

AMENDMENT TO THE ARCHITECTURAL GUIDELINES FOR
THE PUEBLO ESTRELLA AT RITA RANCH HOMEOWNERS ASSOCIATION

REGARDING POLICY AND PROCEDURE FOR PAINTING EXTERIOR OF
HOUSES

Effective Date; May11, 2010

SUBJECT: Your ARC members have worked hard to create Paint Guidelines that allow you to enhance the look and value of your home, while maintaining continuity with and protecting the value of your neighbors' homes. Pueblo Estrella is part of Rita Ranch and is subject to the Rita Ranch covenants, conditions and restrictions. . The following excerpt is provided in the document entitled: Establishment of Design Guidelines for Residential Development at Rita Ranch recorded at docket 7991, page 620 at the Pima County Recorder's Office.

Exterior Materials and Colors: Colors, materials, textures and finishes shall be selected in all exterior elevations of the buildings and walls to achieve a total continuity of design and to maintain compatibility and quality level with adjacent or nearby buildings. Exterior materials should consist primarily of stucco, textured, rough or smooth finished concrete, or similar materials. However, this is not to preclude the use of metal details within buildings such as "corten" steel, painted, polished or reflective metals used as accents or as secondary exterior elements. In general subdued earth tone colors are recommended; however, the use of strong accent colors of materials is encouraged to avoid a bland, monotonous appearance."

PURPOSE: To help our community adhere to the original Rita Ranch developer's recorded intent, the ARC is amending the current Pueblo Estrella ARC paint guidelines to provide strong accent colors that are complimentary and contrast well with the wall color schemes to avoid a bland monotonous appearance in our community.

AUTHORITY: The Declaration, Bylaws and Articles of Incorporation of the Association and Arizona law.

Home owners will have the following options when choosing to paint their homes.

- You can choose to repaint your home using the current painting scheme of walls, stucco pop outs and garage doors all being the same color, with the front door and wood patio being a trim color.
- Or you can choose to paint your walls one of the earth tone colors, with your front door, garage door and wood patio painted a trim color.
- Or you can make a request for the ARC to review and approve a scheme that may be different from the options above. Examples of requests that are different would be to stain the wood on the patio and the wood gates.
- Or you can submit a request to paint your walls one of the earth tone colors with the stucco pop outs painted an accent color, the front door, garage door and wood patio a trim color and your gates and security doors a second accent color.

The ARC has multiple pre approved color schemes available at the property manager's office or at Sherwin-Williams@ 8450 East Broadway Blvd. Using one of the pre approved schemes will save you and the ARC time and money.

The ARC recommends when choosing your color scheme look at your neighbor's homes and choose a color scheme that is different but complimentary to the homes adjacent to your lot.

Use the color of your home's brick, metal gates and roof to help you choose a color scheme that compliments these elements.

Many homes have front courtyard walls that will need to be painted at the same time as the home; these walls should be painted to match the earth tone wall paint. If there are stucco pop outs you can choose to paint them the base wall color or to match the accent color of the homes pop outs. Court yard gates and security doors may be painted to match the accent color chosen in the overall color scheme.

finish jlc

Minimize attention to unattractive details, such as roof-top solar panels, vents, electrical panels, television and satellite cables, downspouts and gutters by painting them the same earth tone color as your walls or by choosing a trim or accent color that is a similar shade. Equipment such as air conditioning units, solar units, satellite dishes, water softeners, and other equipment should be painted, cleaned or maintained according to the manufacturers' guidelines.

If your stucco walls have cracks, these will need to be repaired prior to painting and you should consult with a painter or a stucco professional on the best method to repair them. This will minimize the ability to see the repair after your home is painted.

Many of the homes in our community have flat or partially flat roofs; the original color was painted a brownish tan color, with minimal reflective value. In light of the high cost of energy and the direction from the United States Department of Energy regarding painting flat roofs white, the ARC approves the use of highly reflective white roof paint as long as your adjacent neighbors' windows do not look down on your roof, or energy tan if their windows do overlook your roof. However if your neighbor(s) provides a signed letter approving the use of highly reflective white the ARC will allow it.

The ARC will not approve the painting of any portion of a roof that is currently tiled or roofed with three tab shingles. Should a homeowner desire to utilize a new technology to improve their roof, the homeowner must apply for consideration from the ARC by providing a detailed application and references regarding the new technology.

The ARC will not approve the painting, stuccoing, or removal of the brick wall/parapet caps which many of the homes in the community have as an architectural detail.

Everyone must follow the steps below when submitting a request to repaint for your home.

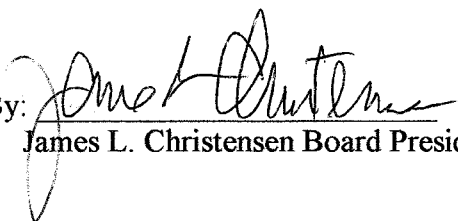
1. Acquire an ARC change application and the painting guidelines from the property management company.

2. Review the recommended paint swatches available at the property manager's office or at Sherwin-Williams@ 8450 East Broadway Blvd.
3. Obtain a sample of the wall, trim and accent colors you have selected enough to paint the wall color on a four foot by four foot area in the front of your home, over the garage door, and the trim and accent colors placed in a smaller area painted alongside the primary color. Paint the required sample prior to submitting your ARC application to the property manager.
4. Submit completed ARC application with all required information filled in (including, but not limited to contractor information, paint supplier and numerical identification for the chosen colors) and legible. Incomplete applications will be returned for more information and may cause a delay in your scheduled painting project. The 30 day ARC review cycle will not start until an application with all required information has been properly submitted. If the ARC returns your application for lack of information, the 30 day ARC review cycle will restart at 30 days once the application is resubmitted. Please plan accordingly.
5. The ARC will receive the application, view the paint swatches and collectively decide whether to approve your paint selections. Although, the committee has up to 30 days to make a decision, adherence to these guidelines can reduce your wait considerably.
6. You will receive written notification from the property manager that your application has been approved or denied.
7. If your application is approved, you may proceed to paint your home, but the work must be completed within the timeframe you and the ARC agreed to in your application. If no timeframe is specified at the time of application submittal, the default timeframe allowed by the ARC will be no greater than 60 days from the date of your approval letter.
8. If you have any questions about the application process, please contact either the property manager or a member of the ARC.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of The Pueblo Estrella at Rita Ranch Homeowners Association, a Arizona nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 11 May 2010 and in witness thereof, the undersigned has subscribed his/her name.

THE PUEBLO ESTRELLA AT RITA RANCH HOMEOWNERS ASSOCIATION, an Arizona nonprofit corporation

By: 
James L. Christensen Board President