

ARCHITECTURAL STANDARDS
AND
DESIGN GUIDELINES
FOR
ANCALA WEST ESTATES
(ALSO KNOWN AS AW ESTATES)

AS OF 12/31/2023

2022 - 2 More Granite Rock Color Alternatives Were Approved

Approved Granite in addition to Madison Gold.



Buckskin Brown



Table Mesa Brown

2019 REVISIONS

HARDSCAPES

Patterned pavement including colored, stamped concrete, pavers, or exposed aggregate is encouraged for walks and driveways in order to emphasize and accent the entries. Colored concrete shall be of natural earth tones. Pavers should be of natural earth tones, solid design, and should emphasize & match the paint color and the accent of the home.

GRANITE

Front yards shall use Madison Gold granite with homeowners being able to choose the size of the granite they wish to use.

APPROVED PLANT LIST

The requirement for tree heights not to exceed 20 feet in height has been removed. Trees shall be maintained and trimmed with consideration to not blocking owner's views when possible.

HOUSE PLAQUE NUMBERS

Black house plaque numbers are allowed. For all others, please submit a ACC Request for consideration.

EXTERIOR LIGHTING

All outside lighting must be submitted for approval prior to installation, including replacement of light fixtures that do not match those installed by the builder.

It is the obligation of each homeowner to provide a minimum of 40 watts of lighting to the front of each home and maintain this lighting level as a minimum, standard for street lighting. Each fixture required to provide the minimum level of 40 watts shall be required to be connected to a photo cell which automatically turns on at dusk and remains on until dawn.

**ARCHITECTURAL STANDARDS AND DESIGN GUIDELINES
FOR
ANCALA WEST ESTATES HOMEOWNERS ASSOCIATION
(AW Estates)**

INTRODUCTION

The purpose of these Architectural Guidelines is to develop and achieve an overall sense of relative conformity to the community while allowing some flexibility in meeting personal tastes and requirements and also enhance the aesthetic and economic value of the subject-residence and community.

The Architectural Guidelines were formulated around the approved plans submitted by Maracay Homes (the original builder), being plan numbers 700, 701, 702, 703, 704, 705 & 706, which are the only approved building designs for this development.

Neither Homeowner nor any others acting on behalf of Homeowner shall cause to make happen any changes or revisions from these approved plans without the prior approval of the Architectural Committee.

ARCHITECTURAL DESIGN COMMITTEE

An Architectural Committee was established and has been maintained to oversee and ensure compliance with the Architectural Guidelines and submissions for improvements. No improvement of any kind shall be made on any Lot, without the prior written approval from the Architectural Committee.

In the case of a dispute between the Architectural Committee and a homeowner/builder, an appeal may be made by the homeowner/builder within twenty (20) days of receiving written notice of plan disapproval from the Architectural Committee to the Ancala West Estates Homeowners Association (“Association”). The “Association” shall have the final right of approval/disapproval.

DESIGN REVIEW

All development and redevelopment proposals for the Ancala West Estates are subject to design reviews and approval by the Architectural Committee. This Architectural Committee may employ professional consultants to assist in design review for which the Homeowner and/or the person or company submitting the application (collectively referred to herein as the “Applicant”) may be charged a reasonable fee intended to reimburse the Association for the costs of said professional consultants. The Management Company is expressly authorized to gather additional information as is needed to process said proposals or submissions and for which the Applicant may be charged a reasonable fee intended to reimburse the Association for the costs incurred to gather such additional information. The plans, designs and descriptions contained herein should be considered advisory and not specific design solutions. They do, however, outline the basis for a favorable review. Reasonable alternatives may be submitted, but all must meet the spirit of what is intended.

The review process is conducted by the Architectural Committee. The formal structure outlined below does not preclude ongoing contact between the builder/homeowner and the Architectural Committee. The intent is to clearly define and expedite the review process. Before beginning preparation of any of the formal submission requirements, the builder/homeowner is encouraged to meet with the Architectural Committee (or its representatives) to discuss all aspects of the Guidelines.

Note: Design review by the Architectural Committee does not relieve the builder/homeowner from their

responsibility to ensure that all submissions meet and will be in full compliance with all municipal, state and other authorities having jurisdiction over the intended work and furthermore it is the affirmative responsibility of the Homeowner, or others acting on behalf of the Homeowner, to obtain all necessary permits from such authorities for the intended work.

LANDSCAPING GUIDELINES

The purpose of these guidelines is to inform the homeowners of the landscape requirements for the front, side and rear yards which are visible from any street, pathway or golf course. Quality landscape designs and the proper use of plant and landscape materials is necessary to produce an attractive aesthetic appearance. The guidelines are formulated for the benefit of all who live at Ancala West Estates.

The Association believes that site aesthetic integrity, compatibility, and owner's pride can be satisfied by homeowners being well informed of the design guidelines. It is the intention for all homeowners to submit a site plan or a landscape plan (in duplicate) for review/approval by the Architectural Committee, showing all structural items, i.e., paths, walls, planters, pool, spas, gazebo, fountains, statuary, etc. prior to installation. All such facilities shall be installed and maintained in good, clean and attractive condition as required by the Association.

Submittals should be sent to the Association's Management Company who shall then forward them to the Ancala West Estates Architectural Committee. Include your name, address, lot #, and telephone #.

NATURAL AREA OPEN SPACE

The Natural Area is the portion of the Lot which lies outside of the Building Envelope and must remain as natural desert in accordance with the City of Scottsdale regulations. Please note that your lot may extend beyond the building envelope. Residents may only alter these areas in accordance with the City of Scottsdale's regulations regarding the creation of a defensible space for protection from wildfires. See Appendix A.

Prior to the commencement of construction in each residents parcel, the Natural Area Open Space shall be suitably protected during the time of construction, so that access to the construction area is within the construction envelope or designated driveway. This requirement shall be noted on the final plans. At the time of final building inspection, there shall be a site inspection to ensure that any disruption to the Natural Area Open Space around the construction site has been revegetated, as approved on plans submitted to the Project Review Director in the Planning and Community Development Department of the City of Scottsdale, or their equivalent person(s) in the City of Scottsdale ("Project Review").

DEDICATION OF NATURAL AREA OPEN SPACE

At the time of final plan or site plan approval, the application shall to the extent required by the City of Scottsdale and/or the Architectural Committee demonstrate to the satisfaction of the City Attorney and the Project Coordinator, that the entire NAOS area will be permanently maintained as Natural Area Open Space.

LANDSCAPE REQUIREMENTS

The homeowners shall be responsible for preparing and submitting a plan(s) for landscaping all lot and yard areas. The plan defines and details the placement, type and size of trees, shrubs and ground covers. Front yards and any side and rear yards visible from the adjoining property, streets, and/or common area must be landscaped within four (4) months from completion of home construction. The compliance deposit, as described in Section 2.9 will not be returned until all required landscaping is completed. All homeowners, the Architectural Committee and the Association acknowledge that as of the date these Revised Architectural Standards and Design Guidelines ("Guidelines") have been ratified, the community is full built-out and all lots within the community presently have

landscaping in all lot and yard areas. Notwithstanding, the landscape requirements outlined herein (“Landscape Requirements”) shall apply to any new construction or remodeling that may occur in the future and all landscaping must be maintained in a manner that is consistent with the Landscape Requirements.

Landscaping should be designed to blend the residence with the ground and the surrounding landscape through plantings of shrubs in adequate numbers to cover and soften the foundation and adjacent area.

- Provide low water consumptive plant materials indigenous to the site.
- Incorporate existing vegetation into the landscape design.
- Non-indigenous plant materials which have a potential of exceeding 18’ in height are not to be introduced on site.
- Landscape design and materials shall be arid to lush desert materials.

FRONT YARD

Front yards are required to have installed initially and maintain (replacing as necessary) the following as minimum standards: One 24° box tree, six 5-gallon accent shrubs or cactus, one 1-gallon shrub per 50 square feet of front yard area. Ground cover of a minimum 1" deep 1/4" – 3/4" *MADISON* Gold decomposed granite, fine grading to blend with the adjacent lot is required. A pre-emergent shall be applied as needed to control weed growth. Irrigation systems shall include a backflow preventer, an automatic time clock, sleeves under all hardscape, tan valve boxes, and an automatic drip irrigation system to all plants. River rock shall be one (1) to six (6) inches in diameter and not more than fifteen percent (15%) of the front yard landscaping.

A maximum of 50% of the front yard area can be dedicated to hard surfaces, such as drives, walks and courtyard pavement. (Architectural Review Committee approval required.)

No turf areas will be permitted within front yard areas.

CORNER LOTS

Each corner lot shall contain in the street area outside the fence, one (1) tree and five (5) shrubs in addition to the previously mentioned requirements for standard lots.

All right-of-ways adjacent to the property shall be landscaped and maintained by the property owner.

REAR YARD

Rear yards should be landscaped so as to be attractive as seen from any street, pathway or golf course. Plantings shall vary in size and shape to provide interest. Homeowners are encouraged to plant trees which will enhance both their property and the neighborhood scene. Trees must not block or impact a neighboring homes mountain views.

Accents of boulders, gently contouring, colorful plants and ground covers, pitrun rock and plantings are encouraged and may be required to soften or enhance particular architectural elements.

At the time of final plan submittal the applicant shall identify the location of backflow prevention devices and the means of screening to be provided.

GROUND COVER

Granite ground cover shall be placed over all disturbed soil areas on site. Granite shall be selected from the approved Architectural Committee color ranges and sizes.

PROHIBITED DECORATIONS

Decorations specifically prohibited in front yards include;

- Colored rock (other than mentioned in “Ground Coverings”)
- Lava rock and / or Cinder rock
- Patterned designs
- Ornate objects such as wishing wells, wagon wheels, ore cars, and similar artifacts
- Artificial Grass

PROHIBITED PLANT MATERIAL

Materials specifically prohibited include:

- Any tree or shrub whose mature height may exceed 20 feet in height;
- Palm trees
- Pine trees
- Olive trees, Eucalyptus trees and Mulberry trees
- Oleanders and Thevitias
- Citrus trees(dwarf varieties may be permitted within confined areas)
- Mexico Palo Verde

Invasive shrubs and grasses within the McDowell Sonoran Preserve are also prohibited and include:

- Desert Broom
- Red Bromegrass
- Buffel Grass
- Tamarisk / Salt Cedar
- Fountain Grass
- Bermuda Grass
- Malta Starthisle
- Saharn Mustard

APPROVED PLANT LIST

The Architectural Committee has found the plants included in the following list to be inherently comparable with the natural desert existing at Ancala West Estates and encourages their use. Any species not contained herein may not be planted or installed within Ancala West Estates without written approval from the Architectural Committee. All species of cacti are acceptable for use within Ancala West Estates, as are any species of trees or shrubs not listed below which have been found to be indigenous to the Ancala West Estate area. Any plants on the City of Scottsdale list is also acceptable (see Appendix A).

Non-indigenous plant materials which normally reach a mature height greater than 20 feet may not be used in Ancala West Estates.

TREES

BOTANICAL NAME

COMMON NAME

Acacia abyssinica	Abyssinian Acacia
Acacia anueria	Mulfa
Acacia constricta	White Thorn Acacia
Acacia eburnia	Needle Acacia
Acacia farnesiana (smallii)	Sweet Acacia
Acacia grettii	Catclaw Acacia
Acacia stenophylla	Shoestring Acacia
Acacia willardiana	White Bark Acacia
Caesalpinia mexicana	Mexicana Poinciana
Caesalpinia platyloba	Bird of Paradise
Caesalpinia pumila	Cooper Bird of Paradise
Canotia holacantha	Crucifixion Thorn
Celtis pallida	Desert Hackberry
Celtis reticulate	Net Leaf Hackberry
Cercidium microphyllum	Littleleaf / Sonoran Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Juniperus monosperma	One-seed Juniper
Lysiloma candida	Palo Blanco
Lysiloma thornberi	Fern of the Desert
Nicotiana glauca	Tree Tobacco
Olyneya tesota	Ironwood
Pithecollobium bervefolium	Apes Earring
Pithecollobium flexicaule	Texas Ebony
Pithecollobium mexicana	Mexican Ebony
Pittosporum phylliraeoides	Willow Pittosporum
Prosopis alba	White Mesquite
Prosopis chilerisis	Chilean Mesquite
Prosopis glandulosa	Honey Mesquite
Prosopis pubescens	Fremont Screwbean
Prosopis velutina	Velvet Mesquite
Rhus ovata	Mountain Laurel
Zizyphus obtusifolius	Graythorn

SHRUBS

BOTANICAL NAME

COMMON NAME

Abutilon incanum	Indian Mallow
Acacia angustissima	Fern Acacia
Acacia craspedocarpa	Leather Leaf Acacia

Acourtia wrightii
Aloysia Iyciodes

Agave Species
Ambrosia deltoidea
Ambrosia ambrosioides

Aristolochia watsoni
Artemesia ludoviciana
Asclepias sublata
Astragalus praelongus
Atriplex canescens
Atriplex hymenelytra
Atriplex lenaformis

Atriplex nummularia
Atriplex polycarpa

Atriplex rhagodiodes
Atriplex torreyi

Baileya multiradiava
Baccharis sarathroides

Bebbia juncea
Berberis haematocarpa
Brickellia coulteri
Buddleia marrubifolia

Bursera microphylla
Bursera fagaroides
Caesalpinia gilliesrii
Caesalpinia pulcherrima
Calliandra californica
Calliandra eriophylla

Caliandra penninsularis
Cassia artemisioides
Cassia btfloa
Cassia candoleana
Cassia nemophylla
Cassia philodinea
Cassia sturtii
Cassia wislizenii
Castilleja chromosa
Caenothus greggii
Cercocarpus montanus
Cirsium neomixicanum
Clianthus formosus
Crossosoma bigelovii
Dalea bicolor

Perezia
White Brush

Century Plants
Bursage
Giantleaf Bursage

Arrow Root
Wormwood
Desert Milkweed
Locoweed
Four Wing Salt Bush
Desert Holly
Quail Bush

Old Man Salt Bush
Desert Salt Bush

Nevada Salt Bush
(Atriplex lentiformis var Torreyi)
Desert Marigold
Desert Broom
(male plants only)
Chuckawalla's Delight
Barberry
Coulters Bricklebush
Wolly Butterfly Bush

Elephant Tree
Fragrant Bersera
Yellow Bird of Paradise
Mexican Bird of Paradise
Fairy Duster
Fairy Duster

Fairy Duster
Feathery Cassia
Texas Cassia
New Zealand Cassia
Green Feathery Cassia
Silver Cassia
Sturts Cassia
Shrubby Cassia
Indian Paint Brush
Buckthorn
Mountain Mahogany
Thistle
Sturts Desert Pea
Bigelow Ragged Flower
Indigo Bush

Dalea Formosa
Dalea pulchra
Dalea spinosa
Dalea wisliaerii
Dasylirion wheeleri
Delphinium scaposum
Dichelostemma pulchellum
Dichelostemma pulchellum
Dysodia prophyloides
Dodonaea viscosa
Encelia fairnosa
Ephedra species
Ericameria laricifolia
Erigeron species
Eriogonum fasciculatum
Eriogonum inflatum
Eriogonum wrightii
Eysenhardia polystachya
Fallugia paradoxa
Foresciera neomexicana
Fouquieria splendens
Galium (Relbunium) microphyllum
Guierrezia sarothrae
Hedoma species
Hesperaloe parviflora
Holacantha emoryi
Hymenoclea mongyra
Hybris emoryi
Isocoma acradenia
Jarropha cardiophylla
Jojoba simmondsia
Justicia candidans
Justicia californica
Justicia ghiesbreghtiana

Krameria grayi
Larrea tridentata
Leucaena retusa
Leucophyllum frutescens
Leucophyllum laefvigatum
Lotus rigidus
Lycium andersontii
Lycium brevipes
Lycium fremontii
Machaeranthera species
Marah gilensis
Maytenus phyllanthioides
Melampodium leucanthum
Mentzelia species
Mendora scabra
~~Mimosa biuncifera Catelaw~~

Feather Dalea
Gregg Dalea
Smoke Tree
Indigo Bush
Desert Spoon
Barestemmed Larkspur
Barestemmed Larkspur
Blue-dick
Dysodia
Hop Bush
Brittle Bush
Mormon tea
Turpentine Bush
Fleabone Daisy
Buckwheat
Flat-topped Buckwheat
Wrights Buckwheat
Kidney Wood
Apache Plume
Desert Olive
Ocotillo
Bedstraw
Snake Weed
Mock Pennyroyal
Coral Yucca
Crucifixion Thorn
Burrobush
Desert lavender
Alkaline Bush
Limber Bush
Jojoba
Firecracker Bush
Chuparosa
Desert Honeysuckle

White Ratany
Creosote Bush
Gold Lead Ball Tree
Texas Sage, Texas Ranger
Chihuahuan Sage
Desert Rock-Pea
Anderson Thornbush
Thornbush
Wolfberry, Tomarillo
Aster
Marah
Gutta Percha Mayten
Blackfoot Daisy
Strickleaf
Mendora

Mirabilis bigelovii
Mimosa dysocarpa
Nicotiana trigonophylla
Nolina bigelovii
Nolina microcarpa
Penstemon species
Phoradendron californicum
Porophyllum gracile
Psilostrophe cooperi (tanagerina)
Quercus turbinella
Rhamnus californica
Rhamnus crocea
Rhus trilobata
Rurnex hymenosepalus
Salvia farinacea
Salvia chamyorioides
Salvia greggii
Senna covesii
Senecio douglasii
Senecio salignus
Sophora arizonica
Sophora secundiflora

Sphaeralcea ambigua
Tecoma stans
Trisis californica
Vauzuelinia californica
Vervena (Glandularia)
Viguiera deltoidea
Yucca baccata
Yucca elata
Zauscheria latifolia

Ziryphus obusifolia

ANNUALS

BOTANICAL NAME

Arnsinckia intermedia
Arnsinckia tessellata
Cryptantha
Darura meteloides
Emmenanthe penduliflora
Eriogonum deflexum
Erodium cicutarium
Eschscholzia mexicana
Euphorbia species
Gilia flavocincta
Lysinius concinnus
Lysinius sparsiflorus

Wishbone Bush
Velvet Pod Mimosa
Wild Tobacco
Bigelow Nolina
Bear Grass
Bear Tongue
Desert Mistletoe
Odora
Paperflower
Shrub Oak
Coffee Berry
Redberry Buckthorn
Lemonade Bush
Canagrace, Wild Rhubarb
Mealy Cup Sage
Blue Sage
Texas Red Salvia
Desert Senna
Groundsel
Willow-Leaf Groundsel
Arizona Sophora
Mescal Bean

Globe Mallow
Arizona Yellow Bells
Trixis
Arizona Rosewood
Vervain
Golden Eye
Banana Yucca
Soap Tree Yucca
Hummingbird Flower

Graythorn

COMMON NAME

Fiddleneck
Fiddleneck
Cryptantha
Sacred Datura
Whispering Bells
Buckwheat Skeltonweed
Filaree
Mexican Poppy
Spurge
Gilia
Lysine
Lysine

Oenothera species
Phlox tenuifolia
Plantago species
Rafinesquia species

Evening Primrose
Phlox
Plantain
Desert Chicory

LAWNS

Any grass except Common Bermuda Grass may be used in lawns. Lawns and irrigated ground covers will be limited in use to areas confined by walls or structures and may not be visible from natural areas nor may they be used in the front lawns of any lots.

IRRIGATION

The front yard irrigation will consist of a low gallon usage emitter system. Any turf areas confined to rear yard areas will consist of low water use spray heads. The balance of the rear yard irrigation system will be drip emitters. The irrigation will be tied to an automatic controller. The irrigation system shall provide 100% coverage. All irrigation shall be of a good quality for longevity of the system.

MAINTENANCE

Maintenance of the front yards and rear yards will be the responsibility of the homeowner. All plantings should be maintained in a healthy growing condition. Watering, fertilization, and appropriate pruning should be carried out on a regular basis. "Poodling" or "rounding" of shrubs and trees is prohibited. Dead or dying plants should be removed and replaced promptly.

Planting beds should be kept free of weeds and grasses with neat, manicured edges.

Faulty irrigation systems should be repaired immediately in order to insure healthy plant materials.

LANDSCAPE LIGHTING

Low voltage garden lights are allowed. Any other type of lighting in the yard must have the Architectural Committee approval. No lights are allowed to shine away from the property. Security lights must shine downward into the yard and can only be used for that purpose.

ENFORCEMENT

The intent of these guidelines is to be minimal and flexible so as to encourage innovative design. Any request for a variance from the guidelines must be submitted and approved by the Architectural Committee in writing. Upon certain circumstances, variances may be granted by the Architectural Committee upon the approval by the Board of Directors. All landscaping shall be completed by the homeowner and approved and inspected by the Architectural Committee and shall be kept in good condition by the homeowner. The determination of whether adequate provisions have been made for landscaping shall be at the sole discretion of the Architectural Committee.

HARDSCAPES

Patterned pavement including colored, stamped concrete, or exposed aggregate is encouraged for walks and driveways in order to emphasize and accent the entries. Colored concrete shall be of natural earth tones. Pavers should be of natural earth tones, solid design, and should emphasize & match the paint color and the accent of the home.

GRANITE

Front yards shall use Madison Gold granite with homeowners being able to choose the size of the granite they wish to use.

ANTENNAS/SATELLITE DISHES

Receivers not regulated by the FCC, whether attached to a building or structure, or on any Lot, must be approved in writing by the Architectural Committee with such screening and fencing as the Architectural Committee may require, prior to installation. Notwithstanding the foregoing, prior approval of the Architectural Committee is not required for (i) an antenna or dish that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter, (ii) an antenna or dish that is designed to receive video programming services via multi point distribution services, including multi channel multi point distribution services, instructional television fixed services, and local multi point distribution services, and that is one meter or less in diameter or diagonal measurement, or (iii) an antenna or dish that is designed to receive television broadcast signals, provided, however, that the following requirements shall be adhered to:

Antennas and dishes shall be placed, to the extent feasible, in locations that are not visible from ground level view from, the street(s) running immediately in front of or along the side of a Lot or adjacent properties provided such restriction does not impair the reception of an acceptable signal. Should such location impair the reception, the antenna or dish shall be placed at the minimum height which provides an acceptable signal and which minimizes visibility from ground level view from such streets and adjacent properties.

Antennas and dishes shall be painted in a fashion that blends into the background against which they are mounted, provided such painting will not interfere with reception. Mounting material, accessories, and cabling shall be painted in a fashion that blends into the background against which they are mounted.

Outdoor wiring to antennas and dishes shall be routed in such a manner as to minimize or eliminate its visibility from ground level view from such streets and adjacent properties, provided such routing does not unreasonably add to the cost of the installation.

Guidance should be sought from the Architectural Committee prior to installation when a Lot owner is uncertain whether he is complying with these provisions.

ROOFING AND EQUIPMENT

Roofing materials must be the same as those used by the builder on the original roof of the dwelling. Roof colors shall not produce glare, such as white, light colored aluminum or a reflective surface. All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted and/or screened to match the roof.

HVAC

Except as initially installed, no heating, air conditioning, or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Architectural Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of residential neighboring property or public property.

SOLAR PANELS

All solar panels and related equipment must be ground mounted so as not to be visible when viewed by a person six feet tall standing at ground level on adjacent property . Approval from the Architectural Committee is required prior to installation of any solar panels or related equipment.

STORAGE SHEDS

Metal or other backyard storage sheds detached from the house are allowed when they are lower than the homes surrounding block wall and are not visible from neighboring homes.

CABANA / SHADED COVER

Small Independent patio covers are allowed when materials match house in material, color and design. A detailed design and site plan must be submitted to the Architectural Committee for approval. The building cannot in any way block any view from neighboring property.

ARCHITECTURAL STANDARDS

The Architectural Committee has approved for construction, the following plans as submitted by Maracay Homes Corporation.

Plan 701	Elevations	A, B & C
Plan 702	Elevations	A, 8 & C
Plan 703	Elevations	A, B & C
Plan 704	Elevations	A, B & C
Plan 705	Elevations	A, B & C
Plan 706	Elevations	A, B & C

No additions, alterations or revisions to the exterior of the above noted approved plans shall be made without the express written consent of the Architectural Committee.

Any submissions for revision must meet the intended or implied design style of the existing approved plans in both materials, design, color, textures and dimension. The Architectural Committee may request additional drawings or information prior to making a decision.

EXTERIOR LIGHTING

All outside lighting must be submitted for approval prior to installation, including replacement of light fixtures that do not match those installed by the builder.

It is the obligation of each homeowner to provide a minimum of 80 watts of lighting to the front of each home and maintain this lighting level as a minimum, standard for street lighting. Each fixture required to provide the minimum level of 80 watts shall be required to be connected to a photo cell which automatically turns on at dusk and remains on until dawn.

MAIL BOXES

The U.S. Postal Service agreed to deliver mail to a dual mail box structure located on every other building lot line. The design and location of each box shall meet U.S. Postal design requirements and approval of the Architectural Committee.

PAINT COLORS

Prior to painting the exterior of a dwelling, the Architectural Committee must approve all proposed colors. All homes must maintain a one or two-tone color pattern (body-trim). Exterior lot line walls, mail boxes and rear yard fencing colors must be standard and uniform throughout the community. Dunn Edwards brand paint is recommended for any exterior painting applications. If you choose a different brand of paint, it must match the Dunn Edwards colors below.

Exterior Walls -	Baked Potato, DEC717
Mailboxes -	Baked Potato, DEC717
Fencing -	Cellar Door, DEA157

STREET / STREET MAINTENANCE

All streets within Ancala West Estates and to the intersection of Cactus Road and Frank Lloyd Wright Blvd., are privately owned by the "Association" and/or have a shared maintenance/repair agreement. No activity or storage of vehicles or equipment is allowed on the private streets at any time, other than temporary guest parking for periods of less than 12 hours.

SURROUNDING PROPERTY

The development is surrounded by property owned by American Golf Corporation, its successors or assignees; the Frank Lloyd Wright Foundation; or Ancala. There shall be no trespassing on these privately owned properties.

DESIGN GUIDELINES

SWIMMING POOLS / SPA'S

Perimeter walls on Lots bordering common areas and shared Association walls may not be torn down to provide access to rear yards. Access must be gained by removing a portion of the front wall on the side of the dwelling. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. Pool ladders and slides that exceed the height of the fence or wall must have prior approval of the Architectural Committee and in no event may they exceed eight feet (8') in height (with a maximum of ten feet, including awning or shade canopy). Homeowner must submit plans for approval by the Architectural Committee.

Prior to construction of a swimming pool, a homeowner should contact the management company to coordinate the point of construction access to assure damage to common landscaped areas, N.A.O.S. and common perimeter walls is avoided. In the event there is any damage, it shall be promptly repaired by the homeowner at their sole cost and expense. The Architectural Committee and/or the Association may charge the homeowner for any reasonable supervision or oversight fees incurred by the Association in supervising / overseeing said repairs. In most cases, residents will be advised to enter through the side yard wall, from the front of their homes. Pools may not be backwashed into the drainage ditches, common landscaped areas, drainage-ways or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. In the event a hole is made in a wall to backwash into prohibited areas, the "Association" may repair the wall and any damage to the landscape caused from backwashing, at the homeowners expense. Swimming pool fence requirements are regulated by the City of Scottsdale and the homeowners are responsible for complying with said requirements. The Development Services Department should be contacted to determine the safety

fence requirements for your pool and the homeowners are responsible for complying with said requirements, if any. Neither the Architectural Committee nor the Association shall have any responsibility nor any liability for complying or failing to comply with said requirements for swimming pools located on the homeowner's lot.

For safety reasons all openings in walls must be securely covered during construction to prevent children from entering and being injured. Pool plans themselves will not need an Architectural Submittal unless there is a feature (slide etc.) that would be visible above the block wall.

FLAGPOLES

No flagpole or flag shall be installed without prior written approval from the Architectural Committee. Only one flagpole, be it vertical attached to the ground or slanted attached to the home, shall be permitted per lot in residential areas. Flagpoles shall be no greater than fifteen (15) feet in total height as measured from the normal elevation of the lot. Freestanding vertical flagpoles are permitted only in the rear yard of the lot, the exact location to be approved by the Architectural Committee.

SEASONAL and DECORATIVE FLAGS

Seasonal and decorative flags which are house mounted below the roof line do not require approval. Seasonal flags must be removed within 10 days after the date of the holiday. Flags must be maintained in good condition at all times. Torn, ripped and/or faded flags constitute grounds for fines and removal. Flags may not be offensive to neighbors or the Association. The Board shall make this determination.

DISPLAY OF THE AMERICAN FLAG

The American Flag may also be displayed on a staff that is mounted below the roofline of a dwelling without the prior approval of the Architectural Committee.

No more than one American flag shall be displayed at any one time and no flag shall be disproportionately large.

The American flag may only be displayed from sunrise to sunset unless appropriate lighting is installed that properly illuminates the flag without disturbing the quiet use and enjoyment of the neighboring property.

PERMANENT BASKETBALL GOALS

Permanent basketball goals will be considered for approval provided that they meet the following requirements:

1. Goals must be at least five (5) feet from the front property line.
2. Goals must be at least ten (10) feet from any part of the house.
3. Goals must be at least five (5) feet from all side lot lines and within a line extending from the side walls of the house to the rear yard property line.
4. All non-clear surfaces, including backboard metal supports and pole, must be painted to match the house color.
5. All goals must be maintained in a quality condition that will not detract from the high quality of the community.

DRIVEWAYS / SIDEWALKS

Driveways cannot exceed 50% of the lot width as measured at the front yard setback and must be at least three (3) feet from the property line measured from the edge of the proposed extension. The lot area between the extension and the property line must be landscaped. Submitted plans must include a plot plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surface must be stated on the plan.

Any additions, improvements, removal and/or replacement of a driveway or sidewalk from existing foundation (e.g., to utilize colored concrete, exposed aggregate, stamped concrete, etc.) must be submitted on the landscaping plans with color specifications, etc for approval.

CLOTHESLINES – REAR YARDS ONLY

Clotheslines or other outside facilities for drying clothes are not allowed unless they are placed exclusively within a fenced rear yard. Such facilities may not be visible above the fence line or from neighboring property.

WINDOW COVERING / SUNSCREENS

No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar type items, or temporary window coverings such as newspapers or bed sheets shall be installed or placed upon the outside or inside of any windows of any house without the prior written approval of the Architectural Committee. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a house shall be constructed or installed in any home without the prior written consent of the Architectural Committee. The Board has given blanket approval to all off-white or white, shutters, mini-blinds, and vertical blinds. All others require Architectural Committee approval.

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. All other sunscreens must be submitted for approval.

RAMADAS / GAZEBOS / CASITAS – REAR YARDS ONLY

All ramadas, gazebos, casitas and similar structures must be submitted for written approval of the Architectural Committee. They may not exceed ten feet (10') at their highest point. Roofs and walls (if applicable) must match in color and material those used by the builder in the original construction of the dwelling. Additional design guidelines that apply are as follows:

- 1) Maximum square footage is 120 square feet.
- 2) Maximum roof height is ten (10) feet.
- 3) The structure must be set back a minimum of seven (7) feet from any wall.
- 4) The structure must be painted to match the house color or be left the natural wood color, either of which is to be maintained.
- 5) Any roof tile must also match the tile of the house.
- 6) Lighting attached to the structure is permitted so long as it is not directed onto adjacent property.

PLAY STRUCTURES – REAR YARDS ONLY

Plans for children's play structures must be submitted for approval because in most instances they protrude over the wall. This requirement is not intended to preclude play structures, but to assure that nothing unsightly is erected. Additional guidelines that apply are as follows:

1. May be erected in rear yard only.
2. The maximum height that will be considered for approval for pool ladders, swing set and jungle gym equipment shall be eight (8) feet (with a maximum of 10 feet, including awning or shade canopy).
3. Any awning or shade canopy must be a solid tan or other earth tone color.
4. Wood may remain natural or must be painted to match the dwelling in color.
5. The play structure can be placed no closer than seven (7) feet from neighboring walls.
6. The structure must be kept in a quality condition that will not detract from the high quality of the community.

GATES

Double gates may be installed at Ancala West Estates to allow wider access to back yards. Double gates should be of the same type, design and color as the originally installed single gate. Shrubs, trees or other plants should be located between the house and the double gates, where possible.

When gates are in need of maintenance, a Lot owner with wrought iron gates and wood inserts must replace the wrought iron to match its original color and must maintain the wood in its natural color.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts will be considered for approval. The finish on same must match the dwelling in color. High-quality materials that offer long life are recommended as the homeowner will be required to maintain the addition in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of materials to be used, warranty by the manufacturer, and the name and telephone number of the installer.

COMMUNITY RULES

The following community rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. These rules are not meant to restrict, but rather to guide activities for the benefit of all residents of Ancala West Estates. Cooperation on the part of all residents in following these rules will make living at Ancala West Estates an enjoyable experience.

GENERAL PROPERTY RESTRICTIONS

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. 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, notwithstanding homeowners may have a home office within their home provided that the operation of said home office does not materially increase traffic to and from said home. Owners must receive Board permission to apply for any re-zoning, variances or use permits.

TRASH/RECYCLING/SANITATION COLLECTION

Trash/Recycle cans are to be placed on the homeowner's property next to the street and not the street. (Cans are to be kept off the roadway for safety concerns) Cans are to be placed after 4:00 p.m. on day before pick up, and removed by the end of collection day.

No garbage or trash may be placed on any Lot except in covered containers meeting City of Scottsdale specifications. The covered containers must be stored out of sight except during reasonable periods to allow for collection by the City of Scottsdale. Rubbish, debris and garbage shall not be allowed to accumulate. Each Lot owner shall be responsible for removal of rubbish, debris and garbage not only from his Lot, but also from all public right-of-ways either fronting or along the side of his Lot, excluding (a) public roadway improvements, and (b) those areas specified on the subdivision plat to be maintained by the City or the Association.

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. Also, no structure for housing such animals may be visible from neighboring property. Dogs must remain on leashes at all times while on "Association" property, unless approved in writing by the "Association". All owners must clean up after their pets.

MACHINERY AND EQUIPMENT

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

VEHICLES, CAMPERS AND BOATS

No motor vehicle classed by manufacturer rating as exceeding 3/4 ton, mobile home, travel trailer, camper shell, boat, or other similar equipment or vehicle may be parked, maintained or repaired on any lot or on any street so as to be visible from neighboring property. All motorized vehicles, including ATV's, motorcycles, go carts and similar commercial vehicles shall not be parked on streets or lots in the community. Vendors may park for a reasonable amount of time while rendering a service, but shall not be allowed to park in a manner that unreasonably blocks the passage of traffic on the streets.

PARKING

The intent of the "Association" is to restrict on-street parking to the extent possible. Vehicles of homeowners and their guests are to be parked in the garage, carport or driveway. No inoperable vehicle nor those with expired tags will be parked in driveways or streets. No vehicle shall be parked on landscape (grass or granite).

AWNINGS

Awnings over windows shall be 1) canvas, 2) a solid color matching the exterior body or roof color on the dwelling, 3) the same color on the inside and exterior face, and 4) installed only on the side and rear of the dwelling. A minimum, five-year guarantee is expected from the manufacturer to insure a high quality awning. When submitting, provide the name of the manufacturer, sample color swatch, type, and number of years' guarantee for approval prior to installation. The Lot owner is responsible for maintenance and repair

of awnings. The “Association” retains the right to determine when an awning must be repaired or replaced.

SCREEN / SECURITY DOORS

Prior to installation, all screen doors and security doors need to be submitted for approval. Screen and security doors must be painted to match the exterior color of (i) the adjoining door or (ii) the body of the dwelling. Silver-colored aluminum screen doors are prohibited. Ornamental screen/security doors require approval from the Architectural Committee.

BUILDING/FENCE/WALL REPAIR

No building, fence, wall 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, fencing, and walls 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. The paint color for the block wall is Dunn Edwards Baked Potato and the wrought iron fence is Dunn Edwards Cellar Door.

Plans for new fences, walls or additions to existing structures, including decorative walls, must be submitted to the Architectural Committee for approval prior to construction.

SPEED CONTROL

The maximum speed limit within the community shall at no time exceed 20 M.P.H, unless otherwise posted.

VIOLATION OF LAW

Any violation of any state, municipal, or local law, ordinance, or regulation pertaining to the ownership, occupation or use of any property within the community is a violation of the CC&R's and is subject to the enforcement procedures in the CC&R's.

DECORATIVE ITEMS

Decorative items are allowed in rear yards and must be screened from view of neighbors and common areas. Front yard item(s) must be submitted for approval by the Architectural Committee. The Board reserves the right to require removal of decorative items in front yards based on size, quantity, color, location and any other criteria that the Board may determine.

SIGNS

No signs shall be displayed on any Lot except the following:

1. One temporary “For Sale” sign with a maximum face area of five (5) square feet.
2. One residential identification sign with a maximum face area of thirty-six (36) square inches.
3. One security sign with a maximum face area of one (1) square foot. Security signs must be located a maximum distance of two (2) feet from the front of the dwelling and must be maintained in good condition at all times.
4. A maximum of one (1) political sign that is erected no more than thirty (30) days prior to an election (which political signs must be removed no later than five (5) days following the election).
5. Such signs as may be required by law.
6. Signs approved by the Architectural Committee.

No “For Rent” or “For Lease” sign may be displayed by the owner or occupant of a Lot.

All permitted signs shall conform and comply with City of Scottsdale ordinances. Signs advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of completion of work.

APPLICATION PROCEDURE

SUBMITTAL

All submissions, application and plans (which will be kept on file with the “Association”) should be mailed to:

Ancala West Estates
C/o AMCOR Property Professionals, Inc.
16441 N. 91st Street, Suite 104
Scottsdale, AZ 85260

The following information must be included:

1. Application Form - A completed application form (copies of which can be obtained from the management office). One such form is attached hereto.
2. Plot Plan - A site plan showing dimensions (including height, if applicable), relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. Elevation Plans - Plans showing finished appearance of addition in relation to existing dwelling. An accompanying photograph of the proposed locations would be helpful.
4. Specifications - Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Ancala West Estates and the use and appearance of all land within Ancala West Estates, shall comply with all applicable City/County zoning and code requirements as well as the CC&R's and these Rules.

NOTE: Only Lot Owners can request approval.

Design - (Approval and/or Disapproval)

The Architectural Committee shall have thirty (30) business days after submittal of plans to approve or disapprove plans.

Review and approval or disapproval will include, but not be limited to, consideration of material, quality of workmanship, colors, consistency with the external design and color of existing structures on the Lot and on neighboring lots. The location of the improvement with respect to topography and finished grade elevation will also be considered.

Neither the Architectural Committee, nor the Board, shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that

judgment is passed on the structural soundness of the addition nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration

Construction must be started within 90 days of the approval date or the plans must be resubmitted.

Construction Period

The Association expects continuing progress toward completed construction within six (6) months.

Appeal

Any appeal of the Ancala West Estates' Architectural Committee's decision must be submitted in writing to the Board, ANCALA WEST ESTATES HOMEOWNERS ASSOCIATION, c/o AMCOR Property Professionals, Inc. writing thirty (30) days following the date of mailing of the Architectural Committee's decision.

PRIOR TO COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE ARCHITECTURAL COMMITTEE. FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (EXCEPT AS NOTED).

Appendix A

GUIDELINES FOR MAINTAINING YOUR PROPERTY IN A FIRE SAFE CONDITION

Our neighborhood is situated in the wildland/urban interface and has the potential for wildland fires fed by flash fuels and dried grasses. Residents are responsible for creating and maintaining a defensible space both within their lots and in their adjacent natural areas.

To avoid disrupting nesting birds major work in our natural areas is best done between September and February.

Work in surrounding N.A.O.S areas should not disturb protected native plants. However, residents may trim protected trees within their defensible space zone and remove Invasive Plants outside of it. The following species of cacti which are 3 feet or taller and trees which are 4 inches or greater in caliper (thickness) are protected:

Trees

<i>Botanical Name</i>	<i>Common Name</i>
Acacia constricta	Whitethorn Acacia
Acacia greggii	Catclaw Acacia
Berberis haematocarpato	Red Barberry
Canotia holocantha	Crucifixion Thorn
Celtis pallida	Hackberry
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothill Palo Verde
Chilopsis lineraris	Desert Willow
Juniperous species	Juniper
Ollneya tesota	Ironwood
Populus fremontii	Cottonwood
Prosopis species	Mesquite
Quercus species	Scrub Oak
Rhus ovata	Sugar Sumac
Vauquelinia Californica	Arizona Rosewood

Cacti

<i>Botanical Name</i>	<i>Common Name</i>
Carnegiea gigantean	Saguaro
Ferocactus species	Barrel
Fouquieria splendens	Ocotillo
Peniocereus greggii	Night-Blooming Cereus
Yucca elata	Soaptree Yucca

Defensible space is divided into two zones with the initial zone requiring the most intense treatment. The initial zone is intended as a firebreak; treatment of the secondary zone provides maximum protection. Please keep in mind that our homes are close enough together that we have overlapping defensible space zones.

Defensible Space	<i>Primary</i>	<i>Secondary</i>	<i>Total</i>
Homes	15 ft	15 ft	30 ft
Walls (perimeter)	5 ft	15 ft	20 ft
Roadways	10 ft	20 ft	30 ft

Specific actions required of residents of Ancala West Estates in maintaining a 30 ft defensible space zone adjacent to their homes within their lots include:

1. Thin all trees within the primary defensible space zone of your home and trim branches so they do not touch the ground or your house.
2. Backyard tree branches should be above the top of the fence and should not extend significantly beyond the fence line.
3. Maintain separation between plants within the primary defensible space zone surrounding your home.
4. Dead brush, fallen branches and litter should be removed from both the primary and secondary defensible space zones of your home.

Specific actions required of residents of Ancala West Estates in maintaining a 20 foot defensible space zone in the natural areas adjacent to their lot perimeter.

(Keep in mind that if your property lines do not extend 20 feet from the perimeter of your wall, you are only responsible for the area within your property lines.)

1. Trim native trees so that their branches do not touch the ground.
2. Remove dead brush, fallen branches, and litter.
3. Keep Brittle Bush under control. Areas with Brittle Bush should be thinned out at least once a year so that there is a separation between single or small groups of plants of at least 2 feet. It should not be the only plant species in an area.
4. Do not remove protected plants.

Specific actions required of residents of Ancala West Estates for maintaining a 30 foot defensible space zone in the natural areas adjacent to roadways are the same as those regarding natural areas adjacent to their lot perimeter.

Given that they are a prime contributor to wildfire risk it bears repeating that **Invasive Species listed under the Prohibited Plant Material (page 4) section of our Architectural Standards and Design Guidelines, Rev. 2007, are not allowed anywhere on your property and must be removed.**

Representatives from the AWE Architectural Committee will do an annual survey to check for compliance with these guidelines. Owners not in compliance will be cited.

References:

City of Scottsdale Fire Department publications:
 Invasive Plants
 Wildland and NAOS (Natural Area Open Space)

City of Scottsdale publication:
 Citizen's Guide To Native Plant Ordinance

Ancala West Subdivision Wildland Fire Risk and Hazard Community Assessment Review conducted March 5, 2009

