



The Lakes Architectural Rules



January 2013

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THE LAKES COMMUNITY ASSOCIATION ARCHITECTURAL RULES

The CC&Rs may not be revised or changed in any way without community approval.

CC&Rs:

GENERAL *CC&R, Article VIII, Sections 1 – 7. CC & R, Article IV, Section 2, A – V*

The Architectural Committee (hereinafter referred to as the Committee) recognizes the responsibility imposed upon it by the Declaration of Covenants, Conditions and Restrictions (CC&Rs), to oversee and update the Architectural Committee Rules referred to therein. It is incumbent upon every member of the Lakes Community Association (LCA) to be knowledgeable regarding the CC&Rs and these rules. Execution of enforcement action for violations of Architectural Rules is a Lakes' Management responsibility.

The Architectural Committee shall consist of three regular members and two alternate members appointed by the LCA Board of Directors at its sole discretion. Regular members have the voting right on all applications unless a regular member designates either or both of the alternate members to act as substitutes for absent or disabled regular members. All Committee members, both regular and alternate, have the right to vote on Committee appointments and for updating the Rules and Regulations. The Architectural Committee may submit recommendations to the Board regarding appointments to the Committee by a simple majority vote of the 5 Committee members.

These rules are intended to maintain the high standards of development that exist at The Lakes and to address aesthetics rather than construction standards such as those which are dictated by the City of Tempe Building Codes and Zoning Ordinances. Notwithstanding anything herein to the contrary, these Architectural Committee Rules are intended to implement and supplement the CC&Rs. These Architectural Committee Rules do not replace or supersede the CC&Rs. All architectural rules are subject to current federal, state, city and municipal statutes.

In order that these standards are maintained, all owners must first obtain approval from the Committee before any changes can be made that affect the appearance of structures and landscape. Upon review and approval of the application by the Architectural Committee, it is the homeowner's responsibility to apply for a City of Tempe building permit if one is required for any proposed changes or additions to landscaping, walls, patio covers, gazebos, playground equipment, driveways, roofs or other permanent structures.

The Committee may, from time to time and in its sole and absolute discretion, adopt, amend, and repeal by a unanimous vote, or written consent these rules and regulations, to be known as "Architectural Rules". Committee members will recuse themselves from deliberations regarding any project for properties they own, lease or have an interest in.

Notwithstanding anything in these Architectural Committee Rules to the contrary, the terms "approve", "approved", or "approval" shall mean "approve in writing", "approved in writing", and "approval in writing".

ADMINISTRATIVE PROCEDURES: *CC&R, Article IV, Section 2, "E"*

All projects affecting the exterior of any property, front, side, back and lakefront require Committee approval. Each project will be considered on its individual merit and appropriateness to the surroundings and every effort will be made to assist owners in achieving the desired results in accordance with the intent of these rules.

The Committee requires that a homeowner submit one complete set of plans and specifications with their Architectural application. This set will be placed in the homeowner's property file kept at The Lakes Office. The Application must include a photograph and plot plan showing the location of buildings, walls, fences and all other structures, and proposed landscaping changes. Landscaping plans shall include a list of plants by type, name, quantity and size showing their proposed locations to scale. No changes in, nor deviations from, such plans and specifications, once approved, shall be made without prior written approval of the Committee.

The Committee will specify expected completion dates for all projects, and upon completion the owner shall notify the Lakes' Office. At this time the project will be inspected for compliance with the initial, approved application.

To safeguard against unnecessary owner expense, the Committee recommends that preliminary architectural or landscaping plans be submitted for review prior to the preparations of final drawings for projects of significant size

and effort. Once the initial plans are approved, the homeowner must submit more detailed plans, including paint and material samples, as required.

If plans require City of Tempe Building Permit or Variance, owners should submit the plans to the Committee first, since the City usually will not process the plans without the Committee's prior approval. If the City requires changes in the plans, the revised plans must be resubmitted to the Committee for re-approval prior to the start of the project. A copy of the Tempe Building Permit or Variance, if applicable, must accompany the final application to the Architectural Committee prior to beginning the project.

The Architectural Rules are enforced by the LCA Management who may utilize the CC&R fine policy adopted by the Board of Directors in 1997.

ARCHITECTURAL RULES:

ARCHITECTURAL COMMITTEE MEMBER SELECTION:

According to the LCA Charter, Article VIII, Paragraph E, the appointment and removal of regular and alternative Architectural Committee Members "shall be and hereby is vested solely in the Board". The LCA Board will designate an Architectural Member Nominating Committee to screen qualified candidates for the Architectural Committee. The Architectural Committee may also make nominee recommendations.

All Committee members, both regular and alternate, have the right to vote on Committee appointments and for updating the Rules and Regulations. The Architectural Committee may submit recommendations to the Board regarding appointments to the Committee by a simple majority vote of the 5 Committee members.

APPLICATION OF RULES – Front and Backyards

Lakefront homes should consider that they have two front yards for purposes of landscaping, decoration, painting, etc. Any projects or additions for the Lakefront will be subject to all rules pertaining to front yards.

THE LAKES PROJECT APPLICATION CHECKLIST:

NOTE: This application is for all properties and common areas within The Lakes Community Association. Homeowners must meet their individual sub-association requirements prior to submitting The Lakes application.

APPLICATION CHECKLIST:

1. Obtain a PROJECT APPLICATION FORM available at the LCA Office or www.TheLakesofTempe.com (tab LCA).
2. There are various City of Tempe zoning designations within The Lakes, each with varying setback and height standards. These designations can vary by city tract and street. Homeowners should submit their project application to the Architectural Committee first for conditional approval and then submit the project application to the City of Tempe.

It is the homeowner's responsibility to apply for a CITY OF TEMPE BUILDING PERMIT OR VARIANCE, if one is required for any proposed construction of, changes or additions to walls, patio covers or other permanent structures proposed as part of any yard or home improvement. A copy of the Tempe Building Permit or Variance shall be provided prior to construction and be compliant with the original approved Architectural Project Application. Check the City of Tempe website, www.tempe.gov to ensure compliance.

3. IF YOU ARE WORKING WITH A CONTRACTOR, provide a copy of the CC&Rs and Architectural Rules to the contractor.
4. Ensure that the plans and specifications are complete and that all setbacks and easements are noted. Plans should be carefully drawn to scale with an accompanying and readable "key". COLOR PHOTOGRAPHS OF THE PROJECT SITE must accompany all construction, landscape, painting and remodeling projects. Include accurately scaled plans for all landscaping improvements, with a key indicating size, number, type, plant names and location of all proposed plantings, treatments and appurtenances.
5. A BROCHURE AND/OR SAMPLE IS REQUIRED WITH YOUR APPLICATION FOR:
 - Roof.
 - Rock.

- Doors and Windows.
- Artificial turf, composite materials.
- Awnings..
- Faux rock, stone trim, etc.
- Any material additions to exterior view of property.

6. **EXTERIOR PAINTING:** (Same or new color): See the approved PAINT COLOR SCHEMES located in the LCA Clubhouse conference room. Choose a paint BASE, TRIM and/or FRONT DOOR COLOR. Two paint colors are required. You may use other paint suppliers than those displayed in the Lakes Office; just have them match the approved colors. Include a completed copy of the PAINT APPLICATION FORM.

All exterior painting in Tract G-1 (G-1 to G-38) require the written approval of the owners of the adjoining attached units. Such owners' approvals in writing must be submitted along with the project authorization request form to the Committee. See Rule 3 for specifics.

7. If the project affects the view, privacy, enjoyment or impacts neighboring properties, signatures of all affected parties must be included on the application.
8. Prepare and submit one copy of the plans and specifications. Attach them to the application form and submit all to the LCA Office.
9. Obtain Architectural Committee approval before beginning the project. The LCA Office administrator will mail the homeowner a copy of the Committee approval. As a larger project progresses, the homeowner may need to submit an additional application, including paint and material samples, as required.
10. Notify the LCA Office administrator or the Architectural Committee when the project is completed. The final project will be inspected to ensure that it is in compliance with the initial approved application.
11. Projects that are not completed by the estimated completion date require an amendment to the original application requesting additional time for completion. If the original plans have been altered or changed in any way, a new application must be submitted to the Architectural Committee for approval.
12. If any changes have been made without Architectural Committee approval, the homeowner will be notified, and they will have 10 days to submit an application. If for any reason the Architectural Committee does not approve the changes, the homeowner will have 30 days to remediate before fines begin accruing.

INFRACTIONS: Any Lakes homeowner may anonymously submit a verbal or written complaint to the Lakes Community Manager if they feel another property owner in The Lakes has violated an Architectural Rule or guideline. If there is any doubt, The Lakes Community Manager may refer the complaint to the Architectural Committee for a recommendation or to determine if the complaint is an Architectural infraction or a conflict to be resolved among neighbors.

<p>RULE #1: EXTERIOR BUILDING AND LANDSCAPING ALTERATIONS</p>
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<p><i>CC&R, Article IV, Section 2, "E"</i></p>
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It is the policy of the Board of Directors and Committee to encourage home and landscape improvements of properties in The Lakes Community not only to fit the needs of the owners but also to ensure maintenance and continuous updates of the properties.

Committee approval is required for the following: "All improvements, alterations, repairs, excavation or other work, which in any way alters the exterior appearance of any property within The Lakes. No building, fence, wall residence or other structure shall be commenced, erected, maintained, improved, altered, made or done without the prior written approval of the Architectural Committee." This includes changes to landscaping, painting, houses, garages, carports, porches, walls, fences, gates, patios, decks, docks, ramadas, gazebos, storage sheds, play structures and any and all other structures or hardscaping. Seasonal plantings and trimmings are excluded.

Please refer to the following RULES for specific information on each proposed change or improvement.

RULE #2: EASEMENTS AND SETBACKS

CC&R, Article IV, Section 2, "E", "H" and "U" CC&R, Article IV, Section 3,"C", 7

The CC&Rs created a blanket easement over all Lakes properties for the purpose of establishing the LCA, as well as defining permitted uses and restrictions thereon. Before planning or building structures, fences and/or walls, the homeowner must check with the City of Tempe Easement and Setback requirements to ensure City compliance and to ensure that the structure is not in a right-of-way for utilities. A copy of the City of Tempe Permit, if required, must be attached to the approved Architectural Application prior to commencement of project.

PUBLIC UTILITY EASEMENTS: Easements for the installation of utilities called Public Utility Easements (PUE) appears on City of Tempe maps of each Lakes tract. Generally each lot contains a PUE that extends 5 feet inward from the street side lot line, which starts at the home side edge of the sidewalk or from the curb if there is no sidewalk. Certain lots contain side yard PUEs, while corner lots and some common areas contain additional PUEs.

LAKEFRONT EASEMENT: Each lakefront lot contains a 40 foot easement in favor of the LCA as measured from the rear lot line inward. This easement extends 25 feet into the lake and 15 feet into the lot measured from the shoreline. This easement is provided to accommodate the operation and maintenance of the lake and lake systems.

OVERHANG EASEMENTS: Each property is also subject to an easement not to exceed one foot for roof overhangs and for all other encroachments resulting from construction and settling.

ZERO LOT LINE EASEMENTS: Zero lot line properties are subject to an easement adjacent to the common lot line to accommodate maintenance of the structures on that lot line.

SETBACKS: Setbacks are City of Tempe requirements that stipulate the minimum distance inward from a property line on and over which construction is permitted.

- The setback for a roofed structure is 5 feet measured inward from the side yard property line to a building wall or column except for zero lot line properties. Refer to **Rule #4** for more detail.
- Setbacks for the front and back vary by tract and street.
- Setbacks for fences or walls in front yards: The portion of the fencing or wall that separates owner properties shall be a maximum of 6 feet high and be no closer than 15 feet (according to the City of Tempe code, by tract and street) from the interior edge of the sidewalk or curb if there is no sidewalk. Gates, fences and walls less than 15 feet from the interior edge of the sidewalk (or curb if there is no sidewalk) shall be a maximum of 3 feet high, except on corner lots where the maximum height cannot exceed 2'6". Please refer to **Rule #8** for more detail.
- Setbacks and Easements for Decks, Docks, Gazebos, Patios, Ramadas and Sheds: Please refer to **Rule #7** for more detail.

Waiver of setback requirements is the City of Tempe's responsibility and is not considered without prior approval by the Committee. Committee final approval is based on the approval or variance by the City of Tempe.

EASEMENTS, ACCESS & RESPONSIBILITY: Projects which overlay setback requirements or surface easements may be approved; however, the owner must understand that should access be required, costs of removal and replacement of any improvements are to be borne by the owner. The owner's acceptance of Committee approval, along with partial or total implementation of the project, will be considered as acceptance of this responsibility.

CONSTRUCTION AND LANDSCAPING PROJECTS WITHIN ANY EASEMENT OR SETBACK: Construction and landscaping projects within any easement or setback require Committee approval. Owners are responsible for the landscaping and maintenance of all easement and setback areas within their lot boundaries.

RULE #3: EXTERIOR PAINTING

CC&R, Article IV, Section 2, "E"

All exterior painting and repainting projects (front, rear and side exposure of Lakes homes) require Architectural Committee approval, except up to 20% of touch up. Paint color requirements also apply to slump block homes.

GENERAL NOTES on BASE, TRIM, and FRONT DOOR colors:

There are several Color Schemes to choose from; each Scheme consists of the required BASE and TRIM colors and an optional FRONT DOOR COLOR. The Color Schemes have been professionally selected to ensure that the BASE and TRIM colors have the same color undertones. These subtle differences will not show up on small paint chips but will be quite evident outdoors and on larger surface areas. To avoid mismatched paint colors, only colors in the same Color Scheme may be used. Color schemes and samples are displayed in The Lakes Office.

All applications (including touch-up of more than 20% of the home or walls) must provide a color photograph indicating what part of the home will be painted BASE and TRIM and/or FRONT DOOR COLOR. For applications requesting stone, shades, screens, wood stain, natural wood, stone trim, new doors, windows or roofing, please submit samples and/or a color brochure. A list of approved PAINT and WOOD STAIN COLORS are located in the Lakes Office.

Please note that if a homeowner's outside wall faces a common area or greenbelt (excluding front yard fences or walls facing the street) it is to be painted by The Lake's Association or be painted an authorized Lakes Association common area color to ensure conformity throughout the community. Please check with The Lakes Administrative Office for further clarification.

PAINT COLORS FOR YOUR HOME:

Two paint colors, BASE and TRIM, are required on your home. A FRONT DOOR COLOR may be added to any of the paint schemes. These are displayed in the Lakes Office.

1. The **BASE** is the primary or predominant color of the home; including garage doors, walls and fences.
2. The **TRIM** color may be used to accent or "trim" less predominant features of your home such as pop-outs or trim boards around windows or other features, fascia trim boards, garage doors, shutters, permanent finishes including, but not limited to, wrought iron fences and features, railings and security gates, awnings and canopies, etc.
Note: any of these features may be painted the BASE color and/or the TRIM color.
3. FRONT DOOR colors and APPROVED WOOD STAINS are displayed in The Lakes Office. Front doors may be painted a single color only.
4. **SECURITY DOORS** must have Committee approval prior to installation. Security doors must be painted the color of the front door or, if not paintable, the security door color should match the BASE color or tones of the home.

APPROVED STAIN & NATURAL WOOD COLORS:

See the Lakes Office for list of approved STAIN and NATURAL WOOD colors for front doors, fences, gates, decks and docks.

STONE TRIM/ACCENT:

Stone trim or accent may be utilized to help balance and upgrade your home's exterior. In selecting stone, choose colors that compliment or blend with colors found in the BASE or TRIM colors of the home. Trim or accent may not be predominant.

SPECIFIC HOME FEATURES:

All of the following require Architectural Committee approval.

ROOF PROTRUSIONS:

Refer to Rule #4 for Roof Composite and Replacement.

- All roof-mounted air conditioners must be completely enclosed and painted to blend with the roof color.
- Skylight frames, vent pipes, air conditioner enclosures and all other roof protrusions visible from the street or by surrounding neighbors, must blend in with the roof color.
- The roof colors should complement the BASE and TRIM colors.

GARAGE DOOR COLOR:

Garage doors, including new/replacement garage doors must be painted the BASE, TRIM or approved WOOD STAIN or NATURAL WOOD. Garage doors must be painted a single color only.

FRONT DOOR:

Doors shall be painted a single color. The doors may be painted one of the approved FRONT DOOR colors. Natural wood finishes and stains from the approved WOOD STAIN list may also be used.

EXTERNAL SHUTTERS:

Shutters may be painted the TRIM color. Internal shutters predominantly visible to the street or lake should be painted colors close in tone to the BASE or TRIM colors of the home.

ROLL DOWN SCREENS:

Roll down security or shade screens made of bamboo, rattan, plastic, metal or any other material will require the approval of the Architectural Committee. Colors should match the BASE or TRIM colors or the general color tones of the home.

AWNINGS & CANOPIES:

The color of canvas awnings and canopies requires the approval of the Architectural Committee. Color choices are available in the Lakes Office.

The color of canvas awnings and canopies may be limited by manufacturer's availability and some fabrics may be painted. The color of these materials should be selected as close as possible to the BASE or TRIM colors or the general color tones of the home.

WINDOW SCREENS:

Window screens that are applied to the window frame unit itself shall be black, brown or grey. All screens should be the same color.

WALLS & GATES:

WALLS that attach to the home are to be painted the BASE color. A natural wood seal or approved stained color may be used on wood fences.

SMALLER ACCENT WALL: Some homes may have a significantly shorter/smaller "accent" wall. These walls may be painted the BASE or TRIM colors, or a stone accent may be added.

GATES may be painted the approved BASE, TRIM or approved natural wood seal or STAIN color.

LAKES COMMON AREA WALL: If a homeowner's outside wall faces a common area or greenbelt (excluding front yard fences or walls facing the street) it is to be painted an authorized Lakes Association common area color to ensure conformity throughout the community. Please check with The Lakes Community Office or Manager for further clarification or if you have any questions about the "common area" status of your walls.

WROUGHT IRON and PERMANENT FINISHES:

The use of permanent finishes (i.e., powder coating or manufacturer's standard colors) including but not limited to wrought iron fences, security gates, doors or railings may be painted the BASE or TRIM colors or in colors that complement the color tones of the home such as charcoal or bronze.

DECKS, RAILINGS, GAZEBOS, PATIOS & DOCKS:

All projects involving construction, modification, replacement, painting or repainting of decks, docks, gazebos, lattice work or other deck covering below and above deck, railings, patios and armadas require an application. The finished color of all such structures shall be the NATURAL SEALED color of the building material or an approved BASE, TRIM or a STAIN color.

The space below the edge of the deck and ground on overhanging decks must be landscaped or enclosed with lattice or solid planking painted or stained to match the deck.

ELECTRICAL CONDUIT, VENT PIPES, UTILITY CABLES & OTHER SMALL ARCHITECTURAL FEATURES:

Electrical conduit, vent pipes and other cables (TV, fax, phone etc.) that are exposed shall be painted the same color as the surface beneath them.

Smaller architectural features attached to the home, such as mailboxes, shall be painted the BASE or same color as the surface beneath them.

TRACTS G-1 to G-38: Please refer to G-Tract Declaration.

G-Tract Article VII. Exterior Maintenance: All Townhouses located within one structure, whether consisting of 4, 5, or 6 townhouses, shall constitute one "Unit/building" and is further referred to as Unit. No change in or modification from the original exterior color scheme (including, but not limited to, stucco and trim) of any townhouse shall be made without first having obtained the approval of the Architectural Committee and the approval of all owners of townhouses within said Unit. This provision shall be in addition to all other requirements of the Declaration and this Tract Declaration.

Those neighbors connected in the same Unit/building must decide on the same paint color scheme (BASE and TRIM) for their Unit, and provide consent in writing. Individual homeowners may choose their own door colors and may choose what features to paint a TRIM color.

In the event that Baja White or Pearl White is chosen as the BASE color, all homeowners must choose one TRIM color. There are several approved TRIM colors to choose from.

Signatures of all residents in the same building are to be submitted with the Lakes Project Application Form. A color photograph(s) detailing all features to be painted BASE, TRIM and FRONT DOOR colors must be submitted for all units in the same building.

TOUCH UP AND REPAIRS:

Maintenance: All structures are to be maintained in good condition and repaired or replaced and kept in original condition. All deteriorating or rotten wood must be replaced or repaired. All natural sealed or stained surfaces must be maintained as they begin to fade or weather. All paint must be repaired or repainted when it begins to peel or show inconsistent fade marks.

Unauthorized or Non-Current Paint Colors: In cases where colors were previously approved and applied but are not currently authorized, the current owner shall be granted a variance when repainting as needed (less than 20%). When repainting is needed (more than 20% of the home) unauthorized or older BASE paint colors may be approved on a case-by-case basis; the selection of an approved TRIM color that closely matches the BASE may be required.

Touch-up and Repair: The use of existing, non-current colors for minimal touch-up or repair (less than 20% of the BASE and/or less than 20% of the TRIM) may be done without architectural approval. An Architectural Application is required if the homeowner is repainting more than 20% of the home.

RULE #4: ROOFING

CC&R, Article IV, Section 2, "E" and CC&R, Article IV, Section 2, "A"

Submit a roof sample (actual or brochure) and, if required, a copy of the Tempe Building Permit with your application.

- Roof materials are to be tile, wood or artificial shake, or approved metal shingles (not sheets).
- Roof colors are to be selected from the approved Roofing Materials & Color list.
- Roof Overhang is 5 feet measured inward from the side yard property line to a building wall or column except for zero lot line properties.
- Overhang Easement: Each property is also subject to an easement not to exceed one foot for roof overhangs and for all other encroachments resulting from construction and settling.
- All roof-mounted air conditioners must be completely enclosed and painted to blend with the roof color.
- Skylight frames, vent pipes, air conditioner enclosures and all other roof protrusions, visible from the street or by surrounding neighbors, must blend in with the roof color.
- The roof colors should complement the BASE and TRIM colors.

All roof surfaces that are visible to adjacent properties shall be of the same material and color, front and back. Roofing should be one material, except in cases where to do so would require additional structural reinforcement. Bay windows shall have the same type and color roofing as the main roof.

When submitting requests, owners shall specify the proposed type of material and provide a color manufacturer's brochure or a sample along with the name of the color and the manufacturer. A chart with approved tile and shake colors is available at The Lakes Office.

Owners should neither purchase materials nor contract for roofing projects until they have secured approval from the Committee.

RULE #5: LANDSCAPING

C&R, Article IV, Section 2, "E" CC&R Article IV, Section 2 "H" (1)

GENERAL RULES:

All landscaping and re-landscaping projects, other than maintenance, trimming and the planting of seasonal flowers and winter grass, require Committee approval. It is the intention of the LCA to ensure that the overall landscaping theme is a *well-maintained lush green*, which has made The Lakes Community uniquely appealing to property owners. Although cactus and desert plantings are not allowed, specific Lakes approved drought tolerant and xeriscape landscapes are allowed and encouraged. Non-organic ground cover, excluding approved artificial turf, cannot exceed 20% of the total landscaped area.

SCALED PLANS TO ACCOMPANY APPLICATION: Accurately scaled plans for all landscaping improvements clearly indicating size, number, type, plant names, and location of all proposed plantings, treatments and appurtenances, must be submitted to the Architectural Committee. All Applications must include a color photograph of the proposed area.

Please note that the Rules apply to all that may be seen from the ground level of adjoining neighbors, from the lake or from the street:

- The front yard is described as "from the front door forward".
- The back yard is described as "from the back door backward to the back property line and/or the Lake".
- The side yard is described as the side yard area between the front and back doors.

GRASS & GROUND COVER: To achieve and maintain The Lakes lush green look yards and other land visible from the street, from the lake or from neighboring properties at ground level shall have as predominant ground cover either approved artificial/turf grass or an approved dense vegetative ground cover. The maximum non-vegetative ground cover yard area (i.e.: rock, pavers) is 20%. The remaining yard area shall consist of approved lawns, artificial turf grass, or an approved dense vegetative ground cover.

NOT PERMITTED: Desert and no-maintenance landscape themes are not permitted. Ocotillo, Saguaro Cactus, and other plants in the cactus family (*Opuntia* = *Cactaceae*) are prohibited. The use of Agave, Aloe and other succulent plants may be approved on a limited basis as accent plants.

ARTIFICIAL GROUND COVERS, Excluding artificial turf: No more than 20% of the front yard may be of non-growing materials, excluding driveways and walkways. Non-growing ground covers such as organic mulch are **prohibited except in garden beds as approved the Architectural Committee.** Decomposed granite and natural or earth colored stone may be used in conjunction with grass and other dense vegetative ground covers, as accent features only, and may not exceed 20% of the landscaped area.

For stability, rock should be no smaller than 3/4 inch in size; maximum rock size should not exceed 1 1/2 inch in length. Non-growing ground covers extending the full extent or obvious majority of the yard area will not be permitted. The front yard and lakeside yard, should have no more than 20% maximum rock, interspersed with grass and/or green ground cover.

Flower beds, sod and turf shall be separated from non-growing ground cover by neat-appearing hardscape borders/barriers. Rocks, boulders and stones larger than 6 inches shall be considered accent features. River rock shall be no larger than 3 inches, with not more than 10% between 3 inches and 6 inches. Lava Rock is not allowed.

ARTIFICIAL/NON-ORGANIC TURF: Current approved product is "Field Turf" or its equivalent in quality and installation. Color to be Verde Green. (Product samples i.e., 12" by 12" square, brochure or company description and picture should be submitted with the Architectural Application.)

Non-organic grass can be used only with professional installation including, but not limited to, site prep, grading, drainage and appropriate substrate and aggregate. A minimum 1 1/2 inch height of turf in front yard or lakeside is required. All other applicable Architectural Committee rules apply.

- a. Maintenance: All work is to be installed and completed by artificial turf installers.
- b. Any future alterations, such as tree removal/addition or other landscaping will require professional installation as described above in the applicable areas and subject to Architectural Committee approval.

TREES: All lots shall have a minimum of one tree in the front yard, a minimum of 15 gallons or larger and equal to or greater than 8' tall. Name of tree and yard placement shall be listed on the application. In addition, removal or replacement of any tree requires Architectural Committee approval. Tree removal includes grinding out of the stump.

LAKESIDE BACK YARDS: Lakeside landscape is defined as yards on the waterfront and can be viewed from the lake and/or neighbors' patios (ground level) of adjoining properties. The focus on the back yard is the same as for the front yard: *lush green, minimum of one tree* and ground cover planted to achieve 80% coverage. Every application will be evaluated on a case-by-case basis given the architectural limitations of the property. Loose ground cover/rocks/dirt near or next to the Lake wall is not permitted.

Primary emphasis is maintaining the integrity of the Lake wall and maintaining a neatly trimmed and furnished yard. Trees and shrubs must be kept cut back as to not touch the Lake wall or water beneath.

TREES & LAKE WALL: Newly planted trees must be planted according to the following guidelines. Repair costs of any damage to the Lake Wall shall be borne by the owner of record at the time damage was discovered.

- Trees with a heavy root system, such as, but not limited to Ficus, Pine, and Deciduous trees shall be planted no closer than 15 feet to the Lake wall.
- Palm Trees shall be planted no closer than 5 feet to the Lake wall.
- Rule of Thumb: Tree roots mirror branches in height, depth and width.

Trees growing on or closer than 5 feet from the Lake wall must be removed at the owner's expense if they pose a threat to the wall, as determined by the LCA management. All new or "voluntary" sprouting of trees must be removed as soon as they are noticed.

HARDSCAPING FEATURES:

PERMITTED: The following hardscape treatments may be used, if approved by the Architectural Committee providing they are compatible with a lush green overall landscaping theme:

Patios, decks, sculptures, water features, planters, entry features, gates, walkways, walls, non-growing ground cover, and similar appurtenances and treatments. Placement of playground equipment, gazebos, umbrellas, etc. must not obstruct the view of adjoining property owners, unless prior written approval is given from adjoining property owners and approved by the Architectural Committee.

NOT PERMITTED: Hardscape features such as wagon wheels, cow skulls, portions of boats, empty containers or pots, plastic flamingos or other animal representations, statuary, fountains and water features or any other material item that is placed in the lot for more than 48 hours require Committee approval.

Plastic flowers in pots or placed in the ground are not permitted.

RULE #6: EXTERIOR MECHANICAL DEVICES

CC&R. Article IV, Section 2, "C", "E", "I", "L"

All projects involving the installation, replacement, painting or re-painting of any structure or ground-mounted device, including evaporative coolers, air conditioners, solar energy units, lights, satellite dishes, and antennas, require Committee approval. All wiring and piping for mechanical devices shall be installed so as not to be visible from neighboring properties.

ROOF-MOUNTED AIR CONDITIONERS AND EVAPORATIVE COOLERS must be screened from view with material that blends or is painted to blend with the existing architectural materials and color. If louvers are used, they should be angled so as to fully screen the unit. All wiring and piping for the unit shall be installed so as not to be visible from neighboring properties.

GROUND-MOUNTED AIR CONDITIONERS AND EVAPORATIVE COOLERS shall also be screened. All wiring and piping for the unit shall be installed so as not to be visible from neighboring properties.

WALL AND WINDOW AIR CONDITIONERS AND EVAPORATIVE COOLERS are prohibited.

SOLAR ENERGY UNITS shall be installed to blend into the roof structure so as to appear to be part of the roof structure itself, if possible. All wiring and piping for the unit shall be installed so as not to be visible from neighboring properties, if possible. It is up to the homeowner to check out all possible sites for placement of solar panels or solar energy devices and to find a location that is both efficient and most inconspicuous to other neighbors, side, front, and back, if possible.

WIND TURBINES shall be painted or anodized to blend in with the adjacent roof area.

EXTERIOR LIGHTING shall be installed so as not to infringe on any neighbors' rights of enjoyment of their properties. Permanently installed landscape, pool lighting should be set on timers so as not to be constantly on throughout the night. Motion sensor lighting shall be encouraged for security and safety around the exterior of the home.

INSTALLATION OF SATELLITE DISHES AND ANTENNAS: It is up to the homeowner to check out all possible sites for placement of the satellite dish and antenna on the homeowner's property and to find a location that is most efficient and least conspicuous to other neighbors, side, front, and back.

<p>RULE #7: DECKS, DOCKS, GAZEBOS, PATIOS, RAMADAS, PLAYGROUND EQUIPMENT AND SHEDS <i>CC&R, Article IV, Section 2, "E". CC&R, Article IV, Section 3, "C".</i></p>
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All projects involving construction, modification, replacement, painting or re-painting of decks, docks, gazebos, patios, and ramadas require the approval of the Committee. All placement of, including but not limited to, gazebos, ramadas, playground equipment and awning patio covers, are limited to the side and back yards. Side yard starts from front door going back. Any structure exceeding the height of the wall surrounding the home that restricts the view of the lake from a neighboring property's patio (ground level) is prohibited unless written approval is given by adjoining neighbors at time of application and project is given final approval by the Architectural Committee.

A description of the structure should be included in the application, stating the size, height, material, color and the structure's location. The finished color of all such structures shall be the natural color of the building material, or an approved stain color listed in Appendix B or the BASE or TRIM color of the house. All structures are to be maintained in good condition and repaired or replaced when necessary (includes fabric tears, faded material, chipped and faded paint).

If a City of Tempe Building Permit is required for any wall, patio cover or other permanent structure proposed as part of any yard improvement, then a copy of the Tempe Building Permit shall be provided prior to construction and be compliant with the original approved Architectural Project Application.

TREE HOUSES AND PLAYGROUND EQUIPMENT: Tree houses and playground equipment that extends to a height as to affect the privacy of neighboring properties, may not be erected without the written approval of neighbors on 3 sides of the yard and without the written approval of the Architectural Committee. The homeowner is responsible for the safe installation of any approved play structure, and agrees to adhere to the manufacturers' and/or ASTM guidelines for the safe installation and use of this equipment.

The application should provide a picture of the yard and description of the equipment including size, height, color and picture or brochure if available.

Tree houses and playground equipment must be re-approved every five years or removed as the children age or if the equipment is no longer in use.

SHEDS and OTHER STRUCTURES VISIBLE FROM FRONT OR BACK YARDS: Sheds and/or other non-attached structures may not be visible from the street, side yard, back yard or waterfront and/or must be 6 feet or lower in height or lower than an adjoining wall.

LAKE WALL: No part of any structure, including docks, shall be allowed to rest on the Lake wall, and no stakes, poles or other support devices shall be driven into the Lake wall or rest on the Lake bed. No structure, except docks, shall be allowed to overhang the Lake. Any wall, retaining wall or structure built within 5 feet to the Lake wall should be professionally installed or include an engineering report. All deck or dock footings must be set back a minimum **of one foot from the interior cement edge lining of the Lake wall.**

Any damage sustained to the Lakes wall as a result of a wall, pool, dock, deck, vegetation, trees or other will be the sole responsibility of the homeowner.

DOCKS shall be built in accordance with LCA specifications and be professionally installed or include an engineering inspection report. No structures, except a dock, shall be permitted to overhang the Lake. Docks may not protrude from the Lake wall more than 5 feet.

All docks shall be built not closer than 10 feet from the adjacent lot property lines unless written approval of adjoining property owner is given at time of Architectural Application.

- Maximum dock length should be sized in proportion to the lot width, not exceed 24'. Boats must be attached to the dock, not the Lake wall. Homeowners are limited to 3 boats attached to the dock. Other boats (i.e., canoes, paddleboats) must be securely stored on land.

SPACE BELOW THE EDGE OF THE DECK AND GROUND ON OVERHANGING DECKS must be landscaped or enclosed with lattice or solid planking, painted or stained to match the deck or Base color of the home.

RULE #8: GATES, FENCES AND WALLS

CC&R, Article IV, Section 2, "E" and CC&R, Article IV, Section 2, "V"

All projects involving construction, modification, replacement, painting or re-painting of gates, fences and walls require Committee approval. Property owners contemplating replacing existing party fences must secure approval in writing of adjoining property owners, and signed approvals must be submitted to the Committee at the time of application.

There are various City of Tempe zoning designations within The Lakes, each with varying setback and height standards. It is the homeowner's responsibility to check with the City of Tempe regarding setback and easement requirements and to apply for a City of Tempe building permit if one is required for any proposed changes or additions to walls, patio covers or other permanent structures as a part of any yard improvement. A copy of the Tempe Building Permit shall be provided prior to construction and be compliant with the original approved Architectural Project Application.

OUTSIDE WALLS AND COMMON AREAS: If a homeowner's outside wall faces a common area or greenbelt (excluding front yard fences or walls facing the street) it is to be painted by The Lakes Association or be painted an authorized LCA common area color to ensure conformity throughout the community. Please check with The Lakes Administrative Office for further clarification.

FENCES OR WALLS SEPARATING OWNER PROPERTIES shall be constructed of wood, masonry, wrought iron or a combination of these materials. The wall or fencing that separates owner properties shall be a maximum height of 6 feet high. Construction, finishing and painting shall be the joint responsibility of the property owners involved.

FENCES OR WALLS IN FRONT YARDS: City of Tempe code determines front wall height and this varies by City Tract or street. To ensure compliance, a City of Tempe permit is required with all front wall applications. If The Lakes height restriction is lower than the City of Tempe, The Lakes rule supersedes.

- Walls less than 15 feet from the front property line shall be a maximum of 3 feet high, except on corner lots where the maximum height cannot exceed 2'6".
- Fences and walls in the 'required' front yard, as defined within the Tempe City Code are typically measured 6" behind the interior edge of the sidewalk or the curb if there is no sidewalk.
- It is the homeowner's responsibility to ensure that fences, walls or any structures are not placed in a public utility easement (PUE).
- Fences, walls or gates in the front yard shall be constructed of wrought iron, masonry, stone, wood slats, or a combination of materials designed so that the wall minimally restricts the view of the home.

City of Tempe standards for R1-6 and R2 in The Lakes are front building setbacks of 20 feet. Front open structures i.e., porch, patio wall, trellis is 15 feet setback. Walls with a 15 foot setback may be 6 feet in height. Walls, fences, gates less than 15 feet shall be a maximum of 3 feet except on corner lots where the maximum height cannot exceed 2'6". Refer to your specific tract for exact setbacks.

WATERFRONT/LAKE SIDE WALLS Height and Material: Gates and fences on the lake side shall be constructed of a combination of wrought iron, masonry, stone and/or wood slat materials designed so that the fence does not restrict the view of the home from the Lake. Waterfront/lake side fences shall be a maximum of 5 feet high. Walls near the water's edge must be stair stepped down so as to not impede a neighbor's view. From the slant of the wall to the Lake, the dividing wall shall be of wrought iron so not to block the view of the Lake.

Any wall or structure built within 5 feet of the Lake wall shall be professionally installed, and have a one foot setback. Any damage sustained to the Lake wall as a result of a wall, pool, dock, deck or other will be the sole responsibility of the homeowner.

Waterfront/Lake Side Retaining Walls shall be of masonry or stone construction and shall be limited in height so as not to restrict the view of the Lake from neighboring properties and so as to minimally restrict the view of the home from the Lake. Walls near the water's edge must be stair stepped down so as to not impede a neighbor's view. From the slant of the wall to the Lake the dividing wall shall be of wrought iron so not to block the view of the Lake.

Retaining walls must be built with a minimum of one foot setback. Height limitation will vary with the requirements of the retaining wall. See *Color* below for fences, gates and railings.

COLOR AND MATERIALS: FENCES, GATES & RAILINGS: Fences and walls shall be constructed of wood, masonry, stone, wood slats, wrought iron or a combination of these materials. Fences and walls shall be a natural sealed, approved stained color, or the Base or TRIM color of the house.

Wrought iron gates and railings shall be black, charcoal or the BASE or TRIM color of the house except where wood is inserted between wrought iron elements. The wood inserted between wrought iron elements shall be a natural sealed color, or approved stain color.

A list of approved color stains is in Appendix for all natural sealed, stained and painted surfaces.

RULE #9: SIGNS

<i>CC&R, Article IV, Section 2, "S"</i>

"No signs whatsoever (including, but not limited to, commercial, political and similar signs) which are visible from neighboring property shall be erected or maintained on any lot or parcel of property within The Lakes except;"

- (1) LEGAL SIGNS: A legal sign is allowed when it is required by legal proceedings.
- (2) RESIDENTIAL HOUSE ADDRESS NUMBER SIGN: Not more than 2 residential signs identifying the property's house address number, each of a combined total face area of 72 square inches or less, are allowed.
- (3) CONSTRUCTION SIGNS: During the time of construction of any building or other improvement, one job identification sign not larger than 18 by 24 inches in height and width and having a face or are not larger than 3 square feet is allowed.
- (4) FOR SALE, RENT OR LEASE SIGNS: Sign Size: One For Sale, Rent, or Lease sign and one Sign Rider attached to the For Sale, Rent or Lease sign will be allowed on a member's property, including a sign that indicates the member is offering the property For Sale, Rent, or Lease By Owner. The size of the sign offering a property for sale, rent or lease shall not exceed 18 by 24 inches and one attached industry standard Sign Rider, which shall not be larger than 6 by 24 inches. All signs must be professional in appearance: handwritten signs are not allowed. A "For Sale, Rent, or Lease" sign is allowed for the purpose of selling, renting, or leasing the property only and not for the purpose of soliciting any other business.

The mounting post for the signs shall be in conformance with industry standards, but not to exceed 7 feet in height. No helium balloons or other "eye-catching" attachments to the sign or post are allowed. All signs must be maintained (i.e., paint, clean, propped). Except for "For Sale, Rent, or Lease by Owner" signs, all signs will show the agent's name, phone number and brokerage as required by the Department of Real Estate.

Number and Placement of Signs: The number of For Sale signs per property is limited to one, placed on a frame/post in the front yard of the property for sale. The For Sale sign shall not be posted on a tree, bush or other protuberance on the property. No signs shall be allowed on or around the Lake wall. No part of the sign or post shall extend beyond the property line. Signs may not extend over and/or beyond the property fence. Signs may not be placed between the sidewalk and the street passing the property.

Signs may not be placed in multiple areas, in the common areas, or at street entrances, except for open house signs that may only be put up and must be taken down on the day of the open house.

Sign Removal: The real estate For Sale, Rent or Lease sign is to be taken down the day the home is closed, rented, or leased and/or recorded (sold) and is to be removed by the seller of the property or their realtor/representative.

- (5) GARAGE SALE SIGNS: Garage Sale signs are allowed only while the sale is in progress.

- (6) SECURITY SIGNS AND "BEWARE OF DOG" SIGNS shall be limited in size to 216 square inches, and are limited to one sign visible from the street and one visible from the Lake.
- (7) POLITICAL SIGNS: "A temporary sign used to advertise the candidacy of an individual, ballot proposition/issue, or to encourage citizens to vote."
- Such signs shall only be located on property owned by the applicant and not on common grounds of the master association, condominium association, or in other areas according to Tempe City Statutes.
 - Signs shall not be displayed more than 35 days prior to a specified Election Day.
 - Such sign shall be removed within 7 days after that specified Election Day.
 - Maximum size to be 18" x 24".
- The Architectural Committee may entertain variances concerning political signs. Approval must be obtained in advance of the placement of any such variances.
- (8) HOME BUSINESS SIGNS: are not permitted. See Appendix G for City of Tempe Code.
- (9) FOR SALE SIGNS ON CARS, TRUCKS, BOATS OR MACHINERY are not allowed.

ALL SIGNS:

- Signs shall be located so as not to create a traffic hazard as determined by the LCA Staff or the City of Tempe Staff.
- Signs shall be properly maintained.
- Neon illumination in, on, or around a sign is not permitted.
- All decisions of the Architectural Committee concerning signs permitted hereunder shall be deemed final and binding upon the applicable owner as to whether such signage is in compliance with the rule.

RULE #10: MISCELLANEOUS ITEMS

CC&R, Article IV, Section 2 "E"

All projects involving installation, replacement, painting or re-painting of basketball backboards, playground equipment, lamp posts, mailboxes, awnings and canopies and similar appurtenances visible from neighboring properties require Committee approval.

APPLICATION OF RULES – Front and Backyards

Lakefront homes should consider that they have two front yards for purposes of landscaping, decoration, painting, etc. Any projects or additions for the Lakefront will be subject to all rules pertaining to front yards.

BASKETBALL BACKBOARDS:

Backboards mounted on walls and roofs shall be transparent or painted white, the house Base or Trim color. Freestanding backboard posts and/or bases shall be white, black or the Base color or Trim color of the house.

The location of all wall or roof-mounted backboards and/or permanent or portable freestanding basketball goals shall be approved by the Architectural Committee and should be located so as to minimize visual impact from the street and neighboring properties.

Portable basketball goals are allowed, but shall be kept in the location approved by the Committee when not in use.

Poles, bases, backboards, and nets must be maintained in good condition, free of rust, paint chipping or discoloration, cracking, torn nets, bent rims, etc. All basketball rims must have nets installed and must be maintained in good condition.

SPAS that are above grade and visible from the Lake side or front of property require Architectural Committee approval. Approval from adjoining neighbors is required if the spa is visible by those neighbors.

AMERICAN FLAGS and FLAG POLES: Homeowners are advised to use brackets mounted on the house or garage to display flags on appropriate holidays or events, according to national standards. American or State flags do not require Committee approval. All flags and poles must be maintained. Vertical flagpoles require Committee approval as to size and location.

SEASONAL LIGHTING AND DECORATING: Seasonal lighting and decorating does not require Committee approval unless it creates a hazard or infringes on the neighbors' right to quiet enjoyment. Complaints by other homeowners may constitute grounds for order of removal. All lighting and decorations can be installed within 30 days prior to the seasonal event and are to be removed within 30 days following the holiday. Accent & landscape lighting on balconies, gazebos, or patios may be utilized year round in white lights only. Lighting in seasonal colors and design must be removed within 30 days following the various holidays.

MAILBOXES: Mailboxes, whether freestanding or attached to a house, wall or fence, shall conform in color, material and placement requirements of the United States Postal Service. Mailbox surrounds of any material require Committee approval. Mailboxes placed on the house or wall shall be painted the same color as the surface beneath it, or black or charcoal.

PAINTED HOUSE NUMBERS ON THE CURB: The house address numbers may be spray painted on the curb. To ensure a standard appearance and font, numbers should be professionally painted and not painted by hand. Standard height of numbers is typically 4"; color is typically black numbers over a rectangle white or gray background. For security and emergency situations, every home should have the address number visible, day and night.

RULE #11: MOTOR VEHICLES; BOATS; TRAILERS; COMMERCIAL VEHICLES, MACHINERY AND EQUIPMENT <i>CC&R, Article IV, Section 2, "F", "G", "P".</i>
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No mobile home, trailer of any kind, truck camper, commercial, construction vehicles, moving truck or similar box-shaped truck, cargo van, panel truck, permanent tent or similar structure shall be kept, placed, maintained, constructed or repaired, upon any property or street that will be visible from neighboring properties.

- Truck camper is defined as any automotive vehicle built on a truck or bus chassis and equipped as a self-contained traveling home or any specially equipped trailer or automotive vehicle used during casual travel and camping and shall include, but not limited to motor homes, pickup trucks with camper shells that exceed the height of the roof of the truck and any other type of recreational vehicle.
- Small trucks that have a shell that is the same height and color as the roof of the truck, and that is factory installed, and that is used as primary transportation may be approved on a case-by-case basis.
- A commercial vehicle is defined as one ton or larger vehicle or those less than one ton vehicles designed or used for commercial purpose. This also includes vans without windows or vans with ladders. Advertising on any vehicle is limited to one 2 square foot area per side. (See Tempe Code Article VIII, Sec 19-136.)
- Recreational vehicles, i.e., ATVs and those designed for sleeping, are prohibited from parking within the community, except for 48 hours within a consecutive 8 day period for loading, unloading and cleaning. A permit may be purchased from the City of Tempe to allow parking for 7 days, and requires Committee approval.

Under no circumstances shall any vehicle of any description be parked on landscaped areas within the Lakes.

Advertising, bumper stickers and/or decals on any vehicle is limited to one 2-square foot area per side. (Refer to Tempe Code Article VIII, Sec 19-136.)

Car covers of any kind are not allowed.

Car Parking: Parking within three feet of a driveway is prohibited. Vertical parking is not allowed in cul de sacs.

Unregistered, Abandoned and/or Inoperable Vehicles: Any vehicle that is abandoned, inoperable, visibly damaged and/or unregistered is not allowed to remain on a homeowner's property (except in an enclosed garage) or on a city street for a period longer than 24 hours. This includes wrecked, damaged, under-inflated tires, and vehicles missing parts such as doors, hoods, etc. even if kept under cover. Per Tempe code, all vehicles must be registered. Such vehicles are also covered under the Tempe Article 1 21-1 to 21-3, www.tempe.gov/citycode/21.nuisances.htm.

Construction and Commercial Vehicles: No construction or commercial vehicle, machinery, or equipment of any kind shall be kept or placed on any property or street except as is usual and customary in connection with construction and maintenance projects that have obtained Architectural Committee approval.

Roll-Off Containers (Dumpsters), whether for interior and/or exterior remodeling projects shall be placed in the driveway whenever possible. All dumpsters used for indoor or outdoor remodeling projects require Architectural Committee approval.

BOATS ON THE WATER: Electric powered boats, kayaks, canoes and paddleboats are allowed and must be registered and permitted each calendar year (see Lakes Office). Inflatables of any kind are not allowed. Up to 3 boats per residence are allowed.

- All boats are to be in well maintained and in safe operating condition. Any boat that is inoperable or visibly damaged or deteriorated is not allowed to remain at the homeowners dock. Bimini's, boat covers, seat cushions, floor covering and paint should be maintained in neat condition and not torn, faded or chipped.
- Boats must be attached to the dock and may not rest on the Lake wall. Homeowners are limited to 3 boats attached to the dock. Additional boats (i.e., canoes, paddleboats) must be securely stored on land. Boats may not exceed dock length by more than 4 feet.

Rule #12: PROPERTY MAINTENANCE

- All paint, natural wood sealed and/or stained surfaces must be maintained.
- All natural sealed, stained and painted surfaces must be maintained as they begin to fade or weather.
- All structures are to be maintained in good condition and repaired or replaced and kept in original condition. All deteriorating or rotten wood must be replaced or repaired. All natural sealed or stained surfaces must be maintained as they begin to fade or weather. All paint must be repaired or repainted when it begins to peel or show inconsistent fade marks.
- Docks shall be maintained regularly in the approved finish. Warped, sagging or damaged components must be replaced to maintain the structural integrity and original appearance of the dock.
- Upkeep and general maintenance will be adhered to, includes the replacement of dead plants, foliage, pruning and trimming of bushes and trees that may be seen from the ground level of adjoining neighbors, from the lake, or from the street. Trees, bushes, flowers, grass, ground cover and plants are to be kept neatly trimmed and weed free, and shall be maintained according to accepted horticultural standards. Palm trees are to be kept trimmed of dead/brown leaves and seed pods.
- All areas of artificial turf must be kept clean and weed free and in original condition. Seams to be kept secured and tight. Sun-faded, leached or damaged areas to be replaced/repared as necessary.
- No shrubs, or planting of any kind on any property, shall be allowed to encroach upon or grow over any lake wall, sidewalk, street or pedestrian way, and all trees, shrubs, and plantings shall comply with City of Tempe ordinances.
- Trees (including Palm trees) and shrubs must be kept trimmed and maintained throughout the year. Any landscaping feature, including shrubs, trees or plants that does not survive, function properly, or is in need of repair shall be replaced within 30 days of its demise or damage.
- Upkeep and general maintenance will be adhered to, includes the replacement of dead plants, foliage, pruning and trimming of bushes and trees that may be seen from the ground level of adjoining neighbors, from the lake, or from the street. Trees, bushes, flowers, grass, ground cover and plants are to be kept neatly trimmed and weed free, and shall be maintained according to accepted horticultural standards. Palm trees are to be kept trimmed of dead/brown leaves and seed pods.
- Blowing or depositing any type of vegetative waste or landscaping debris in the Lake or onto sidewalks or the street is not allowed.
- Driveways and sidewalks should be cleared of leaves and debris on a regular basis.
- CITRUS and FRUIT TREES: Ripened fruit must be removed from trees immediately throughout the growing season to mitigate the presence of roof rats. All fallen fruit must be picked off the ground immediately. All fruit must be removed at the end of the growing season, typically end of February, unless otherwise determined by the Lakes Board. To discourage nesting sites, all ground vegetation is to be kept thinned and dead vegetation, and leaves and debris are to be cut, raked and removed. All homeowners, with or without citrus and fruit trees on their property, are encouraged to use animal/bird-proof bait traps on the back and side perimeters of their property. More information is available at The Lakes Office.

RULE #13: RENTAL PROPERTIES

All rental properties, including contact information for the property owner and all tenants, must be registered with The Lakes Office prior to residence by anyone other than the property owner. Property owners are responsible for adherence to all Lakes Rules and all City of Tempe Residency Codes and are subject to immediate fines for any infractions on the part of tenants. Refer to Section 14 of The Lakes CC&Rs for more information.