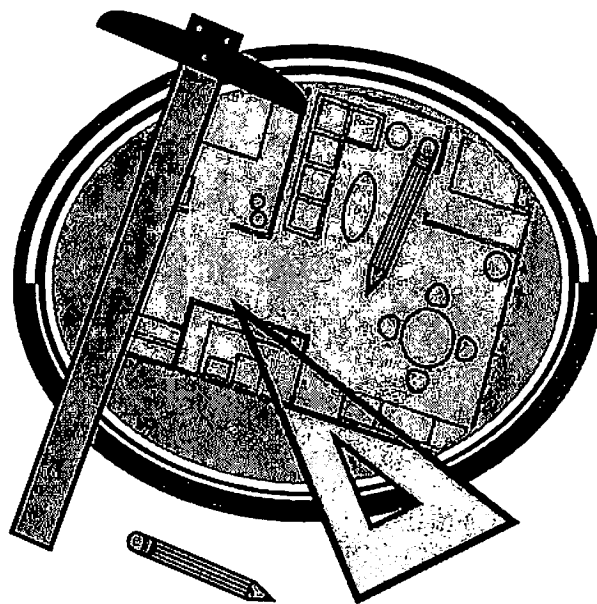


NORTHPOINTE HOMEOWNERS' ASSOCIATION



NP 3 and NP 4 DESIGN GUIDELINES

Adopted: March 2009

APPLICATION PROCEDURE

The Northpointe Homeowner's Association Covenants, Conditions and Restrictions (CC&R's) require the homeowner to obtain prior written approval for any changes made to the exterior, front yard, side yard or above the fence in the back yard from the Architectural Committee.

SUBMITTAL:

The following information should be included:

1. Application Form- a completed application form (copies of which can be obtained from the management company at 480-545-1745.
2. Plot Plan - A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans. The Plot Plan can be hand drawn by the Homeowner or a copy of their contractor's 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. Elevation Plans are simply a front view or side view of the finished project. The Elevation Plan can be hand sketched by the Homeowner or a copy of their contractor's plans.
4. Specifications - Detailed description of materials and exterior colors to be used.

All building and structures erected within Northpointe and the use and appearance of all land within Northpointe shall comply with all applicable city of Mesa zoning and code requirements as well as the NPHOA CC&R's and these Design Guidelines.

APPLICATION REVIEW – APPROVAL AND/OR DISAPPROVAL:

The Architectural Review Committee shall have 30 days after receipt of all necessary information and plans to approve or disapprove plans. In any and all cases, all projects must always comply with the NPHOA CC&R's and the NPHOA Guidelines. Projects started and/or completed without Architectural Committee approval are at the owners risk and are subject to fines and will be required to be reconstructed to meet any CC&R's, Guidelines or City Codes at the Homeowners expense. Please do not start any exterior project without Architectural approval to avoid having to re-construct the project a second time.

Review and approval or disapproval will include, but not be limited to, consideration of material, 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 Review Committee, nor the Board, nor the Declarant shall have a liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean the judgment is passed on the structural integrity of the project nor its effect upon existing or future drainage. The review of the plans is for conformance with the CC&R's and aesthetic purposes only.

APPEAL:

Any appeal of the Architectural Committee's decision must be submitted in writing to the Board of Directors, c/o your management company, within 15 days following the date of disapproval by the Architectural Committee's decision.

GENERAL RULE

Homeowners are required to obtain permission from the Architectural Committee **PRIOR TO** making any changes to the exterior appearance of your home or lot (typically, a front yard or open side yard of a lot), including landscaping changes, carriage lights on the garage, house painting changes, concrete pads and sidewalks, adding or replacing trees or shrubs with something substantially different etc.

All Architectural Request Forms submitted after the intended project has started or has been completed that Homeowners account shall be assessed a minimum \$25.00 fine and continue to be fined per the Rules & Regulations compliance/fine schedule.

ANTENNAS

To the extent permitted by current law, the installation of antennas, satellite dishes or other devices for the reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Architectural Review Committee unless applicable law prohibits the Architectural Review Committee from requiring such approval. If the applicable law prohibits the Architectural Review Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows:

The preferred installation locations are listed in descending order of preference:

1. A location in the back yard of the lot
2. Below the roof line on the rear side of roof

Any poles, masts, and wiring should be painted to match the color of the house.

AWNINGS

The Architectural Review Committee must approve all awnings. All awning submittals must include a drawing with the location of the proposed awning installation. A sample or brochure of the material to be used, along with the color and design of the proposed awning should be submitted for approval. The HOA retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing, and ripping, etc.

BASKETBALL GOALS

Portable basketball goals are allowed so long as they are maintained in good condition and are up only when in use and stored when not in use so as to not be Visible from Neighboring Properties. Permanent basketball goals are allowed with Architectural Review Committee approval, and must not be attached to a house. Permanent goals approved by the Architectural Review Committee must be mounted into the ground and secured with concrete, and to the side of the driveway, with poles painted to match the color of the house.

DRIVEWAYS/SIDEWALKS

Driveway extensions will be reviewed on an individual basis with stringent consideration of any impact on the architectural features of the neighborhood. Driveway extensions must be contiguous to the original driveway.

Any additions, removal or replacement to driveway or walkways on a Lot (i.e., colored concrete, exposed aggregate, stamped concrete, etc.) must be submitted on a landscaping drawing with colors and specifications listed for Architectural Review Committee approval.

FENCES AND WALLS INCLUDING DECORATIVE WALLS

Plans for new fences or walls or additions to existing structures must be submitted to the Architectural Review Committee for approval prior to construction. Walls must match the existing dwelling or wall in texture and color.

GATES

Double gates may be installed to allow wider access to rear yards. All gates should be constructed of wood slats such as the original gates installed by the original builders, or of a wood slat and metal frame configuration as approved by the Architectural Review Board. All gates must block open views thru the gate. Installation of gates from individual residential lots to commercial/public lots is prohibited. Newer gate styles and materials may be submitted for consideration, but may or may not be approved. Gates are to be installed to similar height as the block fence posts on either side.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts will be considered for approval if the finish matches the color of the home. 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 location for the gutters and downspouts, the quality of materials to be used and warranty by the manufacturer.

HOLIDAY DECORATIONS

Holiday decorations including light strings are allowed without approval and may be installed thirty (30) days prior to the holiday but must be removed within thirty (30) days after the holiday.

HVAC INCLUDING EVAPORATIVE COOLERS

Except as initially installed by the Declarant, 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 Design Review Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of all neighboring property.

LANDSCAPE

Front Yard Landscaping – Front yard landscaping must have a minimum of two (2) fifteen-gallon tree(s), five (5) five-gallon shrubs, organic or inorganic ground cover and underground irrigation to plant material. The tree requirement may be substituted with approved cactus with a minimum height requirement of five (5) feet.

Rear Yard Landscaping – Rear yard landscaping changes do not require Architectural Committee approval, except in lots with view fencing.

Hardscape – The Architectural Review Committee must approve any hardscape items proposed for front yards. Rear yard hardscape items that will be visible by a 6 ft tall person from the ground level of the neighboring property will require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items include, but are not limited to, planters, walkways, retaining walls, decorative walls, gazebos and fountains.

CORNER LOTS – Owners of corner lots must landscape and maintain the area outside of the perimeter fence adjacent to the street running alongside the lot.

ROCK GROUND COVER – If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and should not include white, green, blue, or other bright colors. Lava rock and/or cinder rock is prohibited.

PROHIBITED PLANT MATERIAL FOR FRONT YARDS – See the City of Mesa & Maricopa County websites for reference

LIGHTING

The Architectural Review Committee must approve any exterior lighting other than low voltage landscape lights. Exterior building mounted lights should be 100 watts or less, except for security type lights that do not operate continuously. Safety motion lights and Flood lights should be aimed so as to not interfere with neighboring property or traffic along major roadways. Landscape lights should be screened whenever possible with walls or plant materials.

MACHINERY AND EQUIPMENT

No machinery, fixtures, or equipment of any type may be placed on any lot or parcel without Architectural Review Committee approval if it can be seen over a 6 foot fence wall from a neighboring Lot or non-residential neighboring property or public property.

Oil pans, carpet, board or any other object used to collect oil spills from driveways must be removed when not in use so as to not be visible.

MAILBOXES

Mailboxes must be maintained in excellent condition. Rusted, dented, or tilted mailboxes are not acceptable. Mailboxes may not hang over the sidewalk. All mailboxes must comply with the U.S. Postal Service requirements.

PAINT COLORS

The Architectural Review Committee must approve colors prior to painting if the colors will be changed from the current color, or if your colors have been deemed to not be in compliance. Color samples must be submitted when requesting Architectural Review Committee approval. Approved colors to be used as a guideline are included on the back page of this document. Variances for similar colors may be approved by the Architectural Review Committee. Garage Doors must be painted the same color as the base of the house. The original paint schemes were 2 colors, 1 color for the base house and 1 color for the trim. Repaints may utilize a 1 color or 2 color scheme.

PATIO COVERS

Patio Cover color and materials should match the home. All patio covers not installed by the original builder will need to be reviewed by the Architectural Review Committee on an individual basis, prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood. Rolled roofing material may be used for Rear Patio Covers only, upon approval by the Architectural Review Committee.

PLAYGROUND EQUIPMENT

Plans for play structures and similar recreational equipment that are taller than the rear yard fence wall must be submitted for approval to consider privacy issues for adjacent neighbors, and to assure the aesthetic appeal.

The maximum height which will be considered for approval of swing sets and other play equipment shall be eight (8) feet. An architectural submittal for any such structure which exceeds eight (8) feet at its maximum height may require more than the standard 30

days for approval due to the process of the Association gaining approval of neighbors directly adjacent to the requesting property.

The play structure may be placed no closer than ten (10) feet to any lot line. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or brochure of the structure, total dimensions, materials and a plot map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color of the canopy of the play structure should be a "neutral" color as approved by the Architectural Review Committee.

POOLS AND SPAS

Pools and spas do not require the prior approval of the Design Review Committee. Perimeter walls on lots bordering common areas and shared Homeowners Association walls may NOT be torn down to allow access to rear yards, without exclusive approval in writing from the NPHOA Board of Directors or the Management Company.

Pool Construction access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely fashion and must be the same color and materials as the wall was prior to removal. Pools may not be backwashed into any Association Common Area. The City of Mesa does not allow backwashing onto City streets. Backwashing must be contained within your own yard or down a sewer cleanout (City of Mesa approves the use of the sewer cleanouts). Check with your pool contractor concerning City ordinance requirements for backwashing. Damage, including erosion, to Common Area due to backwashing will be repaired by the Association and all expenses incurred by the Association will be billed to the Homeowner.

POOL FENCING AND EQUIPMENT

The specifications for Homeowner pool fencing shall meet all City, State and Federal requirements.

ROOF AND ROOF STRUCTURES

Roof colors shall not produce glare, such as white, or reflective surface. All vent pipe stacks, gutters, flukes, and other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted to match the roof. Roofing material will be considered upon submission of a sample or product brochure.

SEASONAL AND DECORATIVE FLAGS

Seasonal and decorative flags that are house mounted below the roofline do not require approval. Seasonal flags must be removed within thirty (30) days after the date of the holiday. Flags must be maintained in good condition at all times. Torn, ripped, or faded flags are not allowed.

SECURITY SIGNS

Security signs must be located a maximum distance of 2 feet from the front of the home. Security signs must not exceed 12 inches by 12 inches and must be maintained in good condition at all times.

SOLAR PANELS and EQUIPMENT

Roof mounted Solar units must not break the roof ridgeline, visibility must be minimized from public view, must be on the rear side of roof line and may be required to be screened from neighboring property in a manner approved by the Architectural Review Committee.

STORAGE SHEDS, RAMADA'S and GARAGES

Storage sheds that are not visible above fence line do not need to be submitted for approval, provided the maximum height of the shed, including roof, do not exceed the height of the immediately surrounding walls(s) or fences(s). Sheds shall have a minimum setback of 3 feet (or applicable City Code at the time) from any rear or side yard walls (for new installations after 1/1/2007).

Sheds, Ramada's and Garages whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must be approved by the Architectural Review Committee.

WINDOWS/SUN SCREENS

Replacement windows and sun screens must be approved before installation unless exact window style and colors are being used. Any change in design or color must be approved before installation.

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens, glass mirrors, or similar type material shall be installed or placed upon the outside or inside of any window. Exterior window coverings or treatments used to shelf or decorate openings must be compatible with respect to materials and color with the style and color of the home, and be pre-approved by the Architectural Review Committee for compliance.