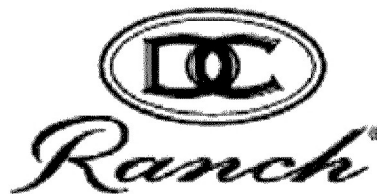


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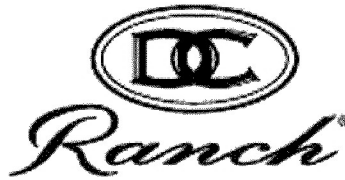
When recorded, please return to:

DC Ranch Association, Inc.
20551 North Pima Road, Suite 180
Scottsdale, AZ 85255
DCRANCH.0001



STANDARDS FOR HOMES

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Standards for Homes

Introduction

Standards for Homes are the measures for keeping our community beautiful. The standards provide owners and other residents in all neighborhoods, including sub-associations*, with the benchmark that their property should reflect, enabling residents to enjoy not only the beauty of their property, but of all the neighboring properties as well. It is important for residents to understand the standards and to voluntarily identify and resolve when maintenance of wood, metal, stucco, concrete, etc. is needed.

The goal of standards is simple: to ensure DC Ranch is as beautiful and enticing today as it was from the beginning. Standards address the accepted appearance and maintenance of physical elements already on your property. A property is out-of-compliance with the standards when discrepancies can be identified upon observation from the sidewalk, path, common area or adjacent property. Either the Modification Committee or Covenant Commission may allow changes to the structure or appearance of a property if the alterations correspond with DC Ranch Design Guidelines. This includes everything from changes in driveway and patio materials to a new front door or exterior lighting. Once changes are approved and completed, they shall be maintained to the standards set forth in this document (Standards for Homes). Modification forms are available online at DCRanch.com or at The Ranch Office or by calling 480-513-1500. Modification fees may apply.

Properties within DC Ranch will be routinely reviewed by DC Ranch compliance team members for compliance to the standards. In addition, a review will be conducted when a modification is complete, at time of sale, or upon request by an owner. Owners can save time, steps, and challenges by requesting a pre-inspection prior to putting their home on the market. Private areas (backyards, enclosed courtyards, etc.) will not be entered during routine reviews, but will be inspected as part of the modification process and at time of sale.

Owners in non-compliance with the standards will receive a courtesy notice, usually by email, and a phone call when possible. Next, a DC Ranch Community Standards Specialist will work with the resident to provide detailed information about the issue, the possible time frame for a remedy, and access to various resources needed to bring their property into compliance. No penalties will be assessed to residents who willingly comply with the standards. Continued non-compliance, however, will cause the Ranch Association to take additional steps possibly including—as a last resort—legal action. Additional information concerning non-compliance procedures can be found at the end of this document and online at DCRanch.com.

Compliance requirements include all state statutes, please see Enforcement Guidelines provisions. Notwithstanding any of the guidelines or suggested penalties contained in this document, penalties may be

escalated in certain circumstances, including the deactivation of transponders and loss of privileges, at the sole discretion of the Community Council Board of Directors or the Ranch Association Board of Directors. The Ranch Association and Community Council reserve the right to modify these requirements from time to time. Voluntary compliance with the Standards is strongly preferred and will be encouraged with education and communication. When further enforcement is necessary, a progressive enforcement process is utilized, as outlined in the CC&Rs at Article VII, Section 7.5 and herein. Enforcement Guidelines should be followed unless the enforcement is otherwise specified in the individual DCR Standard below. Some Standards have immediate fines, cease/desist actions or other requirements that require immediate Owner action that supersede the Standard enforcement process. Capitalized words herein shall have the definitions set forth in the Association governing documents.

In almost all instances, approval references throughout this document refers to review and approval of improvements through the Ranch Association Modification Committee. Modification forms may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval.

*In neighborhoods managed by a sub-association, compliance with the Standards may also be the responsibility of the sub-association and may be more restrictive. Also, the sub-association may have standards that are more restrictive (but never less restrictive) than these community-wide standards.

Introduction**DCRH-00 Address Markers and Numbers****DCRH-01 Awnings, Screening, or Shade Structures****DCRH-02 Concrete and Masonry Block****DCRH-03 Decks and Railings****DCRH-04 Doors****DCRH-05 Exterior Lighting****DCRH-06 Fencing and Gates****DCRH-07 Gutters/Downspouts****DCRH-08 Mailboxes and Posts****DCRH-09 Mechanical Equipment****DCRH-10 Metal and Siding****DCRH-11 Outdoor Furniture****DCRH-12 Paint****DCRH-13 Play and Sports Equipment****DCRH-14 Pools and Water Features****DCRH-15 Roofs****DCRH-16 Satellite Dishes and Antennae****DCRH-17 Solar****DCRH-18 Stone and Brick****DCRH-19 Stucco****DCRH-20 Walkways, Steps, Driveways and Patios****DCRH-21 Walls, Retaining Walls, and Boundary Walls****DCRH-22 Windows, Shutters, Screens, and Skylights****DCRH-23 Wood****DCRH-24-Security Cameras****DCRH-25-Exterior TVs****DCRH-26-Dumpsters****DCRH-27-Temporary Storage/Moving Containers**

DCRH-00 Address Markers and Numbers

Simple, neighborhood-appropriate, small-scale numbers shall be directly affixed to the house or related site walls for identification purposes (except for custom homes in Country Club and Silverleaf). Address numbers shall be placed in a position that is plainly legible and visible from the street or road facing the street and contrast with their background. Numbers shall be replaced with the approved design and color for the home, when faded, cracked, missing, or showing other disrepair. Please refer to the design guidelines specific to your neighborhood for illumination, the number of address markers, location and materials. House numbers are not to be painted on the curb. No family names, house names, or other special identification may be displayed. All Federal, state, and local ordinances must be met.

DCRH-01 Awnings, Screening or Shade Structures

Awnings are an architectural detail and when designed as part of the original construction, should not be removed. Awnings and other attached shade features shall be replaced in the approved color (no stripes) and material for the property when tattered, soiled, dilapidated, faded, or torn. Awning and shade features such as pergolas, ramadas, cabanas, pavilions, retractable sunscreens, and patio umbrellas may be added to a home with prior approval. Retractable sunscreens can be integrated with the architecture of the home so that the retracting mechanism and rolled-up screen are installed within a covered patio or recessed into the header of a window. At no such time can a retractable screen be installed on the exterior face of the architecture. The color of the screening material needs to be dark, bronze, or nearly black so as to blend with the hue of the windows.

DCRH-02 Concrete and Masonry Block

All concrete and masonry-block foundations and walls on the property shall be substantially free of peeling or blistering paint, large cracks, loose or damaged parging, exposed footings, or other noticeable defects.

DCRH-03 Decks and Railings

Decks and railings shall be free of noticeable defects due to weathering and deterioration, such as cracking, structural failure, surface stains, and mold. Railings should be securely attached.

Color-integrated composite material that is complementary and compatible with the neighborhood can be considered for approval. Paint or stain used on decks and railings shall be from the home's approved color palette* and be free of fading, peeling, or other visible blemishes.

*Palette is used to describe the full selection of colors available within DC Ranch, known as the Master Color Palette. Based on each neighborhood's architectural styles, the master palette was used to determine a specific combination of pre-approved exterior paint and stain colors for doors, walls, decks, railings, and fascia.

DCRH-04 Doors

House, garage, and other doors shall be properly hung and in proper operation. Paint or stain used on doors shall be from the home's approved color palette or finish. Doors, including trim, hardware, threshold, and associated features, shall be free of noticeable peeling or faded paint, dents, warping, and other visible defects. For garage doors, please refer to your neighborhood design guidelines. All doors except the front door shall be a consistent color and material. Alternative materials, door designs, garage doors, doors, screens, security doors, and custom colors need prior approval through the modification process.

DCRH-05 Exterior Lighting

Outdoor lighting fixtures and photocells shall be in operable condition, and all parts, such as posts and lamp fixtures, free of damage, oxidation, or other visible defects. Lighting shall be shielded, or glass inserts should obscure the view of bulbs, so they are not visible. A warm bulb emitting warm light, 2700-3500K should be used, although lighting standards may vary by neighborhood. DC Ranch follows a "dark skies" philosophy to minimize light pollution and enhance star gazing. As a result, many areas in the community do not have street lighting, and any exterior lighting can cause a nuisance to a neighboring property. In several of our neighborhoods, the property is wired for each home with exterior lights connected to a photocell, so that the lights would remain on from dusk until dawn for safety and security. If your home is in one of these neighborhoods, you are **required** to maintain these lights and photocells for normal operation. All other residents are encouraged to leave two outside front or street-facing house lights on for safety and security. All string lighting and bistro lighting require prior approval, a minimum of five feet from any property or fence line, must be anchored directly to the residence, and must be obscured on three sides by architecture and/or landscaping. Flood lights are not permitted. String lighting should not be left on after 10 p.m. unless the space is actively in use. Holiday lighting is separate from this guideline and only applies October 15 to January 15.

Please refer to the Standards for Landscape for all landscape lighting guidelines.

DCRH-06 Fencing and Gates

Some yard fences and gates are low by design to encourage neighborhood interaction. Ornamental metal fences may be either painted per the approved home color palette or left as raw metal. Fencing and gates shall be maintained in the original condition and be free of oxidation, discoloration, peeling paint, mold, mildew, fungus, rot, warping, missing panels, and other visible defects. Antennas, yard art, and/or other decorative items cannot be affixed to view fencing. All gates shall be in good operation condition and close properly. All gates shall be self-closing and latching and fully operational. Any modifications to approved gate designs and colors shall require prior approval.

Mesh critter fencing or hardware cloth may be installed on the homeowner's side of the rear yard view fencing, no more than 36" height, and cannot be bolted or drilled into view fencing. Critter fencing must be painted to match installed view fence in such a manner to cause no damage to the fence or impede maintenance and should be removed or replaced when deemed deteriorated. Homeowners are responsible for the removal and reinstallation of critter fencing to accommodate maintenance.

DCRH-07 Gutters/Downspouts

Rain gutters shall be securely attached, free of debris and sealed to prevent leakage. Paint shall be in good repair and match the home's approved color palette. Rain gutters and downspouts may be painted to match the home's approved body color, approved trim color, or approved accent color. Metal rain gutters may be painted black or bronze. Rain gutters must terminate at the base of the home into a catch basin, landscaping rock, or driveway to address drainage and shall not extend more than a foot into the landscape.

DCRH-08 Mailboxes and Posts

Mailboxes and posts located on private property shall be painted to match the home's approved color palette (unless otherwise specified for that neighborhood), must be in good operable condition and be free of faded paint, rust, dents, missing parts, or other visible defects. Mailbox designs, height requirements, dimensions and color vary based on each neighborhood, additional parcel boxes may be approved but must be installed in private zones. Any changes to the approved mailbox designs and colors must obtain prior approval. Mailbox groupings on private residential property should all be the same color, and numbering on mailboxes shall match.

DCRH-09 Mechanical Equipment

HVAC, pool pumps and other mechanical equipment (including, but not limited to, Tesla and solar electrical boxes, piping/conduit, utility equipment must match building color of the adjacent surface. Meters and any other mechanical equipment shall be screened from view. Electrical/gas meters, piping, all wall-mounted equipment, and other utility boxes shall be painted to match the wall on which it is mounted. All equipment shall be maintained in good working condition to minimize noise. Some neighborhoods may require mechanical equipment to be fully enclosed by a wall.

DCRH-10 Metal and Siding

Metal and siding surfaces shall be free of oxidation, rust (unless of a natural rust finish), peeling, faded paint, dents, and other noticeable defects. Metal accents shall be painted black or bronze. Any reflective metal materials shall be painted or covered such that it does not reflect to a neighboring property and shall be covered in earth tones. Reflective home décor is not permitted.

DCRH-11 Outdoor Furniture

Homes in DC Ranch are designed to enjoy outdoor living. Furnishings should be selected that complement the style, color and materials of the home and be maintained free of debris and decay. Fabric components shall be replaced when aged, faded, or torn. All furniture shall remain on homeowners' property excluding driveways.

DCRH-12 Paint

DC Ranch has pre-approved exterior paint and stain colors that vary by neighborhood based on architectural styles. Body, accent, and trim colors should be complimentary and from the pre-approved colors. All exterior painted and coated surfaces shall be substantially free of peeling, blistering, alligating chalking, fading, spalling, mildew, mold, rust, efflorescence, dirt, stains, or other blemishes and discoloration. Light Reflected Value must be 36 LRV without texture, 42 LRV with texture (including sand finished). Sheen, glossy (due to its reflective properties), or sparkle/glitter paint is not permitted. All paint-color changes need prior approval through the modification process.

DCRH-13 Play and Sports Equipment

Play equipment, such as play structures, swing sets, trampolines, skateboard ramps and sport courts, requires prior approval through the modification process. The equipment should be screened from view and in good repair. Children's play equipment such as a small playhouse that is below the fence line does not need prior approval as long as it cannot be seen from neighboring properties or common areas. Exercise equipment that exceeds the height of the wall requires approval.

DCRH-14 Pools and Water Features

Pools and water features should be properly maintained and be free of green, stagnant, or standing water. Pool and water features shall be free of any defects. Pool equipment and play features should not be seen from neighboring properties. Any pool or water feature addition, design modification, or significant change requires prior approval through the modification process. Pool and water features must be drained into the property owner's sewer cleanout.

DCRH-15 Roofs

Roofs shall be free of cracked, missing, or otherwise damaged tiles, shingles, or other material. Repairs shall be made with materials that match the existing tiles or shingles. Vents, mounted equipment, and other protrusions through the roof shall be painted to match the color of the roof. Flat rooftops that can be painted, shall be painted to match the approved color palette for the home. Replacement of the full roof and material changes require approval. Repairs do not require approval as long as the replacement material matches the existing roof material exactly.

DCRH-16 Satellite Dishes and Antennae

Antennae, satellite dishes, cables, and equipment shall be painted to blend with the structure to which it is attached and be hidden from view when possible. Satellite dishes must be removed when not in use. They may only be mounted on common-area property with prior approval through the modification process.

DCRH-17 Solar

Solar panels should be screened from view to the extent possible, and be free of visible defects, discoloring and other disrepair. Solar energy devices may be added with prior approval through the modification process. Solar inverters, meter and connection boxes and other related equipment should be screened from view as much as possible.

DCRH-18 Stone and Brick

Stone, brick, and other similar elements shall be free of efflorescence and replaced or repaired when cracked, missing, discolored, or show other visible defects. Architectural styles and color palettes must be considered for any changes. No painting stone. Any addition or significant change, such as painting brick, requires prior approval through the modification process.

DCRH-19 Stucco

Stucco is required to be painted and shall be free of peeling, blistering, alligating, chalking, fading, spalling, mildew, mold, rust, efflorescence, dirt, stains, discoloration, or other visible blemishes. Stucco should be in good repair and be consistent with the home's color palette and texture and be consistent throughout the property. When stucco is covering block, the block pattern may eventually begin to show through and require re-stucco. Color integrated stucco may be considered, any addition or significant change needs prior approval through the modification process.

DCRH-20 Walkways, Steps, Driveways & Patios

Concrete, stone, brick, paver, and other hardscape surfaces shall be level and free of missing, stained or cracked sections and substantially free of potholes, large cracks, grade depressions, or other signs of erosion. Surfaces should be maintained in a clean condition and no colored, glossy, or reflective materials applied. Matching material shall be used when replacing damaged areas. Gravel driveways should not track gravel onto the street. No stamped concrete is permitted.

DCRH-21 Walls, Retaining Walls, and Boundary Walls

Retaining walls are designed with weep holes at the bottom, which shall be kept clear of debris to allow water to be released. Walls that are not designed as retaining walls shall not have soil against them (including raised planters), as it may result in finish or wall failure. All walls shall be in good repair and match the home's approved color palette. Retaining walls shall be waterproofed. All painted walls shall be the approved body color of the home or DC Ranch common wall color. Any paint color transition shall be terminated on an inward 90-degree angle. Shotcrete walls shall not be painted, only stained. Shared walls between neighbors are the responsibility of both homeowners. Should the shared walls need repair and/or maintenance, homeowners shall be responsible for their half of the wall. Supplemental declarations which vary by neighborhood outline homeowner's shared responsibilities for walls, retaining walls, and boundary walls.

DCRH-22 Windows, Shutters, Screens and Skylights

Windows and related outdoor elements, such as screens, shutters, skylights, window grids, and window treatments shall be clean, complete and in good repair and must be replaced when dilapidated. Window grids, window shutters, and screens, if existing, shall match the architecture of the home. Any addition of changes of windows, screens, skylights, or shutters require prior approval.

DCRH-23 Wood

Wood shall be maintained free of peeling finishes, splintering, fading, rot, warping and/or damage. Wood must be repaired or replaced when deteriorated and painted or stained to match the home's approved color palette.

DCRH-24-Security Cameras

Security cameras must be placed in the least intrusive or visible location on the owner's property, quantity of cameras will be on a case-by-case basis based on home size. DC Ranch shall not be responsible for the invasion of privacy resulting from installation of security equipment. The homeowner shall agree to indemnify the Association against all claims and allegations of other residents related to the installation of the security equipment. The Owner is responsible for complying with controlling laws concerning other neighboring resident's rights to privacy.

DCRH-25-Exterior TVs

All installed exterior televisions shall be installed such that they face away from adjoining properties and the glare from the television(s) does not cause a nuisance to the neighboring properties. Location of the television(s) shall be within a covered patio, ramada or a location that will not cause a disturbance and the use of plants may be necessary to ensure that the television(s) are not visible to adjoining properties. Mounting installation information, and a modification application is required prior to installation of any exterior television(s). Exterior television covers shall be a muted color and maintained properly.

DCRH-26-Dumpsters

Dumpsters are permitted during active construction or move out. Dumpster placement must be on the driveway and the owner is responsible to secure/cover the dumpster when not in use to prevent flying debris. Dumpsters must be emptied when full and debris cannot overflow the container. Dumpsters cannot impede the sidewalk, street or common area. Dumpsters must be aesthetically pleasing and maintained, no graffiti, rust, or severe damage is permitted. Trailer dumpsters are not permitted overnight or must be stored in the garage. Prior approval is required through the Community Standards team to determine the timeframe and placement of the dumpster.

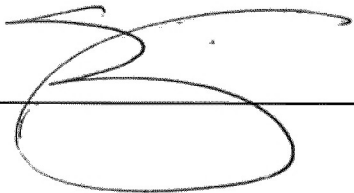
DCRH-27-Temporary Storage/Moving Containers

Temporary moving containers and portable storage are permitted for no more than 14 days; prior approval is required. Placement must be in the driveway and not in the street or on any portion of

the landscaping. Street placement requires a parking exemption issued through Community Standards.

Note: Notwithstanding any of the guidelines or suggested penalties contained in this document, penalties may be escalated in certain circumstances, including the deactivation of transponders, suspension from Community Centers and/or programs and events, and loss of other privileges, which can be determined at the sole discretion of the Community Council Board of Directors and the Ranch Association Board of Directors. Violations on Community Council common area will be determined by Community Council and enforced by Ranch Association.

I, Phil Geiger, being duly elected President of the DC Ranch Association, Inc. hereby attest that this edition of the Standards for Homes was approved by the DC Ranch Association Board of Directors on 2/6/2023.

By:  _____

I, Ethan Knowlden, being duly elected President of the DC Ranch Community Council, Inc. hereby attest that this edition of the Standards for Homes was approved by the DC Ranch Community Council Board of Directors on 5/25/2023.

By:  _____