

The Crystal Bay @ Raintree Ranch Homeowners Association

Architectural Design Guidelines And Association Rules

Adopted: November 17, 2015

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Overview

Community Organization

Every homeowner of Crystal Bay at Raintree Ranch is a member of The Crystal Bay Homeowners Association ("Association"), and the entity responsible for the management of all common areas as well as administration of the affairs of the community. Property renters and lessees are also responsible for these same requirements. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Assessment, Charges, Servitude's, Liens, Reservation and Easements (the CC&R's). The CC&R's set forth Procedures, rules and regulations, which govern the community. The Association Rules and Design Guidelines are an Extension of the CC&R's and are to be used in harmony.

The Crystal Bay Board of Directors (Board) is charged with responsibility for overseeing the business of the association and has a wide range of powers. The Design Review Committee (DRC) is established by the Board to review all improvements within Crystal Bay at Raintree Ranch including new construction and modifications to existing properties. The Board has adopted Design Guidelines and standards to evaluate proposed construction activities. The Chairperson of the DRC is a Director of the Association.

Design Review Process

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the DRC. Residents with proposed changes should contact the management company, with whom the Association has contracted for full Association management to obtain the necessary architectural guidelines and submittal documentation. The RDC submittal forms are available on the Association's webpage.

Simply stated, no improvements, alterations, additions, or other work, including changes in exterior color, are to occur on any lot or exterior of any home from its improved state existing on the date such property was first conveyed by Builder, or prior owner to a purchaser without prior approval of the DRC. The responsibility of the DRC is to ensure the harmonious, high quality image of Crystal Bay is implemented and maintained.

Any owner requesting approval from the DRC shall follow the application procedures listed below. Submittal decisions will be returned to you within (30) days of receipt. Upon approval from the DRC, construction must be started within 120 days of the approval date or plans must be resubmitted and the association expects continuing progress towards completed construction within twelve months. Unless a variance is granted by the DRC permitting an extension of time of such approval as may be approved by the DRC at the time of issuance.

Application Procedure

The following information should be included:

Application Form completed and signed (copy available at webpage) [www.//http.CrystalBayHOA.net](http://www.CrystalBayHOA.net).

- Additional copies can be obtained from the Association's Management Office.
- Plot Plan – A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc.) and the improvement to be installed. The Maricopa County Assessor's webpage has property information that may be used to develop an application.
- Elevation Plans – showing finished appearance of the improvements in relation to the existing dwelling and property lines. An accompanying photograph of the proposed location would be helpful.
- Specifications – Description detailing materials to be used with color samples attached: drawing or brochure of structure or improvement indicating dimensions and colors
- If you plan to paint the exterior of your home, follow the application procedures in the Design Guidelines for Exterior House Painting, below.

Submit the application and plans to:

**The Crystal Bay Homeowners Association
C/O Kinney Management Services
P.O. Box 25466
Tempe, AZ 85285**

**Office: (480) 820-3451
Fax: (480) 820-4771**

Appeals of DRC decisions

Any appeal of the DRC's decision must be submitted in writing to Crystal Bay Homeowners Association DRC, c/o Kinney Management Services, P.O. Box 25466, Tempe, AZ 85285 within 30 days from the mailing date of the DRC's decision letter.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The DRC, the Management Company and the Association assume no responsibility for obtaining these reviews, permits and approvals.

All buildings and structures erected within Crystal Bay Homeowners Association and the use and appearance of all land within Crystal Bay Homeowners Association shall comply with all applicable City of Chandler zoning and code requirements as well as the CC&R's and these guidelines. Information is available at the Association's Webpage at [www.//http.CrystalBayHOA.net](http://www.CrystalBayHOA.net).

Applicability of Design Review Guidelines

The HOA Board recognizes that many existing conditions may vary from the requirements and recommendations in these guidelines. Where previously approved changes to properties, landscape treatments, paint schemes, solar panels, and the like are existing conditions and are considered to be “grandfathered”. However, installations that have not been approved by a previous Architectural Review Committee (ARC) are not grandfathered and subject to removal or alteration to comply with these guidelines.

Design Review Committee Membership

In 2012 changes to Architectural Review Committee membership are reflected in A. R S §33 - 1817. DESIGN ARCHITECTURAL COMMITTEES; ARCHITECTURAL REVIEW. This statute states: “Membership on a design review committee, an architectural committee or a committee that performs similar functions, however denominated, for the planned community shall include at least one member of the board of directors who shall serve as chairperson of the committee”.

General Principles

Design Guidelines

The purpose of the DRC is to insure consistent application of the Design Guidelines. The DRC monitors any portion of any lot or parcels which is visible from other lots or parcels, the street, or the Association common areas. The Design Guidelines promote those qualities in Crystal Bay that enhance the attractiveness and functional utility of the Crystal Bay Community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

Design Compatibility

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, material, color and construction details.

Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the DRC assume no responsibility for the safety or livability of the new construction by virtue of design and workmanship.

Building Architecture

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure. Some new structures and improvements may require city of Chandler building permits. Please check with the City to determine the applicability of permits.

Building Repairs

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home, or structure, is responsible at all times for keeping the buildings in good condition and adequately maintained, painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must also be kept in good repair at all times.

Awnings

All awnings must be approved by the DRC. Awnings over all windows shall be canvas or a material, of solid color on both sides, which match or compliment the color of the body of the exterior of the home or roof color. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awnings is required. Owner is responsible for maintaining and repairing of awnings. The Association retains all rights to determine when an awning must be repaired and/or replaced due to weather fading, tearing, ripping, etc.

Basketball Goalposts

1. Portable and permanent goalposts and other sports poles are allowed and must be submitted for architectural approval. Portable facilities may not block the existing sidewalks.
2. Basketball poles must be black, or painted to match the body color of the home, Backboards must be predominantly neutral color (gray, black, or white). Clear Plexiglas backboards are acceptable. Backboards can also be the color of the body of the home.
3. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitutes grounds for removal.
4. Metal, nylon or similar cord nets are acceptable.
5. Courts may not be painted or permanently outlined on the driveway or street.
6. Lighting for night use of equipment is prohibited.
7. House mounted backboards are not permitted in front yards.
8. Permanent basketball goalposts may be installed no closer than three (3) feet to an adjacent property line.

Exterior Accessories

Television or cable dish services require a SE direction for proper reception. Owners need to be mindful of the dish location so as to place the Dish with minimal visual impact within the neighborhood. The Architectural Committee has the authority to suggest an alternate location be used. Short wave radio is not permitted if visible from public spaces or neighboring properties.

Clotheslines

Clotheslines, or other outside facilities for drying clothes, are not permitted unless they are placed exclusively within the fenced yard and not visible from a neighboring property, common area, street and no higher than the rear yard fence or wall height.

Driveway Extensions

Driveways may not be extended without the prior approval of the DRC. Driveway extensions will be reviewed on a case by case basis with strong consideration of any impact on the architectural features of the neighborhood and the neighboring properties. The maximum driveway width (existing and addition) shall not exceed 24 feet of contiguous area. A landscape section (minimum width of 3 feet) must be included between the driveway area and the property line. All driveways must be kept clean and clear of debris, oil, rust, and other stains. Driveway extension materials shall be poured concrete or precast concrete pavers capable of supporting vehicle loads and constructed in accordance following good engineering practices

Exterior House Painting

Owners may select the exterior colors of your choice as long as they meet the following requirements:

If owners plan to paint the exterior of your home, they may select the exterior colors of their choice as long as they are one of the 24 color schemes adopted by the Association. The color schemes are posted on the Association's webpage. Due to differences in resolution and color capabilities of computer monitors to display colors, it is suggested that color chips be used to verify the color selection. Each color scheme has three compatible colors for the body, garage door and trim of the residence. Several separate contrasting colors are also available for the front entry door.

Color chips are available at the Dunn Edwards Paints store. There is no requirement that paint be purchased from Dunn Edwards. Other paint suppliers and manufacturers can match the correct color schemes. If owners plan to paint the exterior of the house the same as the existing colors, you may do so, if the color scheme received prior approval by the Association. However, you must submit the request to the DRC and await DRC approval.

Pop-outs may be painted to match the color of body of the home or the trim color. The choice is yours. Please indicate the selection of the color scheme, front door color and pop-out color. Do not begin any exterior painting project before receiving approval from the DRC.

Flagpoles

Flagpoles are allowed in residential areas and must be set back a minimum of 7 feet from the property line and be no higher than the maximum height of the home. The use of brackets mounted on the house or garage to display flags is allowed. When

displaying a flag, Homeowners must follow the Flag Code as adopted by Congress. Flags flown at night must be illuminated. Flagpoles require previous written approval of the DRC.

Fences and Walls

Plans to raise the height of a party wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the DRC prior to construction. Stucco and paint must match the existing dwelling(s) in texture and color.

Crystal Bay has several wall types. Please see the Glossary of Terms for descriptions of these wall types and maintenance responsibilities of each.

Hardscape, Fence or Walls in Front Yard.

Front yard fencing will be reviewed on a case by case basis and all submittals must maintain the wall theme of the community. No chain link, wood or plastic materials will be accepted.

Front yard fencing can be stone or stucco block and must be painted to match the body color and color scheme of the home. Front yard fencing can also include wrought iron or aluminum fence panels in black, white or beige or color of the body of the house and must be no higher than 36 inches in height. Wrought iron fence posts can be no wider than 4 inches in width and no higher than 36 inches in height. All front yard fencing must be maintained at all times and no vines or landscape foliage attached to the fence may exceed the height of the fence.

Front yard fencing can also have brick or block pillars but aluminum or wrought iron panels must be used between the posts or pillars. Retaining walls no higher than 12 inches in height will be allowed and retaining walls can't be used for seating bench type retaining walls.

Hardscape

Any hardscape items proposed for front yard installation must be approved by the DRC. Materials included in hardscape are concrete, precast paving blocks, brick, tile, Examples of hardscape items are planters, walkways and patios.

Front Yard Seating / Benches

All front yard bench seating will be reviewed on a case by case basis and once approved must be maintained at all times. All benches must be located next to the home and must be built out of brick, concrete or block. Stone veneer or brick can be installed on the front and sides of the bench seating. If block or stucco is used it must be painted to match the body color of the home.

Gates

Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be the same material, design and color as the originally installed single gate. All new gate installs must have advance approval of the DRC before installation.

Double gates and side entrance gates may be painted to match the body color of the home or may be stained wood slats with black wrought iron. All wood parts of gates must be maintained at all times. No missing slats or damaged slats are permitted.

Gutters and Downspouts

Gutters and downspouts will be considered for approval if the finish matches the trim or body color of the house. The Association strongly recommends use of high quality materials that offer long life, as gutters and downspouts must be maintained in good condition.

HVAC

Except as initially installed by the Declarant (builder) no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior approval of the DRC.

Solar Panels

Solar panels may be installed in accordance with Arizona Revised Statutes (ARS). Homeowners must submit plans for solar panels for DRC review, prior to installation.

Outdoor Fireplaces

Installation of outdoor fireplaces requires advance approval by the DRC, if visible from public spaces or neighboring properties. No outdoor fireplaces are permitted in front yards. Outdoor fireplaces may not exceed fence height.

Outdoor Lighting

Any outdoor lighting installed on a lot or dwelling must receive advance approval by the DRC. Permanent lighting sources shall not be directed towards streets, common areas or neighboring property. Replacement of existing front door and carriage lights must be submitted for DRC review and approval unless replaced in kind.

Holiday or string lighting may not be left installed or lighted 15 days after a holiday. Holiday lighting does not require DRC approval.

Patio Covers & Storage Sheds

Roofing material and or color should match the existing roof of the home. Color of supports and material should match the color of the body or trim of the house. Patio covers; extensions & storage sheds will be reviewed on a case by case basis and must have advance approval before installation. Exterior additions may also require building permits from the city of Chandler.

Storage sheds may not be visible higher than 12 inches above the top of the rear yard (or side yard) block wall and shall be painted to match the body of the home. Storage shed roofs must also match the body color of the home as close as possible.

Ramadas, Gazebos, Pergolas and Other Structures

Permanent ramadas, gazebos, pergola' and other structures may be erected in rear yards only subject to prior review and approval by DRC, if visible from adjacent properties, view fences or public spaces within the Crystal Bay Community, including the South Pathway. All submittals are required to have a plot plan with dimensions and setbacks noted. All applications will be considered on a case by case basis. Applications for enclosed structures will require a complete architectural drawings package, consisting of a site plan and building plans.

The structure must be painted to match or blend with the house colors and be maintained in good condition. All temporary ramada structures may be painted black, brown or beige. Any roof tile must also match the tile on the house. Lighting must be included in the submission and adhere to the outdoor lighting guidelines.

Canvas awnings and covers on rear yard structures must be maintained at all times and must be the same color as the body of the home. See earlier comments on awnings colors. The owner shall submit at least three colors for review and approval by the DRC. No other material may be used in place of professional made canvas gazebo, ramada or pergola awning covers.

Play Structures

Play structures are subject to the following guidelines:

1. May be erected in the rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall or property line.
2. Maximum height allowed to top support bar or highest point of structure, is 10 feet.
3. Maximum height of any deck or platform is to be 4 feet above ground.
4. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
5. The DRC will take appearance, height and proximity to neighboring properties into consideration.
6. All play structures and canopies must be solid tan or earth-tone color.
7. Submit a brochure, sketch or picture if possible.

Pools and Spas

Perimeter walls on lots bordering common areas and shared Homeowner Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be made in a timely fashion and include repairing the wall to match the texture and color of

the remaining wall. Any pool and spa equipment visible above the fence line (such as slides, etc.) must be approved in advance by the DRC.

Backwashing or draining of a pool must be in accordance with the city of Chandler guidelines, i.e. pool backwash must be discharged to the sanitary sewer system. Spa and pool backwash shall not be discharged to the Lake. Pool or spa backwash water discharged to the street or street gutters eventually drains to the lake and is prohibited.

Screen and Security Doors

All screen and/or security doors should be painted to match the exterior body color or trim of the home, or they can be black, white, beige, light brown, bronze or the color of the front exterior door. Silver-colored aluminum screen doors are prohibited. Screen and security doors shall be submitted and approved by the DRC prior to installation.

Signs

No signs shall be displayed on any lot except for the following:

1. "For Sale", "For Rent" or "For Lease" signs with maximum face area of 5 square feet or such signs as may be required by law.
2. "Beware of Dog" or "Dog on Premises" signs may be affixed to gates and may not exceed an area of one square foot.
3. A single political endorsement sign (per candidate or issue) may be placed in front yards during the campaign period. Signs must be removed within 5 days following the close of voting.
4. No signs shall be placed on, hung over or attached to the Declarant Walls.

Parking

Owners, guests and lessees should be mindful of City parking regulations and be courteous at all times. Do not block driveways, sidewalks and roadways. Parking should be off-street, with preferred parking in garages and secondarily on driveways. On-street parking should be minimized and restricted to daytime parking.

Window Covering Criteria

Permanent draperies or suitable window treatments shall be installed on all front-facing windows. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to decorate must be compatible, with respect to materials and color, with the style and color of the home.

Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames.

Advertising or commercial signs may not be posted in front facing windows or areas visible from abutting properties and Association common areas.

Crystal Bay Landscape Policy for Homeowners

Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious plants and grasses, tree litter, leaves, fruit and removal of trash.

Each owner shall be responsible for the proper maintenance of all landscaping on the owner's lot. Maintenance shall include, but not be limited to keeping the areas free of trash, weeds and unsightly debris and or material. All trees and shrubs require maintenance and upkeep on a regular basis.

Rock and Ground Cover

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors. Lava rocks may not be used. Artificially colored rock(s) is prohibited. All rock areas should be treated with a pre-emergent weed control, underlain with landscape fabric or treated with a weed control product at regular intervals to retard and control weed growth.

River rock and stone rip-rap shall be three (3) to six (6) inches in diameter. Not more than 10% of the front yard landscape may be river rock or stone rip-rap.

Fine Grading and Mounding

Fine grading is a critical aspect of landscaping. Each lot has been graded in such a way that all stormwater will drain away from the house and not affect neighboring property. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the city grading and drainage requirements. Every effort should be made to make mounding appear natural.

Water Features, Statuary, Ornamentation, etc.

The utilization of nonliving objects as ornaments in the landscape must be harmonious with the character of the neighborhood and must be approved by the DRC. Items such as fountains, statuary, etc. are permissible within the rear yard only and do not require submittal to the DRC. It is recommended that water features be chlorinated.

Temporary holiday decorations are permitted and must be removed within 15 days following the holiday including all holiday lighting.

Lighting

Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lighting that creates a glare visible from other lots are prohibited. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle power as measured from the closest lot line.

Landscaping Requirements

Landscaping Policy

All additions visible to neighboring or public property, including but not limited to the following: signage, statuary, bridges, wishing wells, light posts, fountains, loudspeakers, satellite dishes, or any type of antenna, solar devices, basketball backboards, flagpoles, tennis/sport courts, storage sheds, patio covers, ramadas, swing sets, etc. require DRC approval.

All decorative /retaining walls over three (3) feet in elevation require DRC approval. Boulders, mounds and decorative/retaining walls shall not exceed three (3) feet in height measured perpendicular to a line running from finish grade at dwelling to sidewalk.

No tree, shrub no plant of any kind shall overhang or otherwise encroach upon any sidewalk or any pedestrian or bikeway, from ground level to a height of eight (8) feet. No part of any plant containing thorns (e.g. cactus, bougainvillea, etc.) shall be closer than three (3) feet from any pedestrian/bike area.

All bare earth shall be covered by turf, decomposed granite, artificial turf or other natural rock material to provide a dust-free appearance. Artificially colored rock is not permitted.

All front yard landscaping and lakefront property shall reflect the southwest character of the development. Rocks, boulders, patios, walkways, landscape timbers, etc., may be used as accent and to create imaginative landscape design.

Split rail, picket, pipe fencing is not permitted in front yards or in rear yards of Lakefront properties.

All Landscape lighting shall be indirect or low voltage, each lamp having intensity no greater than one foot-candle measured five (5) feet from the light source.

No owner or resident shall permit anything or condition to exist upon any lot which induces, breeds, or harbors infectious plant diseases or insects.

Lakefront homeowners shall comply with "Crystal Bay's Landscape Policy for Lakefront Lots".

Where conflict exists, this policy supersedes all previously published rules, regulations and guidelines for the Crystal Bay Community Association.

Plants

In that portion of the lot which is between the street(s) adjacent to the lot and the exterior wall of the residential unit or any wall separating the side or back yard of the lot from the front yard of the lot must be maintained at all times.

Homeowners should select low shrubs/groundcover along driveway and street frontages to maintain visibility. Plants exceeding 3 feet in mature height shall be located at least 8'0" feet back from public sidewalks or curbs. Properties with side yards (areas between back of the city sidewalk and residential property wall) are not required to landscape these areas with plant material. Ground cover materials (decomposed granite, rock, etc.) may be placed and maintained in these areas. Bare earth is not permitted in these areas. Landscaping in side yards does not qualify to meet minimum landscape planting requirements, below.

Homeowners should carefully consider the selection of plant species as some species require greater than normal maintenance, examples of high maintenance tree species are Mesquite, Pine, and Tipu. Some plants are frost sensitive and will be affected when winter temperatures approach or pass below freezing. Landscape plant material guidance is available through the city of Chandler and the Arizona Municipal Water Users Association.

Xeriscape and low water use landscaping:

A home owner can replace grass with matching front yard with approved gravel. The City of Chandler promotes the use of low water use plants as part of a conservation promotion which can be used to fulfill the plant and tree requirements outlined in this guideline. A list of low water use plants can be found at <http://chandleraz.gov/default.aspx?pageid=754>

Minimum Landscape Planting Requirements

The visual character of The Crystal Bay Community is defined by the appearance of the properties. To maintain the Community's visual character, each residential lot in The Crystal Bay Community is required to have a minimum number of plants in the front yard, as follows:

- One major or minor tree species or large cactus species, (i.e. Saguaro or Ocotillo)
- Three shrubs or small cacti.
- Groundcover plants as needed
- Groundcover may be grass, artificial grass, decomposed granite and similar materials.

The concept of minimum landscaping requirements is to establish a communitywide appearance that reflects the original developer's landscape themes for Crystal Bay, understanding that plants mature and change over time.

Minimum tree plant sizes, such as 24-inch box, 15-gallon or shrub plant sizes, such as 5-gallon or 1-gallon are not specified by these guidelines. However, removal of landscape material and replacement or redesign of front yard landscaping requires submittal to and written approval of the DRC prior to the work.

Landscape Features

Surface select boulders may be grouped in clusters, with varied sizes and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height and shall have a natural character that is compatible with specific decomposed granite.

Homeowners may use low voltage lighting to highlight entry walks, or accentuate trees. Light source shall be adjusted to minimize glare on adjacent properties, common areas or streets.

Irrigation

With an average rainfall of less than nine inches, most plant materials require a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each homeowner should provide a complete irrigation system compatible with the front yard design. Time clocks should be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head to head coverage, designed to minimize overspray onto any paved or granite areas. All supplemental plants should be watered by any underground drip system to provide deep watering.

Association Rules

The following Association rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. Cooperation on the part of all residents in following these rules will make living at Crystal Bay, Inc. an enjoyable experience for everyone.

General Property Restrictions

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family or licensed small group home. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any rezoning, variances or use permit.

Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any lot except in covered containers as provided by the city of Chandler. These containers must be stored out of sight except on days of collection. Trash receptacles must be kept behind rear yard walls and gates or stored in the garage.

Pets

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the DRC. Dogs must be kept on leashes at all times while on Association property. All pet owners must clean up after their pets.

Holiday Lighting

Temporary holiday decorations are permitted from Thanksgiving through January 15. Any other temporary holiday decorations are permitted so long as they are removed after a reasonable amount of time, usually within 15 days of the holiday or event.

Seasonal and Decorative Flags

Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within 15 days after the date of the holiday. Flags must be maintained in good condition at all times. Torn, ripped, faded, etc. are not allowed and should be removed or repaired. Flags may not be offensive to neighbors or Association. The Board of Directors shall make this determination.

Machinery and Equipment

No machinery, fixtures or equipment of any type, including, but not limited to heating, cooling, air-conditioning, refrigeration equipment and clotheslines, may be placed on any lot or parcel without screening or concealment from view of non-residential neighboring property or public property. Oil pans, carpet, boards or any other objects used to collect oil spills from driveways must be removed when not in use so as not to be visible.

Vehicles

No motor vehicle, mobile home, recreational vehicle, travel trailer, tent trailer, camper shell, detached camper, boat, boat trailer, hang glider, ultra-light, or other similar equipment or vehicle may be parked or maintained on any lot or parcel or any street in Crystal Bay so as to be visible from neighboring property, the common areas or the streets. RV vehicles may be parked in front or in the driveway of the resident's home for a period of not more than 24 hours for loading and unloading.

No automobile, motorcycle, motorbike or other vehicle shall be constructed, reconstructed or repaired upon any lot, parcel or street in Crystal Bay and no inoperable vehicle, including but not limited to vehicles with flat tires, may be stored or parked on any such lot, parcel or street so as to be visible from neighboring property or to be visible from common areas or streets; provided, however, that the provisions of this section shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during and used exclusively in connection with the construction of any improvement approved in writing by the DRC.

Building Repair

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

Lakefront Property Special Requirements

Lakefront Properties

Lakefront properties include 40 individual parcels within Crystal Bay. Of these parcels, 36 have direct access to the lake system and four (4) are bordered by concrete block half-walls topped with wrought iron fencing. Several properties have direct access to the lake and also have concrete half-walls with wrought iron fencing along an adjacent property line. A list of the lakefront numbered parcels is provided in the Glossary of Terms at the end of this document.

No permanent structures shall be permitted within sixteen (16) feet of the Lake Easement without prior written approval of the DRC.

No construction, excluding DRC approved docks, shall be permitted within five (5) feet of the inside edge of the Lake Wall.

No owner of any Lakefront Lot may locate, construct, maintain, or operate any Waterfront Facility within the limits of the Private Waterfront Area pertaining to the Owner's Lot. No Waterfront Facilities or improvements including landscaping, may be erected, installed, placed, altered or maintained without prior written approval of the DRC.

Each owner of any Lakefront lot or parcel must at his sole cost and expense, keep and maintain all Waterfront Facilities and other improvements which are approved by the DRC in good, safe and clean condition and repair. The obligations of the Owner include regular maintenance, periodic repair, painting and refurbishing.

Lakefront properties generally slope toward the Lake and drain toward the Lake. As the Lake system is a closed system (no outlet) and can be severely affected by siltation, debris, leaf and fruit deposition and other materials, Lakefront property owners must not allow debris from Lakefront properties to enter the lake system. Maintenance of lakefront properties is critical to the health of the lake system. Costs to remove materials and/or repair damage caused by materials deposited from Lakefront properties may be assessed to Lakefront property owners.

Without the prior written consent of the DRC the Waterfront Facilities may be used only by Members of the Association, the Owners, Tenants, and Residents of property in Crystal Bay, and their guests.

Lake Easements/Lake Wall Definitions

Nothing shall be built upon, attached or supported by the Lake Wall. The Lake walls are defined as being one (1) foot thick, measured from the Lake-edge of the concrete wall. Thus, the inner edge (towards the building site) of the defined "wall" may actually be several inches past the concrete into the soil. All measurements which use the Lake as a reference point shall use this inside edge. All measurements shall be at a right angle and horizontal plane to the inside edge of the Lake Wall.

Lake easement is defined as being sixteen (16) feet, as measured from the inside edge of the property line, following the curvature of the wall from property line to property line.

Lakefront Landscaping Policy

The neighbor's view of the lake and waterfront shall not be restricted by structures, fences, landscaping or any other obstruction.

No pool, ramada, nor any other structure shall be built within ten (10) feet from the inner edge (towards the building site) of the lake wall, subject to DRC approval.

No maintenance equipment for pools/spas fences, retaining/decorative walls or any other structure shall be built within ten (10) feet from the inner edge (towards the building site) of the lake wall.

All pools/spas, fences, retaining/decorative walls, docks, ramadas or any other structures require ARC approval. Pool and spa maintenance equipment shall not be visible from the lake or public areas near the lake.

Decomposed granite shall not be used on any slope equal to or greater than 6:1 (16.7% grade or 1-foot elevation for each 6-foot of distance). Turf, rip-rap or other approved materials may be used on slopes steeper than 6:1.

Ground cover shall be turf, decomposed granite or any other natural rock material. Artificially colored rock is not permitted. Commercial grade artificial turf is permitted as well. Surfaces of walks and sitting areas may be poured concrete, concrete pavers and

similar materials and constructed in accordance with acceptable engineering and architectural practices.

No tree or shrub which will reach more than three (3) feet in height at maturity shall be planted within sixteen (16) feet of the inner edge (towards the building site) of the lake wall. Plant fiber mulch is not permitted within sixteen (16) feet from the inner edge (towards the building site) of the lake wall.

Plants near the lake's edge shall be maintained so that they do not overhang into the lake. Clippings/plant debris shall not be discharged into the lake.

All landscape lighting on lake-frontage backyards shall be indirect or low voltage, each lamp having intensity no greater than one-foot candle, measured five (5) feet from the light source. Lakefront owners shall comply with the above "Crystal Bay Landscape Policy for Homeowners".

**Action In Writing
Of the Board of Directors of
Crystal Bay Homeowners Association
Homeowners Association**

The undersigned, Constituting all of the members of the Board of Directors of Crystal Bay Homeowners Association, an Arizona nonprofit Corporation, hereby take the following actions in writing at a duly called Board of Directors meeting pursuant to Section 10-1095, Arizona Revised Statutes.

Resolved, that Crystal Bay Homeowners Association, an Arizona corporation, is and it hereby adopts the Architectural Guidelines and Association Rules dated November 17th, 2015.

Dated this 17th day of November 2015

President: _____

Patrick Higgins

Vice President: _____

Daniel Kevin Semenuk

Treasurer: _____

Jeff Pals

Secretary: _____

Joe Monks

Director: _____

Tom Caporello

Glossary of Terms

Feeder Street: A main street leading into the Community such as Coronado or Ray Road.

Collector Street: A street within the community such as Ivanhoe and Raintree Way.

Declarant Wall: A wall that clearly separates the property from the street and generally surrounds the entire community. There are however, declarant walls along Raintree Way. These walls have a recognizable decorative top layer of block which differentiates it from the party or perimeter wall. Four Declarant Walls are also Lakefront Walls, consisting of concrete block on the lower portion and wrought iron fencing on the top section.

Party Wall: A wall with no decorative upper row of block which usually separates individual lots and rests on property lines.

Perimeter Wall: A wall similar to the above referenced Party Wall but may not separate individual property from common areas or streets.

Lakefront Parcels: Parcels that abut the Crystal Bay Lake System allowing physical and/or visual access to the lake system from the property.

Forty (40) of the 169 parcels in Crystal Bay qualify as lakefront parcels and are subject to Lakefront Property Requirements and Lakefront Landscaping Requirements.

These are parcel number: 33, 34, 35, 36, 37, 39, 40, 41, 48, 49, 50, 51, 52, 53, 70, 124*, 134*, 135*, 136*, 137, 138, 139, 140, 142, 143, 144, 145, 147, 148, 149, 150, 153, 156, 157, 158, 159, 160, 161, 162, 163.

(*parcels with half-block walls and wrought iron fencing).