



MOUNTAIN BRIDGE™

Architectural
and
Community
Guidelines

January 2017

Emergency Assistance Numbers

Police, Fire, Medical Emergency..... 911
Police Non-Emergency..... (480) 644-2211

General Interest Numbers

Animal Control..... (480) 644-2268
Cable Service: Cox Cable..... (602) 277-1000
City of Mesa/general info..... (480) 644-3770
Electricity (SRP)..... (602) 236-8888
Gas (City of Mesa)..... (480) 644-2221
Zaharis Elementary School..... (480) 308-7200
Library, East Mesa Regional..... (480) 644-3183
Parks, East District..... (480) 644-5300
Phone (Century Link).....1 (844) 828-4977
Trash Collection (City of Mesa)..... (480) 644-2688
U.S. Post Office..... (480) 641-1166
Water (City of Mesa)..... (480) 644-2221

Mountain Bridge Community Association

Association Office..... (480) 284-4510
Association Fax..... (480) 284-7817
Association Office: Hours vary
Drop in welcome.
Please call ahead to schedule an appointment.
CCMC (Accounting Questions)....(480) 921-7500

Blandford Homes

Sales Center (480) 641-1800
Customer Service.....(480) 892-4492

THE INFORMATION CONTAINED IN THESE GUIDELINES APPLIES TO RESIDENTIAL AREAS. CUSTOM RESIDENTIAL COMMUNITIES HAVE ADDITIONAL DESIGN GUIDELINE REQUIREMENTS THAT SHOULD BE REVIEWED, AS SOME AREAS OF THIS BOOK DO NOT APPLY TO CUSTOM COMMUNITIES.

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WELCOME!

You have become part of a very special hillside community. Mountain Bridge displays the unique beauty of the Arizona Sonoran Desert vegetation and topography. The goal of the Mountain Bridge Community Association (MBCA or Association) is to help maintain the value and desirability of our community, both now and in the future.

Ultimately, the Association's success depends on the individual homeowners who make up the citizenry of Mountain Bridge. With your help, the rules and guidelines that contribute to the overall quality of our community will be supported and strengthened. An investment in time and energy is required from each of us to learn about and live up to the special requirements and responsibilities that are a part of ownership in a community of this quality.

Each home is subject to the Declaration of Covenants, Conditions, Restrictions, & Easements along with any amendments, the (CC&R's) for Mountain Bridge, pursuant to which the MBCA was formed. One purpose of this publication is to provide a general overview of the arrangements made thus far for governing the community.

The community also has an Architectural Review Committee (ARC) which must approve any improvements constructed anywhere in the community. A second purpose of this publication is to acquaint you with the ARC and the architectural guidelines that the ARC has established.

The CC&R's establish a number of rules that govern the community's members. A third purpose of the following material is to put some of those rules in a shorter document for ease of reference.

The material contained in this publication is intended to serve as an overview of the CC&R's, the Architectural & Community Guidelines, and various other documents. The material is not intended, and should not be relied upon, as a complete description of all of the rules pertinent to any particular lot or home. **In the event of any conflict between the contents of this booklet, the Architectural & Community Guidelines, any other governing document or the CC&R's, the latter prevails.**

The CC&R's and Architectural & Community Guidelines may be changed without such changes being reflected in this booklet. Before taking any action relating to your home or lot, please review again all of the specific current documents that pertain to your home or lot in order to fully understand your rights and duties as a community member. If needed, staff is available to assist with questions and concerns.

It is our belief that through combined efforts this unique community will always remain in harmony with its surroundings and hold its high value of living. Again, welcome to Mountain Bridge!

Sincerely,

The Board of Directors

**Following these guidelines does not eliminate the need for submission
of plans for approval by the ARC**

THE MOUNTAIN BRIDGE COMMUNITY ASSOCIATION

The Mountain Bridge Community Association (MBCA or Association) is a nonprofit Arizona corporation created under state law. The Board of Directors sets policy and conducts business on behalf of the Association. As with all corporations, each year the MBCA prepares an annual audit report as well as federal and state tax returns.

The Mountain Bridge Community Association has many functions including: maintaining certain common areas, enforcing use restrictions and other community rules, establishing and collecting assessments and adopting an annual budget to carry out these functions. The Board has hired staff to handle the day-to-day operations of the Association.

MEMBERSHIP

By purchasing a lot or home in Mountain Bridge, you automatically become a member of the Association. This membership involves rights, privileges and obligations, which are described in the CC&R's, the Articles of Incorporation and the Bylaws. The purpose of the CC&R's and related documents is to protect property values and maintain a desirable quality of life in the community.

BOARD OF DIRECTORS

The Board of Directors currently consists of four members appointed by Pinnacle Ridge Holdings, LLC the Master Developer. Ultimately the Board will be elected by members of the Association. (CC & R's Section 5.8)

Among other duties and functions, the Board is empowered and directed to:

- Develop the annual budget for the Association.
- Collect assessments due the Association.
- Keep detailed financial records.
- Provide for necessary personnel to operate the Association.
- Enforce the governing documents.
- Appoint committees of the Board and assign to those committees such duties as the Board deems appropriate.
- Provide for the maintenance and regulate the use of the common areas of the Association and take other appropriate actions to administer the Association.

ASSESSMENTS

Annual Assessments are billed to homeowners on a quarterly basis. They are collected to pay for all Association operations. If an owner fails to pay their assessment in a timely manner, the Board may impose late fees and interest on the delinquent owner. The owner(s) of the property will also be liable for all attorneys' fees and other costs incurred during the collection process. All such amounts are secured by a lien imposed on each lot by the CC&R's. Among other things, the Association may foreclose the lien against a lot to collect unpaid assessments. Assessments charged by the Board, for the Association, are in addition to those charged by any other neighborhood association having jurisdiction over a portion of Mountain Bridge.

Special assessments may also be established by the Board, but only for the purpose of defraying the cost of construction, reconstruction, repair or replacement of improvements on common areas of the community (including fixtures and related personal property) or other areas of Association responsibility, or for other purposes not covered by annual assessments. Special assessments must be approved by two-thirds of the votes of members at a meeting called for that purpose.

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In some parts of the community, certain portions of the common areas may be restricted for use by a specific group of members. Each portion of the common area so restricted may be designated pursuant to the CC&R's as a Neighborhood Assessment Area. As part of its budgeting process, the Board is required to determine the cost to operate and maintain each Neighborhood Assessment Area. The cost is then assessed to the owners entitled to use the particular Neighborhood Assessment Area. The CC&R's do not place caps on the amounts that may be assessed by the Board for this purpose. (CC & R's Article 6)

ASSOCIATION INSURANCE

The Association is required to maintain property insurance for its common areas and all other property it owns or controls, as well as general liability coverage. There will also be liability coverage for the Board, the Architectural Review Committee members, and any other board-appointed committee members. Homeowners are solely responsible for their own property and liability insurance. (CC & R's Article 9)

MOUNTAIN BRIDGE NEIGHBORHOOD ASSOCIATIONS

Certain neighborhoods within the community may include additional amenities for the use and enjoyment of the homeowners living within these specific areas. Neighborhood associations would provide for the management and maintenance of these additional amenities. (CC & R's Section 2.2 and 6.6)

HOMEOWNERS ADVISORY COMMITTEE

The Board intends to establish a Homeowners Advisory Committee, consisting of homeowners in the community. This committee would report to the Board of Directors to help establish policies that help maintain value and desirability in the community as it evolves into the future.

COMMUNITY PATROL

The purpose of the Patrol is to protect all of the numerous amenities throughout the community. Patrol staff does not have any police powers; their primary focus is to observe and report. Residents should call the police first for any police type issues.

Please remember that in any emergency situation the police or fire department should be called for assistance. The Community Patrol can be called upon to check on entry gates, pools and suspicious activity or acts of vandalism within the neighborhoods, parks or other amenities within Mountain Bridge.

GATES, PEDESTRIAN AND VEHICULAR

People who are walking and biking should use the walking areas adjacent to the vehicular gates.

The vehicular gates are sensitive machines. Please be patient and allow the gates to open at their programmed speed. Pushing and pulling on gates causes damage, which requires repair service and in turn translates to increased costs to each homeowner.

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When exiting a community, please drive up to the gate slowly. Sensors are in the ground that will detect your vehicle and open the gate. When entering a community, there are several options available to open the gates:

- Point your remote at the keypad and push the button. You will hear a tone, the keypad will show the word 'OPEN' and the gates will open.
- Use your personal pin code. At the keypad, input your four-digit code. Again, you will hear a tone, the keypad will show the word 'OPEN' and the gates will open.
- Guests can use the arrow buttons on the keypad to scroll for your name and then press the 'call' button. The system will call your house. After answering the phone press the number '9' on your telephone and hang-up; that will open the gates. Some newer phones do not emit a strong tone; in that case, it is suggested you press '9' rapidly 2 or 3 times and then hang up.
- Instead of scrolling for your name, guests may input your lot number into the keypad and the system will call the home.
- When a resident is on the phone or computer (in the case of a dialed internet connection) a guest will not be able to gain access unless there is call waiting on the home phone service.

Gate remotes may be purchased at the Association Office.

LOST AND FOUND

Found items that are turned into the Association Office will be held for 30 days. Feel free to call (480) 284-4510 or stop by the office if you have lost something.

MAILBOX LOCKS

All mailboxes within Mountain Bridge are the responsibility of the Association. There is a charge for replacing the mailbox lock if it is not a natural wear issue. Mailbox keys may be copied at any hardware store or locksmith.

ARCHITECTURAL REVIEW

ARCHITECTURAL REVIEW COMMITTEE

The Mountain Bridge Community Association Architectural Review Committee (ARC) has authority to implement and enforce various provisions of the CC&R's. The ARC has established, and from time to time may modify, design guidelines and standards for the community (Architectural Guidelines). In general, improvements, landscaping and other exterior features may not be built or changed within an area subject to the CC&R's unless the ARC has first approved their design. The ARC members are appointed by the Board of Directors.

The Architectural Review Committee may also elect from time to time to establish a fee to defray the cost of architectural review. The ARC has additional guidelines for custom home neighborhoods and charges an additional fee.

OBLIGATION TO OBTAIN PRIOR APPROVAL

Homeowners must obtain the ARC's approval before commencing any work, construction or changes to the exterior of their home or lot. Should an owner or occupant fail to obtain the ARC's approval prior to installation, the work is subject to removal at the owner's expense.

Prior to installation the ARC must approve all landscaping installed by the homeowner or the contractor. Landscaping includes, but is not limited to: front yard landscaping, rear yard landscaping for lots located along view corridors, common areas, parks and plantings in rear yards that will be visible above the wall from adjacent properties.

Front and rear yard landscaping must be installed no later than 90 days following the close of escrow.

If a planned addition, alteration or change is identical to a previous submittal, which was approved and is already completed by another owner in another location, the owner must still submit a plan for (and obtain) approval. Since each situation may have different conditions (i.e. different locations, physical conditions or design considerations), applications will be reviewed on a case-by-case basis. Homeowners not in compliance with the architectural guidelines may be subject to a stop-work order from the ARC, as well as other enforcement action.

APPLICATION PROCEDURE

One set of plans (which will be kept on file with the MBCA) detailing any improvements or changes to a lot or dwelling unit thereon, must be submitted to the ARC and receive approval prior to the commencement of any improvements or changes. All plans must be drawn to scale, where appropriate, and sheet size should not exceed 24" x 36." The plan submittal must include the following information:

- Design Review Application form.
- Site development plan indicating:
 - (i) Lot boundary, building setback lines and dimensions, scale, north arrow, date and location map.
 - (ii) Location of any existing buildings, landscaping, walls and fences or other improvements.

Following these guidelines does not eliminate the need for submission of plans for approval by the ARC

- (iii) Location of any easements, right of ways, setbacks or site visibility triangles.
 - (iv) Location of any and all proposed improvements including, but not limited to, buildings and other structures, walls and fences, grading, hardscape, landscape, irrigation, pools, exterior lighting, low voltage landscape lighting, play structures, gazebos, exterior fireplaces or barbecues and site grading.
- Floor plans and elevations indicating any architectural improvements.
 - List of plant materials for front yards (Approved Plant List, Appendix B). Rear yards must also adhere to the Approved Plant List if they are lots open to view corridors, common areas or parks. All yards must adhere to Prohibited Plants and Materials List (See Appendix A).
 - Samples of exterior building materials and colors.
 - Lighting plans including voltage and wattage, if not included with submitted floor plans and elevation specifications.
 - Review fee if required.
 - The ARC or its designee may request additional information.

REVIEW SCHEDULE AND FEES

The ARC will review any application submitted for approval within 30 days from the date the complete application package (including the application itself and all required plans, drawings, samples, fees, etc.) has been received at the address stipulated below.

The review process includes, but is not limited to, consideration of materials, specified quality of workmanship, colors and consistency with the design of existing structures on the lot and on neighboring lots. The location of the improvement with respect to topography, privacy and finished grade elevation is also considered.

The ARC, the Board and the Association shall have no liability in connection with or related to approved plans, specifications or improvements. Furthermore, the approval of the plan(s) does not mean that judgment has been passed on the structural soundness of the improvement or its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only. It is the owner's responsibility to obtain proper city permits and inspections

CONSTRUCTION GUIDELINES AND BONDS

The ARC may adopt and enforce Construction Guidelines to regulate construction activities. The ARC may also require an owner proposing to do construction to post a bond as security for the owner's performance of their obligations.

ADDRESS FOR SUBMITTALS

Applications and plans should be submitted or mailed to:

Mountain Bridge Community Association
8730 E Mountain Bridge Drive
Mesa, AZ 85207

Or dropped by the On-site Offices

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LANDSCAPE REVIEW

APPROVED PLANT AND PROHIBITED PLANT MATERIALS

Mountain Bridge has been planned to exist in harmony with surrounding Sonoran Desert. Plant materials used in Mountain Bridge must be selected from the Approved Plant List and plants on the Prohibited Plants and Materials List are not allowed. (Refer to Appendixes A and B, respectively). Private or internal courtyard areas may utilize a greater variety of plants subject to the ARC's approval.

OUTDOOR FIREPLACES

Outdoor fireplaces are allowed provided they are a minimum of 3 feet from existing fence and do not exceed 7 feet in height. Fireplaces must be painted to match color of home/trim, interior yard walls, or may be faced with stone or bricks.

DRIVEWAY EXTENSIONS

Concrete driveway extensions for RV access to rear yards are prohibited. Full driveway extensions are not allowed. The maximum addition that would be considered for driveways is 24 inches.

HARDSCAPES

Any additional pavement areas in the form of concrete, brick, tile or wood decking must be approved by the ARC. No bollards or rope will be allowed as part of the front yard landscaping. Walkways from driveways to rear yards will only be allowed up to a maximum of 48 inches in width and cannot block the natural drainage of water.

HEADERS

Turf areas are to be defined with a concrete or masonry border. Such borders are to be a minimum of four inches in width. No rock, railroad ties, plastic, steel, aluminum or redwood header board will be approved by the ARC.

IRRIGATION

All landscape irrigation shall be low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Excessive overspray onto sidewalks, streets or common areas is not allowed. Please be aware that watering can cause major damage to stucco/block walls.

ORNAMENTATION

Driftwood, wagons, skulls, wagon wheels, sculptures and similar items are prohibited within front yards.

PATIO FURNITURE/SEATING AREAS

Patio furniture is prohibited in front yards unless contained within courtyard areas. Patio furniture should be substantially out of view from neighboring property and finished with complementary desert tone colors to match the color scheme of the house.

Benches are allowed provided they are low key in appearance and are of complementary desert tone colors to match the color scheme of the house.

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REAR YARD REQUIREMENTS

Rear yards within the community that can be seen from view corridors, common areas or parks must use only plant materials selected from the Approved Plant List (Appendix B). Rear yards that cannot be seen from view corridors, common areas or parks are not required to adhere to the Approved Plant List but must adhere to the requirements of the Prohibited Plants and Materials List (Appendix A).

ROCK GROUND COVER

No artificially colored aggregate will be permitted. All rock and granite must be a natural desert tone colored. Natural decomposed aggregate may be used in conjunction with a variety of ground covers and other landscaping but must match as close as possible the natural undisturbed desert surface color in the area.

SWIMMING POOLS

Swimming pools and hot tubs are not allowed in any front yard. Temporary or above-ground pools or spas larger than 8 feet in diameter are not allowed.

In all cases, residents will be required to enter through the side yard wall on their individual property from the front of their homes. Pool/spa equipment, where visible from a neighboring property, park, or common area, must be screened from a view with a block wall, finished and painted to match the adjacent wall.

Water features must be a minimum of 3 feet from existing fences and may not exceed 5 feet in height. Above-ground spas must be located a minimum of 3 feet from existing fences. If a block wall is removed and replaced with a gate, the maximum size cannot exceed 60 inches wide. No raised area around pools can exceed a maximum of 24 inches from original grade.

A pool or spa may not be backwashed into the washes, common landscaped areas, parks, drainage ways or streets. All backwash water should be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. Any damage to common areas caused by backwashing may be repaired by the Association at the homeowner's expense. An alternative is to use sewer clean-outs for pool drainage. Directions for proper backwashing are available at the management office.

TERMITE BARRIER

The installation of landscape elements or other structures and/or improvements adjacent to your foundation will damage your termite barrier and you must contact the original treatment company to re-establish your termite barrier. Failure to do so may void the warranty, if any is still in effect.

TURF

In keeping with the established goals of the community and encouraging individuality, turf may be used within the front yard landscape area as long as it conforms to the following stipulations:

- The turfed area may not exceed 25% of the total front yard landscape area. Front yard landscape areas are defined as the total amount of front yard from the back of sidewalk or curb to the face of the house, less the area allotted for the driveway.

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- Such areas are to be maintained in a neat and weed free condition at all times, and must be irrigated by automatic underground irrigation systems.
- Turf areas are to be defined with a concrete or masonry header.

WALLS

All walls visible from neighboring property must be painted to match the color scheme of the house or the existing wall color, if any. Walls and fences in front yards are not allowed, except for courtyard entries, in which case walls must match the building architecture, texture and color, and may not exceed 48 inches in height when beyond the front of the house. Landscape and Retaining walls are allowed in front yards with slopes as deemed necessary or as part of an approved landscape drawing. If approved, these walls must be stuccoed and painted to match home or have a stone veneer to match home.

WATER FEATURES

In living with the Sonoran Desert, all homeowners need to be sensitive to the desert environment. Sensitivity needs to be taken into account when considering the installation of a free-standing water feature as a part of your landscaping. Front yard water features and the corresponding mechanical equipment are permitted, upon approval of the ARC, when screened from view of adjacent properties and from the street by a low courtyard wall or vegetation. Water features may not exceed 5 feet in height.

ARCHITECTURE

AWNINGS, CANOPIES AND UMBRELLAS

Awnings and canopies attached to the home are allowed. Some lots may not be able to accommodate awnings in the rear yard due to lack of adequate space. Each submittal is reviewed on a case-by-case basis. The color must be approved by the ARC prior to installation and should match the color theme of the house. Awnings, canopies and umbrellas should be constructed of solid color canvas or other woven material. Tropical grass or palm frond type (Palapa) umbrellas are not allowed. No rigid metal or plastic awnings are permitted. Metal or wood frames for awnings and canopies must be painted to match either the dominant or trim color of the house. All awnings, canopies and umbrellas are to be maintained in "like new" condition. Owners will be required to replace awnings, canopies and umbrellas that show signs of weathering. No temporary or portable canopies are allowed. Please do not install awnings and canopies that are not approved. If you do so, you may be asked to remove them.

BASKETBALL GOALS

Portable basketball goals are allowed in the front yard area as long as they are not directly mounted to the house. The requested location in front yards must be submitted to the ARC for approval prior to installation. Please include pictures and/or a drawing of the driveway and home. Driveways shall not be expanded to accommodate a larger playing area. Goals may not be located to allow basketball playing from a street or within a common area. The basketball backboard color may be clear plastic, white or painted to match the color scheme of the house. No logos beyond the manufacturer's logo are permitted. All mounting hardware and poles must be black or match the color of the house. Permanent basketball goals are not allowed. Basketball goals and or Sport Courts are allowed in rear yards subject to ARC approval prior to installation. In no event shall lighting be allowed. (CC & R's Exhibit B, Section 19)

COLOR SCHEME

All exterior paint color visible from neighboring property must be selected from the color palette approved for the neighborhood (available from the ARC). Garage doors must be painted to match house or trim color.

All fabric, tile and masonry colors must match or complement the color scheme of the house for which they are being used.

FLAG POLES

One flagpole per lot, not greater than 8 feet in height, is permitted if mounted with brackets and attached to the house. The color of the bracket and flagpole must match the color scheme of the house. No more than two flags will be permitted on the flagpole. Freestanding flagpoles are allowed to a maximum height of 12 feet. All flagpole installations must be submitted for ARC approval. Flags should be displayed as per Federal Flag Code.

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GATES, YARD

Rear yard access gates are to be constructed of a metal/wood combination conforming to the design details available from the ARC. Custom gates for installation at front door areas are allowed when approved by the ARC. Gates wider than 5 feet are for temporary access for backyard improvements only. No vehicles, boats or trailers may be parked behind the gates without prior ARC approval. (In no event would approval be granted if seen from neighbor's property, common area, or streets). The maximum allowed gate size is 5 feet wide.

GAZEBOS

Gazebos are allowed in rear yards only and may not exceed 10 feet in height from ground level. A gazebo must be painted to match the color scheme of the house or have a natural wood finish. A gazebo shall be located a minimum of 15 feet from any lot line and comply with the City of Mesa building codes and setback requirements. Lots adjacent to view corridor, common area or parks may be subject to additional design specifications and setback requirements.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts may be considered for approval; however, the finish must match the color of the house. High quality materials that offer long life are recommended since the homeowner will be required to maintain these items in good repair. Gutters must follow the contour of the structure to which they are attached.

LIGHTING

Exterior lighting is to be understated. Fixtures, except those at the main entrance of a residence, should be shielded from view (under building eaves, recessed in niches, behind walls or landscaping.) Exposed bulbs and any lighting that produces excessive glare or that shines on another lot are not allowed. Security lighting, which by its name is bright and of a general nature, has been permitted only with the understanding that it will only be used in emergencies. The maximum wattage for building lighting is 40 watts per fixture. Landscape lighting is to be low voltage. Use of colored lenses or bulbs is not permitted except as holiday decoration for a period not to exceed 45 days after a holiday.

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PATIOS AND DECKS

Patios and decks may be constructed of wood, masonry, concrete or stone so long as the design and texture of the material is in harmony with the house. Paint color should match the color scheme of the house. Unless constructed as an approved trellis, a patio roof visible from neighboring property should be of the same material as the house. Raised decks cannot exceed 24 inches from original grade and must be a minimum of 3 feet from existing property line walls.

PLAY EQUIPMENT

Children's play equipment must be located with consideration for neighboring residents. Play equipment must be located at least 15 feet from adjacent lots and not exceed 10 feet in height from ground level. Equipment visible from neighboring property, view corridors, common areas, or parks shall be painted to match the dominant or trim color of the house or have a natural wood finish. Any canvas awning shall match the dominant or trim color of the house and no flags or banners are allowed. Slides must be green or tan in color. (CC& R's Exhibit B, Section 20)

TRAMPOLINES

Trampolines are considered play equipment and must be located at least 15 feet from adjacent lots and may not exceed 10 feet in height. If safety netting is used it must be black and the color of the supporting poles must match the home. Alternatively, the trampoline may be recessed into the ground, eliminating the need for a screen. Whichever type of installation is chosen, architectural approval is required. (CC & R's Exhibit B, Section 20)

SECURITY DOORS

Security doors must be painted black or must match the dominant or trim color of the house. Any mesh screening attached to door must be either dark brown or black. A brochure or exact drawing showing design must be submitted.

SOLAR ROOF COLLECTORS

All exterior plumbing lines should be painted in a color scheme that matches as closely as possible the color of the structure and materials adjacent to the pipes (i.e., pipes on walls should be painted the color of the walls while roof plumbing should be the color of the roof). A sample or illustrated brochure of the proposed solar unit should be submitted with the application, which clearly depicts the unit and defines the materials to be used in the installation. Construction drawings for the proposed installation should be provided. They should be drawn to show the location and number of collectors, method of attachment to the roof structure, and location of any other exterior system components. A system approval issued by an authorized rating organization (such as SRCC or FSEC) should also be provided. See AZ Solar Right's Law (ARS 33-439, ARS 33-1816 and CC & R's Exhibit B, Section 5)

STORAGE SHEDS

Storage sheds or similar structures are allowed in rear yards only. Rear yards are defined as the area behind the gate from the return wall to the rear property wall. They must not exceed a maximum 6' in height and must be a neutral color or painted to match the house color. Storage sheds located on lots adjacent to view corridor, common area or park must be screened from such areas. When submitting for approval, a plan indicating desired location in the rear yard, materials, storage shed dimensions and a photo must be included.

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WINDOWS/SUNSCREENS

Reflective glass or window film with a visible light reflection rate of 20% or greater is not allowed for any window or skylight. Non-reflective glass of bronze or a similar color may be used. Under no circumstances shall the interior or exterior of any window be covered with reflective material such as foil, paper, bed sheets or other temporary coverings. Permanent window coverings must be installed within 90 days after the close of escrow.

Metal frame windows or skylights must have a factory applied color finish similar to the house color. Wood frames should be painted to match the color scheme of the house. Sunscreens are allowed provided they are either black or dark brown in color with metal frames to match house or trim and securely mounted to the home and maintained in "like new" condition. Owners will be required to replace screens that show signs of weathering. When submitting for approval, a color swatch must be submitted.

COMMUNITY RULES

ANTENNAS

No antenna, satellite receiving station or other device for transmission or reception of television or radio signals may be erected so as to be visible from neighboring property unless approved by the ARC, which has established guidelines in accordance with the Telecommunication Act of 1996. (CC & R's Exhibit B, Section 5)

AUTOMOBILE REPAIR

Except for emergency vehicle repair, no automobile or other motor vehicle may be constructed, reconstructed or repaired on any lot or street within Mountain Bridge. No inoperable vehicle may be stored or parked on a lot, street or common area so as to be visible from neighboring property. (CC & R's Exhibit B, Section 14)

BULLETIN BOARDS

No notices should be posted on the outside of the bulletin boards. All notices posted on the outside of a bulletin board will be removed. Tape damages the Plexiglas and replacement can be expensive. If you wish to post a notice, please bring them to the Association office so we can post them for you. The bulletin boards are to be used for notices of non-commercial advertisement. Acceptable uses would include babysitting, interest groups, sports activities, parties, lost pets, etc. The boards are not to be used for selling items such as furniture, cars, sports equipment, etc.

The size of the notices should be no larger than 4" x 5" and the information is to be printed or hand lettered neatly. Community-wide notices by the Association may be 8.5"x 11" if needed for emphasis. The time limit for a notice to be posted is two weeks.

CLOTHES DRYING

Outdoor clothes drying is not allowed where visible from neighboring property.

COMMERCIAL ACTIVITIES

All lots and dwelling units are to be used and improved only for residential purposes, and no trade or business may be conducted in or from a dwelling unit unless:

- The existence or operation of the business activities is not apparent or detectable by sight, sound or smell from the outside of the dwelling unit.
- The business activity conforms to all applicable zoning ordinances or requirements.
- The business activity does not involve door-to-door solicitation of other members of the community.

**Following these guidelines does not eliminate the need for submission
of plans for approval by the ARC**

- The use of the dwelling unit for trade or business shall in no way destroy or be incompatible with the residential character of the dwelling unit or the surrounding neighborhood.
- The trade or business shall be conducted only inside the dwelling unit or inside an accessory building or garage and shall not involve the viewing, purchasing or taking delivery of goods or merchandise at, to, from or in any dwelling unit.
- The trade or business shall be conducted by a resident of the dwelling with no more than one employee working in or from that dwelling who is not a resident thereof.
- No more that 20% of the total floor area of the dwelling unit shall be used for trade of business.
- The dwelling unit used for trade or business shall not be used as a storage facility for a business conducted elsewhere.
- The volume of vehicular or pedestrian traffic of parking generated by such trade or business shall not result in congestion or be in excess of what is customary in a residential neighborhood.
- A trade or business shall not utilize flammable liquids or hazardous materials in quantities not customary to a residential use.
- (See Section 3.5.3 of the CC&R's and Exhibit B of the CC & R's 1a for more information on commercial activities that take place within a dwelling unit).

COMMERCIAL VEHICLES

No commercial vehicles shall be parked so as to be visible from a neighboring property, common area, or the street. A commercial vehicle is defined as any vehicle or trailer that contains a design or lettering that advertises a commercial enterprise, including but not limited to, trucks having specialized equipment behind the cab area.

MAINTENANCE

Homeowners are responsible for keeping all buildings, landscape and other improvements on their lots in well maintained, clean, neat and attractive condition at all times. (CC & R's Section 7.4)

NOISE VIOLATIONS

No loud noises shall be permitted on any Lot or Parcel so as to be offensive or detrimental to residents in the vicinity. Noise complaints will be evaluated and dealt with either by Association staff during normal business hours or by the Community Patrol after hours if available, or, when needed, city ordinances will be enforced by City of Mesa police. (CC & R's Exhibit B, Section 3)

PARKING

On-street parking is prohibited except for 72 hour temporary guest parking in the immediate vicinity of the host home. The Board may establish fines and assessments for violations and/or may elect to tow vehicles at the expense of the owners. All parking at Mountain Bridge must be on paved surfaces.

Pick-up trucks such as the double cab/full size bed type shall be permitted to park on driveway if unable to fit inside the garage.

(CC & R's Exhibit B, Section 14)

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PETS

A maximum of 3 house pets are allowed so long as they are not used for commercial purposes and do not create a nuisance (especially barking dogs) to neighbors. Structures for housing pets may not be located so as to be visible from neighboring property.

Pets must be kept on leashes 6 feet in length or shorter when not in the rear yard or in the house. Pet owners are responsible for immediately cleaning up after their pet. The Association has installed pet pick-up bag dispensers at all parks and various locations throughout the Community to facilitate clean up.

RECREATIONAL VEHICLES

No motor vehicle classed by manufacturer rating as exceeding one ton, mobile home, travel trailer, tent trailer, camper shell, detached camper, boat, boat trailer, hang glider or other similar equipment or vehicle may be parked, stored, maintained, constructed, reconstructed or repaired on any lot so as to be visible from neighboring property or on any street. Recreational vehicles, motor homes and similar vehicles owned or leased by an Owner, Lessee or Resident which exceed 7 feet in height and /or exceed 18 feet in length may be parked in the driveway on a Lot for the purpose of loading or unloading, but in no event shall such recreational vehicle, motor home or similar vehicle be parked in the driveway for more than twenty-four (24) consecutive hours or for more than seventy-two (72) hours within any seven (7) day period.

(CC & R's Exhibit B, Section 14)

SIGNS

Except signs required by legal proceedings, no signs whatsoever (including, but not limited to, commercial, "For Sale", "For Rent", and similar signs) that are visible from neighboring property shall be erected or maintained on any lot or parcel without the prior written approval of the ARC. All signs to be erected must meet professional standards. No metal frames or adhesive lettering is permitted.

The CC&R's allow only one "For Sale" or "For Rent" or similar sign to be placed on your property.

In addition to our documents, the City of Mesa has an ordinance that restricts any Open House signs within a public right-of-way. The public right-of-way includes sidewalks, private streets and public utility easements. In Mountain Bridge, like other communities where the public utility easements ends, private homeowner association common area property begins.

Political signs are approvable for a limited time period as prescribed by ARS 33-1808(2). Signs that are approved may be displayed 45 days prior to an election and 7 days after the election. (CC & R's Exhibit B, Section 13)

TRASH CONTAINERS

Trash containers shall not be stored where visible from neighboring property. On trash collection days, the containers may not be set out for any longer than the shortest reasonable time. Per City code, the allowed schedule for trash cans to be at the curb is from 6:00 pm the day before pick-up to 6:00 am the day after pick up.

**Following these guidelines does not eliminate the need for submission
of plans for approval by the ARC**

COMMON AREA LANDSCAPE AND MAINTENANCE GUIDELINES

1. The staff will give priority to correcting hazards in the community. Examples include correcting storm damage to trees, trimming or removal of plants impeding pedestrians or creating traffic hazards on roadways, at entries and at intersections.
2. Rights-of-way along community streets, at neighborhood entry gates, cul-de-sac circles and interior washes where visible from streets will be maintained to the highest standard.
3. Replacing failed specimen plants (large trees or large cacti) will be considered on an individual basis. Large cacti are not likely to be replaced. Large plants may be replaced in easily accessible locations as warranted. Large plants may be replaced by smaller ones in remote locations having poor access. Smaller plants will thrive with proper watering. Substitute plants are common, as similar specimen types is difficult.
4. Watering in common areas shall be monitored throughout the year to maintain trees attractively without encouraging unnatural growth. However, some areas will not be maintained artificially due to existing governmental permit requirements.
5. Arroyos and washes not visible from roadways are to be maintained in a natural state. Routine maintenance includes checking the watering system. Weeds encroaching along backyard walls will be removed to permit maintenance. Trees will not be trimmed to enhance views.
6. The trails within Mountain Bridge will be maintained only to keep them passable for pedestrian traffic. This includes the trimming of plant material in or adjacent to the trails that impedes their usage. Many trails are also washes either natural or manmade and will change over time from storm run-off and other causes.
7. Some of the man-made basins and arroyos are part of the designated “404-permit areas” These areas must be left totally natural as required by the Federal Government, which is the governing body that issues this permit.
8. Homeowner input regarding problems is always welcome and management shall respond to this in a timely manner.

**Following these guidelines does not eliminate the need for submission
of plans for approval by the ARC**

APPENDIX A

PROHIBITED/RESTRICTED PLANTS AND MATERIALS

The following list of plants is expressly prohibited or has heavy restrictions. The Architectural Review Committee may consider certain other species of trees and shrubs that do not appear on the Approved Plant List on a case-by-case basis. All landscape installation/changes must be submitted for approval prior to installation.

1. All Palms (Palmae) that will exceed 6 feet at maturity are prohibited. Dwarf varieties, which will attain a height less than 6 feet at maturity are allowed, but only within the confines of the rear yard.
2. All Pines (Pinus), Cypress (Cupressus), False Cypress (Chamaccyparis), Juniper or Cedar (Juniperus) trees are prohibited. Varieties which will attain a height less than 6 feet will be considered on a case-by-case basis in rear yards only
3. All varieties of Citrus that will exceed 6 feet at maturity are prohibited. Dwarf varieties, which will attain a height less than 6 feet at maturity are allowed, but only within the confines of a rear yard.
4. Oleanders (Nerium Oleander) are prohibited. Dwarf varieties will be allowed within rear yards to a maximum of 6 feet in height.
5. Hibiscus (Malvaceae) is allowed in rear yards and in front courtyard areas only.
6. Grass in the front yard is restricted to 25% of the front yard area, as described in the Site Planning Section.
7. Common Bermuda Grass (Cynodon Dactylon) is prohibited.
8. Fountain Grass (Pennisetum Setecceura) is prohibited.
9. Mexican Palo-Verde (Parkinsonia Aculeata) is prohibited.
10. Olive trees (Olea Europaea) are prohibited.
11. Sissoo trees – (Dalbergia – Rosewood - All varieties) are prohibited.

**Following these guidelines does not eliminate the need for submission
of plans for approval by the ARC**

APPENDIX B

APPROVED PLANT LIST

LOCATION	COMMON NAME	BOTANICAL NAME
ANNUALS	Arizona Poppy Bahia Cinch Weed Desert marigold Dyssodia Fillaree Gold Crucifer Goldfield Indian Wheat Lupine Mexican Gold Poppy Owls Clover Prickly Poppy Sand Verbena	Kallstroemia grandiflora Bahia absinthifolia Pectis papposa Baileya multiradiata Dyssodia pentachaeta Erodium texanum Lesquerella gordonii Baeria chrysostoma Plantago insularis Lupinus sparciflora Eschscholzia mexicana Orthocarpus purpurascens Argemone pleicantha Abronia villosa
CACTI Indigenous to Site Native to Arizona From Other Arid Regions of the World	Barrel Cactus Hedgehog Prickly Pear Saguaro Staghorn Cholla Teddy Bear Cholla Desert Christmas Cactus Chain Fruit Cholla Tree Opuntia	All varieties Echinocereus englemannii All varieties Carnegiea gigantean Opuntia acanthocarpa Opuntia Bigelovii Opuntia leptocaulis Opuntia Fulgida Opuntia ficus indica
GRASSES Indigenous to Site From Other Arid Regions of the World	Red Three Awn Schismus Cochise Lovegrass Indian Wheat	Aristida Purpurea Schismus barbatus Eragostis atherstone Plantago patagonica

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APPENDIX B

<p>GROUND COVER AND HERBACEOUS PLANTS Indigenous to Site</p>	<p>Banana Yucca Brittle Bush Buckwheat Triangle leaf bursage Desert mallow Desert marigold Turpentine Bush</p>	<p>Yucca baccata Encelia farinose Eriogonum fasciculatum Ambrosia deltoidea Sphaeralcea ambigua Baileya multiradiata Haplopappus laricifolia</p>
<p>LOCATION</p>	<p>COMMON NAME</p>	<p>BOTANICAL NAME</p>
<p>GROUND COVER AND HERBACEOUS PLANTS Native to Arizona</p>	<p>Blackfoot Daisy California Fuchsia Desert Milkweek Desert Senna Desert Spoon Penstemon Soaptree Yucca Zinnia Blue Yucca Mountain Yucca</p>	<p>Melampodium leucanthum Zauschneria californica Asclepias subulata Cassia covesii Dasyliron wheeleri Penstemon species Yucca elata Zinnia grandiflora Yucca arizonica Yucca schottii</p>
<p>From Other Arid Regions of the World</p>	<p>Agave Aloe Desert honeysuckle Mexican Blue Sage Mexican Primrose Pink Yucca Rock Verbena Texas Red Salvia Red Autumn Sage Trailing Indigo Bush Loose Flower Rock Verbena Spanish Dagger Blue Yucca Beaked Yucca Thompsons Yucca Desert Lavender</p>	<p>All varieties All varieties Justicia spicigera Salvia chamaedryoides Oenothera berlandieri Hesperaloe parviflora “Gracilior” Salvia Splendens Salvia greggii Dalea greggii Justicia ovata Verbena pulchella Yucca carnerosana Yucca rigida Yucca rostrata Yucca thompsoniana Hyptis emoryi</p>

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APPENDIX B

SHRUBS Indigenous to Site	Anderson Wolfberry Catclaw Acacia Chuparosa Creosote Bush Crucifixion Thorn Greythorn Jojoba Mormon Tea Ocotillo White Ratany Fremont Wolfberry	Lycium andersonii Acacia greggi Beleperone californica Larrea tridentate Holocantha emoryi Zizyphus obtusifolia Simmondsia chinensis Ephedra trifurca Fouquieria splendens Krameria grayi Lycium fremontii
LOCATION	COMMON NAME	BOTANICAL NAME
SHRUBS Native to Arizona	Cape Honeysuckle Wislizenii's Dalea Desert Fern Fairy Duster Hopseed Bush Sugar Bush Yellow Bells Milfoil Wattle Indigo Bush Wislizenus' Senna	Tecomaria capensis Dalea wislizenii Lysiloma thornberi Calliandra eriophylla Dodonaea, viscosa Rhus ovata Telcoma stans Acacia millefolia Dalea pulchra Cassia wislizenii
From Other Arid Regions of the World	Cascalote Needle Acacia Purple Sage Cascalote Tree Red Bird of Paradise Mexican Bird of Paradise Texas Sage Cultivar Little Leaf Cordia Rose Calliandra Twin Flower Cassia Red Bird of Paradise Baja Fairy Duster Twin Flowered Cassia Desert Cassia Silver Leaf Cassia Chihuahuan Sage Desert Ruellia Golden Eye	Caesalpinia cacalaco Acacia rigens Leucophyllum frutescens Caesalpinia cacalaco Caesalpinia pulcherrima Caesalpinia mexicana Salvia coccinea Cordia parviflora Calliandra peninsularis Cassia biflora Caesalpinia pulcherrima Calliandra californica Cassia biflora Cassia nemophila Cassia phylodena Leucophyllum laevigatum Ruellia peninsularis Viguiera deltoidea

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APPENDIX B

<p>From Other Arid Regions of the World</p>	<p>Argentine Mesquite Chilean Mesquite Western honey mesquite Mexican Ebony Palo Blanco Shoestring Acacia Sweet Acacia Texas Ebony Fernleaf acacia Twisted Acacia</p>	<p>Prosopis alba Prosopis chilensis Prosopis glandulosa torreyana Pithecellobium mexicana Acacia Willardiana Acacia stenophylla Acacia minuta Pithecellobium flexicaule Acacia pennatula Acacia schaffneri</p>		
<p>Small patio trees for side yards and courtyards only.</p> <table border="0" style="width: 100%;"> <tr> <td data-bbox="613 758 1003 863" style="width: 50%;"> <p>Mulga Texas Mountain Laurel Yellow Oleander Tree</p> </td> <td data-bbox="1003 758 1422 863" style="width: 50%;"> <p>Acacia Aneura Sophora Secundiflora Thevita Peruviana</p> </td> </tr> </table>			<p>Mulga Texas Mountain Laurel Yellow Oleander Tree</p>	<p>Acacia Aneura Sophora Secundiflora Thevita Peruviana</p>
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APPENDIX C

**DESIGN REVIEW APPLICATION
MOUNTAIN BRIDGE COMMUNITY ASSOCIATION
Architectural Change**

NAME _____ NEIGHBORHOOD _____ LOT# _____

ADDRESS _____ TELEPHONE # _____

MAILING ADDRESS (if different than above) _____

PLEASE LIST BELOW THE EXACT ITEMS BEING SUBMITTED FOR APPROVAL.

Attach additional pages and drawings as necessary to describe proposed change. Please include, if applicable, type of materials to be used, color(s), structure dimensions, setbacks, placement or location on lot. Submit drawings, photos, brochures, and sample materials when necessary to expedite process. SEE REVERSE SIDE FOR DETAILS.

Work to be performed by: _____

Submit to: Mountain Bridge Community Association
8730 E Mountain Bridge Drive
Mesa, AZ 85207
Telephone: (480) 284-4510 Fax: (480) 284-7817

The Homeowner agrees to maintain the improvement if approved by the Board of Directors or their duly appointed representative. If, in the view of the Board of Directors, the improvement is not being maintained, the Association has the right to remove or maintain the improvement with the Homeowner bearing all costs. The Homeowner agrees to comply with all city, county and state laws and to obtain all necessary permits.

DRAINAGE DISCLAIMER: Alterations or additions to landscape should not impede drainage flow from rear yard to front yard.

TERMITE BARRIER: The installation of landscape elements adjacent to your foundation will damage your termite barrier and you must contact the original treatment company to re-establish your termite barrier. Failure to do so may void the warranty, if any is still in effect.

ABSOLUTELY NO WORK SHOULD BEGIN PRIOR TO WRITTEN APPROVAL. ANYTHING THAT IS BUILT AND FOUND TO BE IN NON-COMPLIANCE WILL HAVE TO BE REMOVED REGARDLESS OF HOW EXTENSIVE IT MAY BE.

Homeowner's Signature _____ Date _____

The above-described architectural change is:

Approved Disapproved Approved subject to the following conditions:

THIS CHANGE IS TO BE COMPLETED BY: _____

Association Representative _____ Date _____

Following these guidelines does not eliminate the need for submission of plans for approval by the ARC

APPLICATION PROCEDURE

One set of plans (which will be kept on file with the LSCA) detailing any improvements or changes to a lot or dwelling unit thereon, must be submitted to the ARC and receive approval prior to the commencement of any improvements or changes. All plans must be to scale, where appropriate, and sheet size should not exceed 24" x 36."

The plan submittal must include the following information:

- Design Review Application (See Sample 1).
- Site development plan indicating:
 - (i) Lot boundary and dimensions, scale (minimum 1 inch = 20 feet), north arrow, date and location map;
 - (ii) Location of any existing buildings, landscaping, walls and fences or other improvements;
 - (iii) Location of any easements, right-of-ways, setbacks or site visibility triangles;
 - (iv) Location of any and all proposed improvements including, but not limited to, buildings and other structures, walls and fences, grading, hardscape, landscape, irrigation, pools, exterior lighting, landscape lighting, play structures, gazebos, exterior fireplaces or barbeques and site grading.
- Floor plans and elevations indicating any architectural improvements;
- List of plant materials for front and rear yards which must adhere to the Approved Plant List, Appendix B. All yards must adhere to Prohibited Plants and Materials List (See Appendix A).
- Samples of exterior building materials and colors.
- Lighting plans, if not included with submitted floor plans and elevation specifications;
- The ARC or its designee may request any other information.

NOTE: Applications must be submitted by NOON on the day prior to the Architectural Review Committee meeting in order to be included on the Agenda.

Following these guidelines does not eliminate the need for submission of plans for approval by the ARC