lot in accordance with the landscaping plan which has been submitted to and duly approved in writing by the Architectural Committee. (Sec. 2.6/CC&Rs)

    a. The landscaping plan may be submitted with the new construction plans for review, but in any case, no later than 30 days after the issuance of the Certificate of Occupancy.

    b. All landscaping must be completed, pursuant to the approved plan, within 90 days following the final inspection of the Residence and the issuance of a Certificate of Occupancy, weather and seasonal conditions permitting.

    c. Any gravel or bark mulched areas of any front and side yard must be free of vegetation growth. If you wish to allow flowers or shrubs to grow past their designated planting area, your landscaping plan must be updated and approved in writing by the Architectural Committee.

6. Proposed storage sheds, must be submitted for written approval, must be constructed in compliance with the building setbacks required by the CC&R's and recorded plat maps, and constructed to match the residence in color. No prefabricated metal or plastic sheds will be allowed. Sheds shall not exceed ten (10) feet in height, from the natural existing, undisturbed ground level. T1-11 siding is not permitted. (Sec. 2.3/CC&Rs)

    a. Detached garages of any kind are not allowed

7. Parking is not allowed on any landscaping or graveled areas as it deteriorates the materials and causes the landscaping to fall out of the acceptable maintenance standards for landscaping.

8. No buses, commercial trucks, boats, recreational vehicles, travel trailer, tent trailer, camper shell, boat trailer, snow mobile, or any other trailer of any kind may be kept, stored, constructed, or repaired on any Lot without the prior written approval of the Architectural Committee.

9. Houses under construction must follow the City of Flagstaff Regulations for portable toilets and construction refuse containers. During construction Lots must be kept reasonably clean, sidewalks kept passable, and excessive noise restricted. Owners must comply with property boundaries and setbacks. No log cabin, no A-frame, no dome or no square (rectangle or "box") house styles are permitted. Also, no "straight line" roofs, no T1-11 is permitted. All soffits must be enclosed.

10. The minimum setbacks for residential dwelling units on any Lot shall comply with the building envelope as set forth on the recorded plat. All plans submitted for approval must have a site plot plan showing building setbacks, foot print of the home, driveway location and tree protection.

The above Architectural Committee Rules are intended to benefit the common good and as result maintain property values and encourage neighborly cooperation. All infractions of these Rules and the CC&Rs will be addressed to the Lot Owner and any fines levied will be against the Lot Owner of record rather than the tenant or occupant, as prescribed in the CC&Rs of the Association and Arizona Revised Statute.

These Rules supersede and replace any prior Architectural Committee Rules. Pursuant to Section 6.7 of Article 6 of the Association Bylaws, the Architectural Committee may from time to time in its sole discretion amend, repeal, or augment these Rules as it deems appropriate, subject, of course, to the terms of the CC&Rs and applicable law. It is the responsibility of each Owner to obtain and adhere to the stipulations of the most recent copy of these Rules. The Architectural Committee retains the right to grant variances from these Rules as determined appropriate in its sole discretion.

Your Architectural Committee wishes to thank you for your neighborly cooperation. Please call if you have any questions.

Architectural Committee
Woodlands Village ROA
Sterling Real Estate Management

NOTICE

PLEASE REFER TO SECTIONS 2.1 THRU 2.25 AND SECTIONS 4.1 THRU 4.3 OF THE CC&RS OF THE ASSOCIATION REGARDING CONSTRUCTION ON YOUR LOT.

PLEASE ALSO REFER TO THE CITY OF FLAGSTAFF REGULATIONS REGARDING PORTABLE TOILETS AND CONSTRUCTION REFUSE DUMPSTERS.

YOU MUST KEEP YOUR LOT REASONABLY CLEAN AT ALL TIMES DURING CONSTRUCTION. THE ASSOCIATION WILL ISSUE FINES TO LOT OWNERS FOR NOT PROPERLY MAINTAINING CONTROL OF THE TRASH AND CONSTRUCTION DEBRIS.

DURING CONSTRUCTION, PLEASE STAY OFF ADJOINING LOTS AND COMMON AREAS. KEEP SIDEWALKS AND DRIVEWAYS CLEAR. THANK YOU FOR YOUR COOPERATION.