

## **PRIOR APPROVED ARCHITECTURAL ITEMS**

The following is a specific list of Architectural items that have been prior approved by the Wildcat Ridge Homeowners Association Board and Wildcat Ridge HOA Architectural Committee for use in the Wildcat Ridge Subdivision. Homeowners that wish to install items from this list will not be required to get written prior approval from the Wildcat Ridge Homeowner's Association Board's Architectural Committee prior to installing any of these specified items, as long as the homeowner installs them as specified per the prior Architectural Approval List.

Any item that is not list as part of this list, or any deviations to the specific items list here as far as material, type, style, and color will require the Homeowner get written prior approval form the Wildcat Ridge Homeowner's Association Board's Architectural Committee prior to ordering and installing the specific item that the Homeowner is seeking to install.

### **EXTERIOR WINDOW SUNSCREENS:**

Exterior widow sunscreens for the purpose of this document are those types of window screens that are attached to the exterior side of the existing window frame, and are fabricated to the same shape as the existing window frame. The following is a list of approved frame and screen materials and colors:

1. Frame Material:
  - a. Extruded Aluminum
2. Screen Material:
  - a. Per the manufacture
3. Frame Colors:
  - a. Dark brown
  - b. Light tan
  - c. Beige
  - d. Dark bronze
  - e. Color that matches the existing frame color
4. Screen Colors:
  - a. Dark brown
  - b. Light tan
  - c. Beige
  - d. Dark bronze
  - e. Color that matches the body of the house color

### **EXTERIOR ROLL-UP SUNSCREENS:**

Exterior roll-up sunscreens for the purpose of this document are those types of sunscreens that are manually rolled up and down, and are attached to the existing structure. The point of attachment is at the leading edge of the existing roof overhang, or at the beam line around patio's and cover walkways. The installation of these types of sunscreens are limited to the rear sections of the house around the rear patio areas, and on the side of the house in which have overhangs greater then 3'-0" deep or covered concrete walkway that are at least 4'-0" wide. Covered concrete walkway must have been installed as part of the original construction of the house.

Exterior roll-up sunscreens may not be install on the front of the house, nor the sides of the house between the rear yard side fences and the main street in front of the house.

Corner lots in which a side of the rear yard abuts a street may install these types of sunscreens in the same locations as non-corner lots as stated above, but may not install them along the side yard street as a privacy screens at window location that face the side yard street.

Approved materials are plastic, fiberglass, or heavy-duty screen fabric designed for use as sunscreen material.

Materials not approved for use are wood, metal, translucent films, transparent films, and opaque films of any color or color films of any type.

Approved colors are (light brown, dark brown, tan, sand, and beige).

### **EXTERIOR SECURITY SCREEN DOORS:**

Exterior security screen doors for the purpose of this document are those types of screen doors that have a tubular steel door frame in which the screen door is hung on to it with its own hinges, and which the security screen door frame is attached to the exterior side of the existing door frame. The security screen door is constructed of a tube steel frame with cross members for support with a metal screen fabric attached to the door framing.

Refer to Appendix 'A' for approved styles.

The exterior security screen door and frame color must match the existing doorframe color of door color it self.

If the homeowner intents is to install a security screen door that is of a style not list on the Appendix 'A' list, or wants to paint it a different color then the existing door or door frame color. Then the homeowner will need to get prior approval from the Wildcat Ridge Homeowner's Association Board's Architectural Committee prior to ordering or installing the screen door.

This only applies to the front door of the house.

### **FRONT YARD:**

Do to the fact that we live in a desert climate that only get on average 6" of rain fall during a normal year, and based on Continental Homes installation for the most part of desert / drought resistant type plants. It is the position of the Homeowners Association Board and its Architectural committee that the front yard landscaping should maintain the use of desert / drought resistant type plants. All turf areas should be kept at their current square footage or less.

At this time the Wildcat Ridge Homeowner's Association Board's Architectural Committee shall not review nor approve any homeowners request for the following:

1. To increase the amount of turf in there front yard.
2. To install turf in a front yard that did not have turf installed as part of the original front yard landscaping.

### **Areas of turf:**

1. Homeowners that have areas of existing turf in their front yards do not need to get prior approval to change the type of turf that was planted to a different type.
2. Homeowners that intend to remove the existing turf areas in their front yard and substitute it for decomposed granite that match existing granite in their front yard in size and color. Do not need to get prior HOA broad approval to make the change. However,

the homeowner is requested to provide written notice to the HOA's Architectural Committee of their intentions prior to beginning any work.

3. Homeowners that intend to remove the turf areas and substitute turf for some other type of ground cover do need to get prior HOA broad approval before removing the turf.
4. Homeowners that intend to remove the turf areas and substitute decomposed granite, and install additional plant material (i.e. shrubs and trees). The homeowner does need to get prior HOA board approval for removing any turf.

#### **Plant Material:**

1. Homeowner's may replace any plant that is died, or been damage do to storm or other means with out prior approval from the HOA's Architectural Committee as long as the homeowner's intent is to replace the plant with a plant of the same type, and size of plant at the time the plant died or had been damaged. However, the homeowner is required to give written notice to the HOA's Architectural Committee indicating the plants that are being replaced prior to beginning any work.
2. Homeowner's may replace any plant died or alive with any plant list in Appendix 'B' with out getting prior HOA's Architectural Committee approval. However, the homeowner must give written notice to the HOA's Architectural Committee indicating which plants are being replaced with what type of plant.
3. Homeowner's wanting to replace plants in their front yards with plants not listed in Appendix 'B' must get prior approval fro the Wildcat Ridge Homeowner's Association Board's Architectural Committee prior to beginning any work.

#### **REAR YARD:**

Any improvements to the rear yard that are not listed in the CC&R's as requiring the homeowner to get prior approval from the Wildcat Ridge Homeowner's Association Board's Architectural Committee need not submit those items for review.