

MEADOWCREEK II
ARCHITECTURAL GUIDELINES

The purpose of these guidelines is to assist a lot owner, homeowner or architect in preparing house construction plans, additions to an existing house or any other changes that will alter the existing appearance of the house or lot for review and approval by the Architectural Control Committee (ACC) of MeadowCreek II. It is not the intent of the ACC to discourage architectural creativity, but to ensure that aesthetic standards are maintained and that the proposed construction/improvements will preserve the architectural appearance of MeadowCreek II as originally intended.

PART A

One set of building construction plans shall be submitted to the ACC that shall include:

1. A plot plan of the lot showing all proposed improvements (including landscaping) at a minimum scale of 1" = 10'. Setbacks from all property lines shall be shown on the plot plan.
2. Floor plans at a scale of ¼" = 1'.
3. Front and side building elevation indicating building heights, roof slopes, and roof eave overhangs.
4. A description of all exterior materials and colors of roofs, eave fascias, exterior walls, and door and window trim.
5. Proposed construction schedule.

Within 30 days after receipt of a complete plan, the ACC will approve or deny the proposed construction. In granting or denying approval, the ACC may direct the applicant to modify the construction plan or to submit additional information as may be deemed necessary.

Review and approval by the ACC shall not constitute satisfaction of, or compliance with the terms and conditions of Section 7 of the CC&R's. Compliance with Section 7 requirements shall be the sole responsibility of the homeowner.

The Architectural Control Committee may authorize variances from compliance with any of the architectural provisions of this declaration when circumstances require.

PART B

The following architectural guidelines will be utilized by the ACC in reviewing construction plans submittals.

1. Minimum Setbacks: 25' front, 20' rear, 5' side (7.5' side in Tract 220 & 221).
2. Type of Construction: Conventional or pre-package construction is allowed for review or approval. Mobile homes or variations there-of, shall not be permitted.
3. Building Height: No more than two full stories, 35' maximum.
4. House Size: 1,750 sq. ft. minimum living space (excludes garage).
5. Roofs: Recommended roofs are tile and high definition composition shingle. Metal, rock, flat or wood shingle roofs shall not be permitted. Recommended roof pitches are 4:12 through 7:12.
6. Finishes and Colors: Textured plywood, metal or plastic siding is not permitted. Unfinished aluminum or other metal windows must be painted. All garage doors shall be wood or finished metal. Recommended color schemes include earth tones, pastels and other schemes compatible with a high desert appearance. High gloss and bright color schemes are not permitted.
7. Landscaping: All landscaping shall be completed within 6 months of completion of the residence. Landscaping shall include a lawn, with a recommended minimum of 1,000 sq. ft. and various shrubs and trees as

needed to cover non-lawn areas. All homes are required to have a sprinkler system for the front yard.

8. Drainage: Except where a drainage easement is located, no lot owner shall allow water drainage onto any adjacent lot.

9. Fencing: Side and rear yard fencing shall be completed within 3 months of completion of the residence. Maximum height shall be 6 feet and fencing is not permitted in the front yard. See section 6.25 of the CC&R's for fencing materials.

10. Lighting: All exterior lighting shall be shielded or hooded to eliminate glare or excessive illumination.

11. Roof Projections: Unenclosed metal fire place stacks are not permitted. Evaporative coolers or air conditioning units shall not be installed on the street side of the roof of any structure and shall not be visible from the street. No vertical antenna or any other projection shall project more than 3 feet above the ridgeline of any residence.

12. Satellite Dishes: Satellite dishes over 36 inches in diameter are not permitted. Satellite dishes should not be visible from any street or adjacent property.

13. Solar Panels: Solar panels may be considered, only if they are flat or flush with the roof. With the further provision that ACC approval must be obtained before installation. Such panels will be considered on a case by case basis.

14. Decks: Second story decks will not be permitted in the development. Such decks would disrupt the harmony of exterior design and would prohibit other owner's privacy.

These guidelines are effective on June 19, 2007 and supercede any previous guidelines.

Dated June 19, 2007

Suzanne Cook – President

Howard Grice - Secretary