



ARCHITECTURAL REVIEW GUIDELINES

1. Roofs shall be maintained, repaired or replaced by the Association. Owners may not make any modifications to the roof or tiles.
2. All metallic surfaces (gutters, downspouts, vents, flashing, chimney caps, etc.) will be maintained, repaired, or replaced and painted by the Association.
3. All building exterior walls and stucco as well as exterior wood fascia, trim and eaves will be maintained, repaired and painted by the Association.
4. Patio wooden trellises and their surrounding stucco pillar supports will be maintained, repaired or replaced and painted by the Association. Sunshade screens on the trellis are permitted through the Architectural Review process. Solid sheeting or permanent attachments are not allowed.
5. Concrete gutters, curbs, driveways and common area walkways will be maintained, repaired or replaced by the Association.
6. Concrete patios (rear and side yard) shall be maintained, repaired or replaced by the owner.
7. Concrete walkways and courtyard areas inside the unit's entry pillars or gate, or in the case of shared entry, shall be maintained, repaired or replaced by the Owner(s). Concrete outside the pillars or gates will be maintained, repaired or replaced by the Association.
8. Window screen maintenance shall be the responsibility of the Owner. Any replacement necessary due to wear or damage must be of matching design, material and color to the original. Any sunshade screens to be installed must first be approved by the ARC regarding configuration and color.
9. Interior window coverings, shades, blinds, shutters, drapes or curtains shall be white or of a neutral color.
10. Windows and glass shall be maintained, repaired, or replaced by the Owner. Any window frame replacements must be approved by the ARC as changes could be structural and must comply with the design of the original installation.
11. All exterior doors shall be maintained and repaired by the Owner. When refinishing becomes necessary to improve the appearance, the Owner shall proceed in a timely manner. Entry doors can be replaced upon approval of the Architectural Review Committee (ARC).

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12. Iron gates and railings will be maintained, repaired or replaced and painted by the Association. Five homes in the Villas do not currently have iron gates and/or railings. Gates and/or railings can be added at the Owner's expense upon approval of the ARC.

13. Stucco walls and wooden fences and gates will be maintained, repaired, or replaced and painted by the Association. Any modifications or additions must be reviewed.

14. Exterior Lighting--Post lamp fixtures will be maintained, repaired or replaced by the Association. Lamp bulbs will be replaced as needed by the Association. Photo cell sensors that control the post lamp lights will be replaced as needed by the Association.

15. Exterior garage and porch light fixtures and bulbs shall be maintained, repaired or replaced by the owner. In the event one of these fixtures needs repair or replacement, consult the ARC as to availability of matching parts or fixtures.

16. Exterior overhead garage doors shall be maintained, repaired or replaced and painted by the owner. In the event of damage or wear to a door panel or the entire door making repair or replacement necessary, original matching design and materials must be used. Association may provide information for necessary matching paint color.

17. Any homeowner considering a modification, addition, repair or replacement of any item not specifically mentioned or covered in these community architectural guidelines must first consult with the Villas ARC before starting any project. Failure to comply may result in required suspension of project or removal of said project. **BOTTOM LINE: ALWAYS ASK FIRST!**

Revised March 2010