



JOHNSON RANCH COMMUNITY ASSOCIATION

**DESIGN & LANDSCAPE GUIDELINES
AND
COMMUNITY RULES**

EFFECTIVE SEPTEMBER 25, 2018

JOHNSON RANCH COMMUNITY ASSOCIATION

TABLE OF CONTENTS

| | |
|---------------------------------------|----|
| <u>OVERVIEW</u> | 5 |
| COMMUNITY ORGANIZATION..... | 5 |
| DESIGN REVIEW PROCESS..... | 5 |
| APPLICATION PROCEDURE..... | 6 |
| ASSOCIATION CONSENT..... | 6 |
| | |
| <u>DESIGN GUIDELINES</u> | 7 |
| GENERAL PRINCIPLES..... | 7 |
| DESIGN COMPATIBILITY..... | 7 |
| WORKMANSHIP..... | 7 |
| BUILDING ARCHITECTURE..... | 7 |
| BUILDING REPAIR..... | 7 |
| AWNINGS..... | 7 |
| BASKETBALL GOALS..... | 7 |
| CLOTHESLINES..... | 8 |
| CURBING..... | 8 |
| DRIVEWAY EXTENSIONS..... | 8 |
| EXTERIOR PAINT..... | 9 |
| FLAGPOLES..... | 9 |
| FREESTANDING RAMADAS AND GAZEBOS..... | 9 |
| GATES..... | 10 |
| GOLF NET SCREENING / PROTECTION..... | 10 |
| GUTTERS AND DOWNSPOUTS..... | 10 |
| HVAC..... | 10 |
| OUTDOOR FIREPLACES..... | 10 |

| | |
|---|----|
| OUTDOOR LIGHTING..... | 11 |
| PATIO COVERS..... | 11 |
| PATIO FURNITURE AND PATIO STORAGE..... | 11 |
| PLAY STRUCTURES..... | 11 |
| POOLS AND SPAS..... | 11 |
| POOL FENCING..... | 12 |
| SATELLITE DISHES/ANTENNAS..... | 12 |
| SCREEN / SECURITY DOORS..... | 12 |
| SHOPS/RV GARAGES (STERLING & EQUESTRIAN AREAS ONLY) | 12 |
| SOLAR PANELS..... | 12 |
| STORAGE SHEDS..... | 12 |
| WALLS..... | 13 |
| WINDOW SUNSCREENS | 13 |
| <u>LANDSCAPE GUIDELINES</u> | 14 |
| FINE GRADING AND MOUNDING..... | 14 |
| FRONT YARD HARDSCAPE (COURTYARDS / WALKWAYS) | 15 |
| HARDSCAPE..... | 15 |
| LANDSCAPE LIGHTING..... | 15 |
| ROCK / GRANITE GROUNDCOVER..... | 15 |
| WATER FEATURES, STATUARY, ETC..... | 16 |
| <u>COMMUNITY RULES</u> | 17 |
| VISIBLE FROM NEIGHBORING PROPERTY..... | 17 |
| DRIVEWAY MAINTENANCE..... | 17 |

| | |
|--|----|
| GARAGE DOORS..... | 17 |
| HOLIDAY LIGHTING..... | 17 |
| MACHINERY AND EQUIPMENT..... | 17 |
| MAINTENANCE..... | 17 |
| PARKING..... | 17 |
| PATIO AND PORCHES..... | 18 |
| PETS..... | 18 |
| RECREATIONAL VEHICLES / BOATS..... | 18 |
| SEASONAL AND DECORATIVE FLAGS..... | 18 |
| SIGNS..... | 18 |
| TRASH/RECYCLING CONTAINERS AND COLLECTION..... | 19 |
| VEHICLES..... | 19 |
| VIEW LOTS..... | 19 |
| WINDOW COVERS..... | 19 |

OVERVIEW

COMMUNITY ORGANIZATION

Every resident of Johnson Ranch is a member of The Johnson Ranch Community Association (the "Association"), the entity responsible for the management of all common areas as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitude's, Liens, Reservations and Easements (the "CC&R's"). The CC&R's set forth procedures, rules and regulations, which govern the community. The Association Rules and Design Guidelines are an extension of the CC&R's and designed to be used in harmony.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the Association and has a wide range of powers. The Design Review Committee (the "Committee") is established by the Board to review all improvements within Johnson Ranch including new construction and modifications to existing properties. The Committee has adopted design guidelines and standards to evaluate proposed construction activities.

DESIGN REVIEW PROCESS

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee. Residents with proposed changes should contact the Management Company, with whom the Association has contracted for full Association management, to obtain the necessary architectural guidelines and submittal documentation. All submitted applications will be reviewed on a case by case basis.

Simply stated, no improvements, alterations, repairs, additions, or other work, **including changes in exterior color, is to occur on any lot or exterior of any home from its improved state existing on the date such property was first conveyed by Builder to a purchaser without prior approval of the Committee.** The responsibility of the Committee is to ensure the harmonious, high quality image of Johnson Ranch is implemented and maintained. Any owner requesting approval of the Committee shall follow the application procedure listed below. Submittals will be returned to you either approved, denied, or for more information within forty-five (45) days of receipt of your request. Upon receipt of approval from the Committee of any construction, installation, addition, alteration, repair, change or other work, the owner requesting such approval shall proceed to perform, construct or make the addition, alteration, repair, change or other work approved by the Committee as soon as practicable and shall diligently pursue such work so that it is completed within sixty (60) days of issuance of such approval or such time additional period of time as may be approved by the Committee at the time of issuance.

The forgoing Design Guidelines may be modified from time to time as may be deemed necessary at the discretion of the Design Review Committee and approved by the Board of Directors.

APPLICATION PROCEDURE

The following information should be included:

- Application Form completed and signed by the owner of record.
- Plot Plan-A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc.) and the improvement to be installed.
- Elevation Plans- Plans showing finished appearance of the improvements in relation to the existing dwelling and property lines.
- Specifications – Description detailing materials to be used with color samples attached: drawing or brochure of structure indicating dimensions and color.
- Applications may be obtained from the Association office or downloaded from the website at: myjohnsonranch.org.

Submit the application and plans to: **JOHNSON RANCH COMMUNITY ASSOCIATION**
1475 E BELLA VISTA ROAD
SAN TAN VALLEY, AZ 85143

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

ASSOCIATION CONSENT

With a proper application form completed, approval may be given by the Managing Agent for the following:

- Satellite dishes
- Sunscreens
- Security doors
- Tree, plant rock (granite) replacements
- Pre-approved exterior paint
- Solar panels
- Flags
- Turf/rock (granite) conversions

Should the Managing Agent feel for any reason that the Design Review Committee should review the submittal, they will have the responsibility to forward the submittal to the Committee for review. Any future additions or deletions from the above list will be sent to the Board of Directors for approval.

DESIGN GUIDELINES

GENERAL PRINCIPLES

The Purpose of the Committee is to ensure consistent application of the Design Guidelines. The Johnson Ranch Board of Directors delegate the monitoring of any lot or parcel which is visible from other lots, parcels, streets, or common areas to the Managing Agent. This would include backyards which are visually open to other lots or common areas. The Design Guidelines promote those qualities in Johnson Ranch that enhances the attractiveness and functional unity of the community. Those qualities include a harmonious relationship amongst structures, vegetation, topography and overall design of the community.

DESIGN COMPATIBILITY

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

WORKMANSHIP

The quality of workmanship in construction must be equal to, or better than that of the surrounding properties. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

BUILDING ARCHITECTURE

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

BUILDING REPAIR

No building or structure shall be permitted to fall into a state of disrepair. The Owner of each Lot is responsible for keeping the structure(s) in good condition and painted or otherwise finished. In the event any structure(s) is damaged or destroyed, the Owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

AWNINGS

Awnings are not permitted on front facing windows or side windows which are in front of the side wall connecting to the perimeter wall. Awnings shall be canvas and of one solid color that compliments the paint scheme of the home. Drainage off the awnings shall not project into neighboring properties.

BASKETBALL GOALS

Permanent pole mounted basketball goals are approvable by the Design Review Committee. Backboards shall not be attached to the house, garage, or roof. Basketball poles must be black, white, or painted to compliment the color of the exterior of the home. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal. Backboards must be of a predominantly neutral color (gray, black or white) or compliment the color of the exterior of the home. Clear plexi-glass backboards are acceptable. Only nylon or similar cord nets are acceptable. Metal or chain nets are prohibited.

Portable basketball hoops shall always be weighted down per the manufacture's guidelines, standing upright, and positioned on the interior of the driveway so that if it fell over it would not impede on any neighboring property. Courts may not be painted or permanently outlined on the driveway. Lighting for night use of the equipment is prohibited.

CLOTHESLINES

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a private (block wall) yard and not visible above the top of any perimeter wall otherwise concealed.

CURBING

Curbing is allowed for the purpose of separating side property lines. Property line curbing shall be placed within the Owner's Lot without encroaching on the neighboring properties unless there is a written agreement between neighbors to have the curbing centered on the lot line. A copy of this agreement must accompany the Design Review Application. Curbing may not be constructed in any easement where the natural flow of water could be obstructed. Nothing may be mounted and/or set atop the curbing such as lights, planters, etc. The curbing must conform to the following specifications:

- Curbing must be poured or extruded concrete, rectangle paving stones, or bricks. Pre-cast curbs, rocks, scalloped edging, etc. are not permitted.
- Curbing must be natural; earth toned or colored the same as the home. Color sample to be provided with the application.
- Curbing shall not exceed six inches in height and eight inches in width.

DRIVEWAY EXTENSIONS

Driveway extensions and additional driveways may be permitted within the following guidelines. The extensions may be an addition of two (2) feet on either side of the driveway but cannot exceed the exterior walls of the garage.

Second driveways may be installed using ½ inch screened granite, concrete or pavers and may only be installed facing double gates and must be curbed on both sides. A minimum of one (1) foot of open space (no concrete or pavers) must be maintained between the driveway slab and the neighboring lot line to facilitate drainage from the back yard.

If the size of the side yard permits, a driveway addition may be added from an existing double gate straight to the street with a minimum of two (2) feet of granite with plantings between the existing driveway and the addition. A one (1) foot open space (no concrete) must also be maintained between the neighboring property line and the edge of the driveway to facilitate run off.

Other driveway configurations may be considered on an individual basis taking into consideration lot size, proximity to the neighboring property, drainage and aesthetics.

EXTERIOR PAINT

The Association retains pre-approved paint color schemes for the entire community. Color pallets are interchangeable for body and pop-outs only. Trim colors are designated for trim only. View lot properties may paint interior rear yard walls to match the body color of the home. Front return walls may be painted the body color of the home only. Paint schemes are available online at www.johnsonranch.com or at the Community Office. Original builder colors may be used to re-paint home's exterior. The Community Office does not retain the original builder colors.

EXTERIOR PAINT – FRONT DOORS

Front door colors may vary but must first be approved by the Design Review Committee.

FLAGPOLES

Flags that meet Arizona State law may be displayed on flagpoles or by using wall brackets mounted on the house or garage. Only one freestanding flagpole per property is permitted. Flagpoles mounted in the ground may not exceed twenty feet (20') from the ground level to the top of the pole and must be set back ten feet (10') from any property line. The size of the flag (American, Army, Navy, Air Force, Marine Corps, Coast Guard, POW/MIA, Arizona, An Arizona Indian Nations, or Gadsden) shall not exceed four feet (4') by six feet (6') in dimension. Flags must be flown in accordance with the US Federal Flag Code and Arizona State Law. All flagpoles must be submitted for approval prior to installation. Flags displayed on brackets mounted on the house shall be no larger than three feet (3') by five feet (5') in dimension and limited to two. Any lighting for night time illumination must be directional, low voltage, and not create glare to neighboring properties.

FREE STANDING RAMADAS AND GAZEBOS

- A) Ramada's and gazebos may be constructed in rear yards only subject to prior approval by the Committee. The following guidelines apply:
- Maximum square footage under the roof area is 144 sq. ft.
 - Maximum roof height is 10 ft. for flat roofs and 12 ft. for pitched roofs at the highest point.
 - The structure must be set back a minimum of 5ft. from any perimeter wall.
 - The structure must be painted or stained a natural cedar wood color, or be a dark (wrought iron) metal color (excluding silver or steel), or must be painted to match the body color of the home.
 - Any roof tile must match the tile of the house.
 - Fabric covers must be earth toned and maintained in good condition. Those structures whose fabric tops are removed due to disrepair must be replaced or the structure must be disassembled.
 - The design of the ramada or gazebo must be in harmony with the design characteristics of the community.
 - Any lighting on the structure must also receive approval from the committee.

B) Owners of lots in excess of 16,000 square feet can be approved for a ramada measuring a maximum square footage under the roof area of 256 square feet (16'X16'). Maximum roof height is 10 ft for flat roofs and 12 ft for pitched roofs at the highest point.

GATES

Double gates may be considered based upon Lot size. All gates (double or single) should be of the same material, design and color as the originally installed gate. Color of wrought iron may be re-painted black, and slats must be complementary to the paint scheme of the home. Trex composite material is acceptable for slat replacement. Any decorative gates must be submitted for approval and will be reviewed on an individual basis. No gates that access the common areas shall be permitted.

GOLF NET SCREENING/PROTECTION

Specific screening / protection devices designed to help protect against damage due to golf balls are permitted. Due to the Arizona elements such as strong winds and extreme temperatures a framed, sturdy net may be installed. The frame shall extend across the top, bottom, and both sides of the net. In no cases shall conduit be allowed. The frame height shall not exceed 20 feet for single story homes and 25 feet for two story homes. An upright support may be required every 8 to 10 feet depending upon the length of the screen. No frames are to be mounted on a wall that separates property unless there is a written agreement between neighbors to have the protection installed. (A copy of this agreement must accompany the application). Net material must be either polyester or nylon and black in color. The golf netting shall be affixed with lacing on all four sides. Framing shall be black or galvanized steel.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts will be considered for approval if the finish matches the color of the portion of the home in which it is attached. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition. Drainage must be directed so as to not encroach on neighboring property.

HVAC

Except as initially installed by the Builder, no heating, air conditioning or evaporative cooling unit shall be installed upon any lot without the prior approval of the Committee.

OUTDOOR FIREPLACES

Installation of outdoor fireplaces that exceed any perimeter wall height requires advance approval from the Committee. Wood burning fireplaces must have spark arresters.

OUTDOOR LIGHTING

Any outdoor lighting installed on a Lot or dwelling, subsequent to initial lighting installed by the Builder, must receive advance approval by the Committee. Lighting sources shall not be directed toward streets, common areas or neighboring property.

PATIO COVERS

Cabanas or any structure with thatched, woven or lattice roofing material is prohibited. Roofing material should compliment roof of the home. Color of supports and material should compliment the color of the body or trim of the home.

PATIO FURNITURE AND PATIO STORAGE

All patio furniture on front porches, courtyards, and rear patios with a view fence are classified as outdoor patio furniture. Items such as but not limited too, couches, recliners, indoor tables, etc. are prohibited. All patio furniture must be well maintained and neatly placed on the patio/porch.

PLAY STRUCTURES

Play structures may be constructed in rear yards only and are subject to prior approval by the Committee. The following guidelines shall apply:

- Play structures must be set back a minimum of 7 feet from any perimeter wall.
 - Maximum height allowed to top support bar or highest point of structure, is 10 feet.
 - Maximum height of any deck/platform is to be 4 feet above ground.
 - The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
 - The Committee will take the appearance, height, and proximity to neighboring property into consideration.
- Any shade canopy must be a solid earth tone color.

POOLS AND SPAS

Pools and spas, including above ground, do not require approval of the Committee unless the Lot has a view fence. Perimeter walls on lots bordering common areas and shared Homeowner Association walls may not be torn down to allow access to rear yards. 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 include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. Any pool equipment which may be visible above the fence lines (such as slides, etc.) may be considered. It is the homeowner's responsibility to ensure that all Pinal County Codes are met and that the proper permits are obtained. Removal of any portion of a common area wall for access is strictly prohibited and subject to a two-thousand (\$2,000) dollar fine.

POOL FENCING

The specifications for rear yard pool fencing on a lot with view fencing shall be of a solid neutral earth tone color.

SATELLITE DISHES - ANTENNAS

While the Association does not prohibit the use of satellite dishes, the Association does regulate the size and location of the “dish” on the following basis:

- Any satellite dish/antenna larger than one meter (39 inches) that is visible from the street, neighboring property or the common areas is prohibited.
- Homes should locate the satellite dish/antenna in the most unobtrusive location possible while still receiving a quality signal. It is preferred that satellite dishes/antennas not be located above the roof line of the home.
- Satellite dishes must not be installed on common or shared walls.

SCREEN/SECURITY DOORS

All screen / security doors must be submitted for approval and frame must be painted to match body color or trim color of the home, or may be black, or bronze. Silver-colored aluminum screen doors/and storm doors are prohibited.

SHOPS/RV GARAGES: (Sterling and Equestrian Tracts Only)

Applications will be considered for Shop buildings and RV Garages on a case by case basis taking lot size and lot coverage into consideration. Maximum size of structure shall not exceed 20' X 40'; 18' in height. All exterior materials including stucco and roofing to match the existing home. Structure to be painted to match the home. Structure must be set back a Minimum of 5' from all side perimeter walls and 15' from the rear wall. In addition to obtaining HOA approval by the Design Review Committee, it is the homeowner's responsibility to secure all necessary permits and approvals. NO METAL STRUCTURES PERMITTED.

SOLAR PANELS

Except as may be initially installed by the Builder, no solar energy collecting unit or panels shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Committee.

STORAGE SHEDS

Storage sheds are subject to the following guidelines and must be approved by the Committee.

- Storage sheds are to be located in the rear yard which can include the rear side yard with a setback of five (5) feet and a maximum of eight (8) feet in height.
- Shed must compliment exterior of the residence including siding, color and roof material.

WALLS

Plans to raise the height of a party wall or extend a side wall must be submitted for approval with written permission from the adjacent property owner(s). New walls must match that of the existing wall in color, texture, height, material, block, etc. Side walls connecting to the home must be set back at least 5 feet from the front of the home.

WINDOW SUNSCREENS

Bronze, gray, charcoal, brown or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames.

LANDSCAPE GUIDELINES

Within six (6) months of the date of closing, the owner of a Lot shall complete installation and irrigation improvements in compliance with the Johnson Ranch Community Association CC&R's and the following guidelines as adopted and amended from time to time, in that portion of the lot which is between the street(s) adjacent to the lot and the front yard of the lot. Back yards which are visible from common areas shall also adhere to this installation time frame and are subject to the same minimum plant requirements as the front yards. **Prior to installation of the landscaping, owner shall maintain the lot in a weeds-free and neat condition.**

MINIMUM PLANT REQUIREMENTS (Variance may be considered based upon Lot size and will be reviewed on a case by case scenario)

| PLANT TYPE: | SIZE: | QUANTITY: |
|--------------------|--------------|------------------|
| Trees | 15 GAL | 1 |
| Plants | 1 GAL | 5 |

1. The amount of plants may be reduced if sod is installed. Sod shall be maintained in a healthy condition and mowed and edged in a timely manner so as not to spread past bordering edges.
2. Homeowner to select low shrub/groundcover along driveway and street frontages to maintain site visibility. Plants exceeding 2'0" in mature height shall be located at least 8'0" back from public sidewalks or curb.
3. Surface select boulders may be grouped in clusters, with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height and shall have a natural oval character that is compatible with specific decomposed granite. Colored and lava rock is strictly prohibited.
4. Homeowners may use low voltage lighting to highlight entry walk, or accentuate trees. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare onto adjacent properties, common areas or streets.
5. Special design features such as low walls, trellis, water features or other structures must be approved in advance by the Committee.
6. Back yards must be maintained in a neat and weed free condition at all times.
7. Artificial turf may be installed on a case by case basis. 12" x12" samples of turf must be submitted with application.
8. It is recommended that fruit trees be placed in rear yards.
9. Plants may be a combination of shrubs and ground cover. Cacti may be substituted.

FINE GRADING AND MOUNDING

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all

cases, the installation must comply with the county grading and drainage plan. Every effort should be made to make mounding appear natural.

FRONT YARD HARDSCAPE/COURTYARDS AND WALKWAYS

No concrete, pavers, flagstone, tile, etc. may be added to the front of the home for a courtyard beyond the front of the home without a pony wall. In addition, courtyards that do not extend beyond the front of the home but exceed 50 square feet must also be shielded with a pony wall. Pony walls may be no lower than 24" and no higher than 36" and must be block, stucco, and painted to match the home. Decorative caps, columns, boulders, etc. integrated into the wall will be considered on an individual basis. Pony walls may not extend out more than 5' beyond the front of the home. Courtyards should be designed as an integral part of the architecture of the home.

HARDSCAPE

Any hardscape items proposed for front yard installation must be approved by the Committee. Hardscape items that will be visible from neighboring property in the rear yard will also require approval. Materials included in Hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls, fountains and curbing.

LANDSCAPE LIGHTING

All landscape lights, other than low voltage, must be approved by the Committee. The following outlines the minimum standards for lighting:

1. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights which create glare visible from other lots are prohibited.
2. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle power as measured from the closest lot line. (This information can be obtained from the light manufacturer, factoring in the height of the light and the distance to the lot line.)
3. Ground lights should be screened whenever possible with walls, plant materials or internal shielding.

ROCK/GRANITE GROUND COVER

Non-turf areas in the front yard and rear yard view lots must be covered with be 1/2" or 3/4" rock or screened granite. Granite must be approved "earth toned" color. White, green, blue, artificially colored, lava rock and one quarter inch (1/4") minus rock/granite is prohibited.

River rock or rip rap shall be three (3) to six (6) inches in diameter. Not more than ten percent (10%) of the front yard may be river rock or rip rap.

**A sampling of rock/granite must be submitted to
The Design Review Committee before installation.**

WATER FEATURES, STATUARY, ETC.

Items such as fountains, statuary, etc. are permissible within the rear yard and do not require submittal to the Committee, except on lots with view fencing. Such items must be approved by the Committee for installation in the front yard. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as rear yards with view fencing.

Walkways extending through the front yard to the street/sidewalk will be reviewed on an individual basis. Consideration will be given in regards to the amount of existing hardscape in the front yard, design compatibility with the neighborhood, and integration into the front yard landscaping.

COMMUNITY RULES

The following community rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. Cooperation on the part of all residents in following these rules will make living in Johnson Ranch an enjoyable experience.

Visible from Neighboring Property - Any object that would be visible to a person six feet (6') tall standing on a neighboring lot, common area, or street at an elevation not greater than the elevation at the base of the object being viewed.

DRIVEWAY MAINTENANCE

All driveways must be kept clean and clear of debris, oil, rust and other stains. Metal drip pans may be permitted so long as they are maintained.

GARAGE DOORS

Garage doors shall be maintained in good visual and mechanical condition (i.e. fully painted, not damaged and free from excessive dirt). Garage doors should be kept closed whenever possible.

HOLIDAY LIGHTING

Temporary holiday lighting and decorations are permitted from November 15th through January 15th. Any other temporary holiday decorations are permitted so long as they are removed no later than one week after the recognized holiday.

MACHINERY AND EQUIPMENT

No machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment and clotheslines, may be placed on any Lot or parcel without screening or concealment from view.

MAINTENANCE

All landscape shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and removal of trash. Plants and trees may not encroach onto neighboring property, common areas, streets, sidewalks or curbs.

PARKING

Vehicles of all owners, lessees, and residents, and of their vendors, guests and invitees, are to be kept in garages and residential driveways of the owner, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a

lot. Overnight street parking is prohibited between the hours of 1am and 5am. At no time may a vehicle be parked/stored on landscape such as but not limited to rock/granite, turf, etc.

PATIOS AND PORCHES

Patios and porches are not be used for storage. All toys, bicycles, strollers, sporting equipment, etc. must be stored out of sight when not in use. They must also be free of trash and debris.

PETS

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Committee. Dogs must remain on leashes at all times while on Association property. All owners must clean up after their pets.

RECREATIONAL VEHICLES / BOATS

Recreational vehicles (RV) and boats may be parked on a paved surface of the lot or street in front of the home for a period not to exceed 24 hours for the purpose of loading, unloading, or cleaning. Such vehicles shall not be occupied by guests or any persons while parked in the street or on the lot. As a matter of safety, all slide outs shall be pulled in if in the street. Overnight parking of visitor/guest RV's is not permitted. The community office shall be notified by the homeowner when an RV / boat will be parked for 24 hours for loading, unloading, or cleaning.

SEASONAL AND DECORATIVE FLAGS

Seasonal and decorative flags which are house mounted below the roofline do not require approval. Flags must be removed by the end of the season. Flags must be maintained in good condition at all times.

SIGNS

No signs shall be displayed on any Lot except the following:

- Signs used by the Builders to advertise lots for sale.
- Signs protected by Law (such as but not limited too)
 - Political Signs
 - May be displayed no earlier than seventy-one (71) days before the day of the election and later than three (3) days after.
 - Maximum aggregate of total dimension of all political signs placed on a Lot shall not exceed nine (9) square feet
 - Cautionary Signs
 - Temporary Open House Signs
 - For “Sale”, “Rent” or “Lease”
 - Can not exceed eighteen (18) by twenty-four (24) inches

- No more than two (2) signs for individual residences

TRASH/RECYCLING CONTAINERS AND COLLECTION

No garbage or trash shall be kept on any lot except in covered containers as provided by the Johnson Ranch Community Association. These containers must be stored out of sight except for days of collection.

When applicable, bulk trash shall be placed curb-side, on the owner's Lot, no earlier than twenty-four (24) hours prior to the scheduled pick-up. Any items not picked-up must be removed from public view within twenty-four (24) hours from the scheduled pick-up. At no time, shall bulk trash be placed in the street, common areas or neighboring properties.

VEHICLES

No motor vehicle, mobile home, recreational vehicle, travel trailer, utility trailer, tent trailer, camper shell, detached camper, boat, boat trailer, hang glider, ultra lights, or other similar equipment or vehicle may be parked or maintained on any Lot or Parcel or on any street in Johnson Ranch so as to be visible from neighboring property, the common areas or the streets; provided, however, the provisions of this Section shall not apply to motor vehicles not exceeding seven (7) feet in height measured from ground level and eighteen (18) feet in length which are parked and used on a regular and recurring basis for basic transportation which are not used for commercial purposes and which do not display any commercial name, telephone number or message of any kind, or trucks, trailers and campers parked in areas designated for parking in non-residential Land Use Classifications in connection with permitted commercial activities.

No automobile, motorcycle, motorbike or other motor vehicles shall be constructed, reconstructed or repaired upon any Lot, Parcel or street in Johnson Ranch, and no inoperable vehicle, including but not limited to vehicles with expired plates, flat tires, cobwebs, debris, or trash stored underneath, near or around giving it the appearance that the vehicle has not been moved, may be stored or parked on any such lot, parcel or street so as to be visible from neighboring property or visible from common areas or streets; provided, however, that the provisions of Section shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during and used exclusively in connection with, the construction of any improvement approved in writing by the Committee.

VIEW LOTS

Rear yards with view fencing must be maintained in a similar manner as front yards. Permanent privacy attachments, plantings, chicken wire or any fencing attached to the view fence is prohibited.

WINDOW COVERS

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty (30) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type materials including after market window tinting shall be installed or placed upon the outside or inside of any windows.