

**DREAMING SUMMIT**  
**Design Review Guidelines & Association Rules And Regulations**

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**DREAMING SUMMIT**  
**HOMEOWNERS**  
**ASSOCIATION**

**DESIGN REVIEW GUIDELINES**

**&**

**ASSOCIATION RULES AND REGULATIONS**

Adopted: February 13, 2001

Revised: 10/24/2017

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**GENERAL PROVISIONS**

- In exercising its discretion in approving, disapproving or imposing conditions on an owner's or builder's request to construct an improvement or any exterior modification, the Architectural Design Review Committee may consider the requirements of the Association's "Declaration of Covenants, Conditions & Restrictions", the "Design Review Guidelines", the "Association Rules And Regulations", any statutory or case law applicable to the proposed improvement or exterior modification, unique circumstances bearing on a proposed improvement or exterior modification, the landscape and architectural character of Dreaming Summit, and the interests of current and future members of the Association.
- The "Design Review Guidelines" are subject to the interpretation or modification by the Architectural Design Review Committee, in its sole discretion.
- The "Association Rules & Regulations" are subject to the interpretation or modification by the Board of Directors, in its sole discretion.
- No Owner, Developer or Builder should assume that an improvement or exterior modification which appears to meet the "Design Review Guidelines" or the "Association Rules & Regulations" will be approved or is otherwise approvable.
- No Owner should construct an Improvement on the basis of the Owner's reading or interpretation of the "Design Review Guidelines" or the "Association Rules & Regulations".
- Prior written approval of the Architectural Design Review Committee is required before any Improvement is contracted for or constructed.

Adopted: 3/3/2010

Revised: 10/24/2017

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**ANTENNAS**

Antennas one meter or less in diameter or diagonal measurement, together with their associated mounting hardware and mast, if applicable (an “Antenna System”), must comply with the following restrictions if they are to be placed, installed or kept on a Lot outside of a Dwelling

Unit, unless compliance would impair the installation, maintenance or use of an Antenna System used to: (i) receive direct broadcast satellite service or receive or transmit fixed wireless service via satellite; (ii) receive video programming services via multipoint distribution or receive or transmit fixed wireless signals other than via satellite; or (iii) receive television broadcast signals:

- An Antenna System must be placed on a Lot in such a manner so as not to be visible from any other Lot, the common area or streets.
- If an Antenna System, cannot be placed on a Lot in such a manner as to not be visible from any other Lot, the common area or streets without impairing the Lot Owner’s installation, maintenance or use of the Antenna System, the Antenna System must be screened by landscaping or by some other means so that it is not visible from any other Lot, the common area, or streets, unless the landscaping or screening would impair the installation, maintenance or use of the Antenna System, in which case the Antenna System must be screened to the greatest extent possible without impairing the installation, maintenance or use of the Antenna System.
- If no other location is available without impairing the installation, maintenance or use of an Antenna System and the Antenna System must be mounted on a residence or other structure in a manner that will be visible from other Lots, the common area or streets, the Antenna System must be painted a color that will blend into the background against which the Antenna System is mounted.
- For purposes of these restrictions, the installation, maintenance and use of an Antenna System shall be deemed to be “impaired” only if the restriction causes one of the following to occur:

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**ANTENNAS - Continued**

- 1) The restriction unreasonably delays or prevents installation, maintenance or use of the Antenna System;
- 2) The restriction unreasonably increases the cost of installation, maintenance or use of the Antenna System; or
- 3) The restriction precludes reception or transmission of an acceptable quality signal.

No dish that exceeds one meter in diameter or diagonal measurement may be placed, installed, constructed or kept on any Lot without the prior written approval of the Design Review Committee (the "Committee").

Adopted: 2/13/2001

Revised:

**APPROVALS**

Pursuant to the Declaration of Covenants, Conditions & Restrictions, homeowners desiring to construct improvements within Dreaming Summit must have the proposed improvements approved by the Committee or their designee prior to submittal to the County or the commencement of construction. Any proposed addition, improvement, or alterations to an existing home or construction of a new freestanding structure must match the architectural style of the existing home including wall texture, paint colors, and roofing. The submittal must include, as applicable, the following:

- Floor plans for each proposed improvement.
- Elevations of home or proposed addition or alteration.
- Exterior paint color samples.
- Sample roof tiles with list of manufacturer, style, model number and/or color.
- Landscape plans and plant lists.

Incomplete submittals could delay the approval process and will be returned for completion. Please submit according to guidelines and include all applicable items listed above.

Adopted: 2/13/2001

Revised: 10/24/2017

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**ARCHITECTURAL STYLE**

All homes were constructed in a southwestern style as approved by the Committee. Any additions or modifications shall maintain this style.

Adopted: 2/13/2001

Revised: 5/9/2005

**AWNINGS**

Canvas or fabric awnings are prohibited unless installed by the builder as an original option. Awnings of durable materials must be submitted to the Design Review Committee for consideration and approval.

Adopted: 2/13/2001

Revised: 5/9/2005

**BASKETBALL GOALS - Front Yards**

Permanent Basketball goals are permitted in front yards adjacent to driveways only upon prior written approval from the Committee. They must be pole mounted and permanently installed, and must comply with the following guidelines:

- Permanent basketball poles and/or mounting fixtures must be painted to match the color of the body of the exterior of the home, or black.
- Basketball goals may not be attached directly to any home.
- Backboards must be clear Plexiglas or match the color of the body of the exterior of the home, or as otherwise approved by the Committee.
- All equipment must be reasonably maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal.
- Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.

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**BASKETBALL GOALS - Front Yards (Continued)**

- Courts may not be painted or permanently outlined on the driveway or other concrete surfaces in front yards.
- Lighting for night use of the equipment is expressly prohibited.
- **Portable basketball goals are expressly prohibited in front yards.**

Adopted: 2/13/2001

Revised: 9/22/2005

**BASKETBALL GOALS - Rear Yards**

**Permanent basketball goals located in the rear yard must comply with the following guidelines:**

- Permanent basketball poles and/or mounting fixtures must be painted to match the color of the body of the exterior of the home, or black.
- Basketball goals may not be attached directly to any home.
- Backboards must be clear Plexiglas or match the color of the body of the exterior of the home, or as otherwise approved by the Committee.
- All equipment must be reasonably maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal.
- Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
- Lighting for night use of the equipment is expressly prohibited.

**Portable basketball goals are allowed in rear yards only and do not require Committee review.**

Adopted: 2/13/2001

Revised: 9/22/2005



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**BUILDING HEIGHTS**

The height of the primary residence on each lot is limited to two story structures with a maximum height of thirty (30) feet above the finished floor.

Adopted: 2/13/2001

Revised: 5/9/2005

**COLORS/TONES**

Exterior colors of all buildings and structures will be southwestern desert hues, be a minimum of two colors and must be approved by the Committee. Southwestern accent trim colors are permitted. Bright colors will not be permitted. Any change of exterior color, body or trim, must have prior approval of the Committee. If homeowner is repainting to existing/original colors, please state such on submittal request form and submit as usual, per guidelines.

*A building or structure is defined as:*

Any roofed and walled edifice of any size, material or purpose; constructed, assembled or placed on any lot. This definition excludes anything which, in the discretion of the Design Review Committee, is clearly portable and temporary in nature such as a Storage Shed.

Adopted: 2/13/2001

Revised: 10/24/2017

**CONSTRUCTION PERIOD**

Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the discretion of the Committee), such construction shall be completed within two (2) months from the date of commencement of construction.

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**CONSTRUCTION PERIOD (continued)**

It is strongly recommended that the owner retain professional services for landscape planning and design.

Adopted: 2/13/2001

Revised: 5/9/2005

**DECORATIONS**

Holiday decorations shall not be displayed any sooner than one (1) month prior to the holiday.

Holiday decorations shall be removed TWO (2) weeks after the holiday.

Adopted: 5/9/2005

Revised:

**DISCLAIMER FOR LIABILITY**

The Committee shall have no liability in connection with or related to approved or disapproved plans, specifications, or improvements. The approval of plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Adopted: 2/13/2001

Revised:

**DRIVEWAYS**

All driveway extensions and concrete coatings must be reviewed and approved by the architectural design review committee prior to any construction. Driveway extensions will be reviewed on an individual basis with STRONG consideration of any impact on the architectural features of the neighborhood. The Committee will review any extensions beyond this criterion on a case-by-case basis. If the driveway extension ends within one (1) foot or less of the property line, it shall require the written input of

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**DRIVEWAYS (continued)**

the adjacent neighbor closest to the edge of the proposed extension. Such input must include the homeowner's printed name, lot number, address, date, contact phone number, signature and a clear statement of what they are approving. Painted paved surfaces are prohibited. See "Parking Section"

Adopted: 2/13/2001

Revised: 10/24/2017

**EXTERIOR HOUSE MATERIALS**

Finished building materials must be applied to all exterior sides of buildings and structures (excluding sheds) (final paint or stucco finish). Acceptable materials include stucco, masonry and brick (approved by the Committee).

*A building or structure is defined as:*

Any roofed and walled edifice of any size, material or purpose; constructed, assembled or placed on any lot. This definition excludes anything which, in the discretion of the Design Review Committee, is clearly portable and temporary in nature such as a Storage Shed.

Adopted: 2/13/2001

Revised: 8/15/2005

**FENCING AND WALLS**

Rear yard fencing is required on all lots and shall be maximum height of 6' as measured from the highest adjacent lot, unless otherwise approved by the Committee. Fencing located between dwelling units and facing the street (commonly known as fence returns) shall be block painted, stained or integral colored as approved by the Architectural Design Review Committee. All fencing between dwelling units, not facing or adjacent to public right-of-way or open space can be unfinished block.

Fencing colors are neighborhood specific as stated below, unless otherwise approved by the Architectural Design Review Committee. If a homeowner is unsure which

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**FENCING AND WALLS (continued)**

neighborhood their property is in, they should contact the Community Manager for clarification.

Due to the unique color properties of fencing with color integrated into the block, painting is not recommended.

However, painted support walls frequently found under integrated color fencing may require painting per the specifications below.

Note that all paint must be a Flat sheen (a non-reflective finish). Eggshell, Satin, Semi-Gloss, Gloss, or other terms used to indicate a paint with a reflective sheen, are not permitted unless otherwise approved by the Architectural Design Review Committee.

Neighborhoods with integral color fencing walls are: Barrington I, Barrington Estates, Dreaming Summit II, Dreaming Summit III, Encore, Estates, Overlook and Retreat.

Neighborhoods with painted fencing walls are: Antigua, Fair Haven, Montialana, New Haven, Promenade, Terra Cota and Vantage.

The Vantage neighborhood is an exception in that the wall design and paint color of both the house and fencing must match; when one is painted, generally the other must also be painted. Colors are not consistent within this neighborhood by design.

The homeowner may obtain their paint from any manufacturer. However, to insure consistency, homeowners are strongly encouraged to obtain the specified color chip from the named manufacturer and present the sample chip to their retailer of choice to insure an exact match. Paint codes are provided to assist in making an exact match.

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**FENCING AND WALLS (continued)**

<b>Neighborhood</b>	<b>Color Name</b>	<b>MAN</b>	<b>CODE</b>
Antigua*	Happy Trails	SW	418-4 LRV 47
Barrington Estates**	English Saddle	PPG	523-6 LRV 23
Barrington I**	Cobblestone	PPG	419-5 LRV 29
Dreaming Summit II**	Emerging Taupe	SW	SW6045 LRV 39
Dreaming Summit III**	Emerging Taupe	SW	SW6045 LRV 39
Encore**	Sheer Cliff	PPG	423-5 LRV 24
Estates**	Mocha	SW	SW6067 LRV 21
Fair Haven*	Happy Trails	PPG	418-4 LRV 47
Montialana*	Practical Beige	SW	SW6100 LRV 47
New Haven*	Happy Trails	SW	418-4 LRV 47
Overlook**	Hot Chocolate	PPG	420-5 LRV 28
Promenade*	Deer Valley	SW	SW7720 LRV 40
Retreat**	Sheer Cliff	SW	423-5 LRV 24
Terra Cota*	Sautéed Mushroom	PPG	417-5 LRV 30
Vantage*	N/A	N/A	N/A
View Point*	Practical Beige	SW	SW6100 LRV 47

Note: SW=Sherwin Williams

\* Painted Fencing

\*\*Integral Block Fencing

Fencing not permitted:

- Chain Link
- Wood Slat
- Wood Picket
- Free Standing on Property Line

Wood slats are permitted as part of a metal frame gate within a masonry block fence.

Garden walls are permitted to a maximum height of 48” and must match the architectural finish, texture, and style of the house, or be specifically approved otherwise as submitted to the Committee.

Adopted: 2/13/2001

Revised: 2/3/2014

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**FINE GRADING AND MOUNDING**

Fine grading is a critical aspect of landscaping. Each lot shall be graded such that all storm water will drain away from the house. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining the individual lot drainage pattern and creating natural appearing mounding, it is recommended that a Registered Landscape Architect or design professional be consulted. Mounding and other proposed grade changes will be closely scrutinized.

Adopted: 2/13/2001

Revised: 2/3/2014

**FLAGPOLES**

Per Arizona Revised Statute (ARS) 33-1808, the Dreaming Summit HOA Design Guideline that prohibited Flagpoles has been replaced with the following rules and regulations.

A flagpole is allowed to a maximum of fifteen (15) feet in height. It must be set back from the property line a minimum of seven (7) feet. Homeowners are encouraged to use brackets mounted on the house or garage to display flags. Plans to install a flagpole must be submitted to the architectural design review committee and approved prior to installation.

**ARS 33-1808 - American flag display; political signs**

*Notwithstanding any provision in the community documents, an association shall not prohibit any of the following:*

*1. The outdoor display of the American flag by an association member on that member's property if the American flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10). The association shall adopt reasonable rules and regulations regarding the placement and manner of display of the American flag. The association rules may regulate the location and size of flagpoles but shall not prohibit the installation of a flagpole.*

Adopted: 2/13/2001

Revised: 5/9/2005

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**FURNITURE**

Commercially available furniture designed for outdoor use (limited to three chairs [no recliners, swings, couches, or picnic tables], a bench and two small table [not to include an umbrella, umbrella base, or other shade device] will be permitted without the need for submittal to and approval of the Design Review Committee, provided that the outdoor furniture meets all the following requirements: (1) it is maintained in a neat, clean, working order; (2) it is not in any state of disrepair, rusted, faded, discolored, tattered, or in any way dilapidated; (3) it is of southwestern desert hues, or white, or matches the approved exterior color of the home or trim of the home; and (4) it is placed on the original standard front porch or concrete vestibule covered by the roofline of the home or on any other concrete surface that has been approved by the Design Review Committee for the purpose of holding furniture.

*Definitions:*

- Front yard- Any portion of a Lot which is not completely enclosed by block wall or view fencing which encompasses the rear yard of each Lot.
- Front Porch- Any street facing portion of a Front Yard, that is a concrete surface and is covered by the roofline or the original (or an approved) structural awning of the home.

Adopted: 10/24/2017

Revised:

**GARAGES**

All home construction must have an enclosed garage integrated with the house. Garage doors shall be sectional and windows are encouraged. Garage doors should remain closed when the garage facility is not in use. Open carports or garage conversions are not permitted.

Adopted: 2/13/2001

Revised: 5/9/2005

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**GATES & ACCESS DRIVES**

Gates must have a metal frame and must have wood slats. Gates opening onto common areas are prohibited. Double gates may be installed to allow wider access ways to back yards. Double gates must also have metal frames and must have wood slats. All gates must be natural wood colored or painted to match the color of the adjacent block wall or painted black. No gate should be taller than the shortest adjacent wall.

Gates shall not be permitted in any perimeter theme wall without prior approval of the Committee.

There are two standard access drive styles for double gates. Prior to constructing a double gate access drive, the homeowner shall obtain copies of these standard access drive styles from the Management Company. All other proposed access drive options will be reviewed on a case by case basis by the Architectural Design Review Committee, taking into consideration the lot size, materials used and the accessibility. All plans must be submitted and approved prior to any work being started.

**Per the CC&R's (Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements) for Dreaming Summit, use of these double gate access drives for parking is EXPRESSLY PROHIBITED.**

Adopted: 2/13/2001

Revised: 10/24/2017

**HEADER MATERIAL**

Headers shall be used to contain and separate rock ground cover from grass and common areas. Brick, steel, concrete and 1/4" to 1" pressure treated redwood is permitted. Headers may not exceed 12" in width and shall be flush where they abut other paved areas. Railroad ties, plastic, aluminum, or redwood header smaller than 1/8" x 4" is prohibited.

Adopted: 2/13/2001

Revised:



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**IRRIGATION SYSTEMS**

All landscaped areas must be equipped with an underground irrigation system. A low-pressure drip irrigation system is encouraged for all shrubs and ground cover areas. Daytime watering of shrubs and turf areas should be avoided.

Adopted: 2/13/2001

Revised:

**LANDSCAPE REQUIREMENTS**

In order to develop landscaping consistency throughout the neighborhood, a minimum of two (2) 15-gallon trees and six (6) 5-gallon plants are required in the front yard of each unit. A plant list is provided in Exhibit A. Plants listed as “for rear yards only” should not be used in front yards. Covered open porches, courtyards, low walls, fountains or other features, may be used to supplement and create imaginative landscape designs subject to approval of the Committee.

To the extent landscaping conforms to the requirements set forth herein no approvals shall be necessary. **NON-CONFORMING LANDSCAPING IS SUBJECT TO REMOVAL OR CONFORMANCE IF NOT OTHERWISE APPROVED BY THE COMMITTEE.**

Each individual home site will be required to complete front yard landscaping within ninety (90) days from the date of Certificate of Occupancy. It is recommended that backyard landscaping be installed at this time too, since construction access to the backyard is often through the front yard.

Adopted: 2/13/2001

Revised: 5/9/2005

**LIGHTING**

Exterior lighting of any kind or any nature (including, but not limited to flood lights, sport court lighting in general, landscaping lighting, accent lighting, security lighting, or outside lighting of any kind) is prohibited unless approved in writing by the Architectural Design Review Committee.

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**LIGHTING (continued)**

The Architectural Design Review Committee may consider, among other things, the following in rendering its decision:

- Exterior lighting that is soft and indirect with no light sources directly visible to common areas, streets, or neighboring properties is preferred.
- High voltage lights are discouraged.
- Colored light bulbs, colored lenses, or reflections are discouraged (except for seasonal Holiday Decorations).
- Flood lights are discouraged.
- Lighting which spills onto the streets, common areas, or any neighboring properties is discouraged.
- Metal halide and other bright white high intensity lights are discouraged.
- Lighting which creates a glow over the lot, on the home, or otherwise creates light pollution in the neighborhood or community is prohibited.
- Low-pressure sodium lighting is prohibited.
- High-pressure sodium lighting is prohibited.
- Light screening with walls, plant materials, or internal shielding will be considered.
- Low voltage type lights (white or colored) are preferred.
- The height, proximity to common areas, streets or neighboring properties, visibility, mounting structures, impact on the common areas or neighboring properties, and general aesthetics of the proposed lighting and lighting structures may also be considered.

Lighting for basketball goals or basketball courts is separately addressed in the "Design Review Guidelines & Association Rules & Regulations" under the provision entitled "BASKETBALL GOALS - Front Yards" and under the provision entitled "BASKETBALL GOALS - Rear Yards".

Lighting for seasonal Holiday Decorations are subject to the conditions of the "LIGHTING" provision, but do not require approval from the Architectural Design Review Committee. The duration of seasonal Holiday Decorations is separately addressed in the "Design Review Guidelines & Association Rules & Regulations" under the provision entitled "DECORATIONS".

Adopted: 2/13/2001

Revised: 10/24/2017

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**ORNAMENTS**

No figurines, shrines or other artwork are permitted in front yards unless screened from view of the street. All functional and/or decorative items must be approved before being placed in the front yard or rear yard with view fencing. (i.e.: swings, benches, stools, etc.)

*Definitions:*

Front yard- Any portion of a Lot which is not completely enclosed by block wall or view fencing which encompasses the rear yard of each Lot.

Adopted: 2/13/2001

Revised: 10/24/2017

**PARKING**

This section has been added to help explain the existing rules in our HOA CC&R's (Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements) for Dreaming Summit Per Article 4, Section 4.1, ( cc ) of the CC&R's, vehicles are to be kept only in garages or the driveway directly in front of the garage of any lot. Guests of the owners shall be entitled to keep their vehicles on streets in front of a lot or within reasonable proximity thereof for a period of no more than three (3) days. In no event shall a disabled or inoperative vehicle be maintained on a street, driveway or otherwise be visible from neighboring property or from common areas. All vehicles are strictly prohibited from parking in the strip path or drive leading to and in front of the access drives. This area is a drive only, and is not to be used as a parking area. Vehicles are also prohibited from parking in the granite or on the lawn adjacent the driveway.

Adopted: 6/6/2005

Revised:

**PATIO COVERS**

Patio covers must be painted to match the color of the body or trim or the existing home and all must have a permit issued by Maricopa County. Replacement roofing materials shall match that which was installed by the builder on the original roof of the home or that which were offered as an option by the builder for a patio cover. Asphalt shingles

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**PATIO COVERS (continued)**

(including rolled shingles) are expressly prohibited. Roof shall be flat or match the pitch of the home. All patio covers, not installed by the builder, will need to be reviewed by the Committee on an individual basis prior to installation.

Adopted: 2 /13/2001

Revised:

**PLAY STRUCTURES**

Play structures include but are not limited to the following:

Swing Sets	Slides
Monkey Bars	Jungle Gyms
Rebound Nets	Tetherball Structures
Pool Slides/Water Features	Hockey Goal Nets
Play Houses & Forts	Volleyball Nets
Trampolines	Trampoline Safety Nets
Climbing Structures	Tennis Nets
Hockey Goals	

**NOTE: Rules for basketball goals and basketball goal rim nets are discussed separately under the sections titled: "Basketball Goals".**

No permanent play structures are allowed in the front yard (other than basketball goals as defined in the sections titled: "Basketball Goals").

To the extent that play structures located in the rear yard conforms to the requirements set forth herein and is below the fence line, no approvals from the **Architectural Design Review Committee shall** be necessary.

Any play structures located in the rear yard that are above the fence line requires prior written approval by the Committee (other than basketball goals as defined in the sections titled: "Basketball Goals").

**All play structure equipment, including nets, that is visible above the fence line must be reasonably maintained. Broken, disfigured, or bent equipment, ripped or**

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**PLAY STRUCTURES (continued)**

**torn nets, chipped and/or peeling paint, etc., are violations and constitute grounds for fines and/or removal.**

General guidelines for play structures are as follows:

- Play structures shall not exceed a height of twelve (12) feet
- Setback must be a minimum of 7 feet from any perimeter fence for a 10-foot-or-lower play structure (height measured at play structure's highest point).
- Each additional foot of play structure height will require an additional foot of setback.
- Canopies must be a solid neutral color.

Any proposed plans which exceed the above requirements and if said structure will be seen by a neighbor standing in their property looking over the adjacent fence separating lots must be submitted to the Committee and require written approval from the Committee prior to installation. A swing set/ play structure request must include a dimensional backyard layout drawing. The proposed plans will be reviewed on a case-by-case basis by the Committee, taking into consideration the lot size, materials used, and the proposed location.

Adopted: 1/10/2010

Revised: 10/24/2017

**POLITICAL SIGNS**

**Per Arizona Revised Statute (ARS) 33-1808, the Dreaming Summit HOA CC&R's that prohibited Political Signs has been replaced with the following rules and regulations:**

Political signs are defined as a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer are allowed. They may not be displayed any earlier than forty five (45) days before the day of an election and must be removed seven (7) days after election day. Only one sign with a maximum dimension of thirty-six (36) inches by forty-eight (48) inches shall be allowed on a homeowner's property (per lot). No political signage is allowed on or in any common area.

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**POLITICAL SIGNS (continued)**

**ARS 33-1808 - American flag display; political signs**

*Notwithstanding any provision in the community documents, an association shall not prohibit any of the following:*

*2. The indoor or outdoor display of a political sign by an association member on that member's property, except that an association may prohibit the display of political signs earlier than forty-five days before the day of an election and later than seven days after an election day. An association may regulate the size and number of political signs that may be placed on a member's property if the association's regulation is no more restrictive than any applicable city, town or county ordinance that regulates the size and number of political signs on residential property. If the city, town or county in which the property is located does not regulate the size and number of political signs on residential property, the association shall permit at least one political sign with the maximum dimensions of twenty-four inches by twenty-four inches on a member's property.*

*For the purposes of this paragraph, "political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.*

Adopted: 9/27/2004

Revised: 6/6/2005

**POOLS AND SPAS**

Plans for back yard pools and spas need not be submitted for Committee approval.

Pool slides need to be approved and will be considered based upon appearance, height, and proximity to other properties.

Perimeter walls on lots bordering common landscaped areas may not be torn down. Access must be gained by tearing down a front wall of the lot, leaving the perimeter wall intact, thereby assuring the texture and color consistency throughout the community.

All pool and spa equipment must be screened from view of neighboring property.

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**POOLS AND SPAS (continued)**

Pool Fencing:

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be a neutral earth tone color to match or blend with the exterior color of the home and meet all City, County, State and Federal requirements.

Adopted: 2/13/2001

Revised:

**PRIVATE PARKS - Restrictions and Rules & Regulations**

**DREAMING SUMMIT PRIVATE PARKS**

- The Dreaming Summit community private parks are restricted to Dreaming Summit **residents** and their guests only.
- **Residents** must accompany guests while in the parks.
- Park Hours are from Sunrise until 10:00 P.M.
- Trespassers will be prosecuted in accordance with applicable laws.

According to Article 1 of our CC&R's (Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements) for Dreaming Summit, a **Resident** is defined as:

- Each Occupant actually residing on any part of the Assessable Property; and
- Members of the immediate family of each Owner or Occupant actually living in the same household with such Owner or Occupant.

**Restrictions:**

Dreaming Summit will not allow "ANY" Event, Gathering, or Party of 20 or more people without the responsible "Resident" (organizers/operators) requesting and receiving written approval for such Event.

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**PRIVATE PARKS - Restrictions and Rules & Regulations (continued)**

**Park Rules and Regulations:**

1. No alcoholic beverages of any kind allowed in the parks.
2. No glass containers allowed in the parks.
3. Pets must be on a leash at all times. **OWNERS ARE RESPONSIBLE FOR CLEANING UP AFTER THEIR ANIMALS.**
4. No motorized vehicles of any kind (including Go-Peds) allowed in the parks.
5. Basketball, baseball, softball, volleyball, and soccer are limited to areas designated for such activities.
6. No golfing in the parks.
7. Ramadas are used on a first come first serve basis, **unless a reservation has been granted.**
8. No sales of food, beverages, or other items in the parks.
9. Please report rule violations to the Dreaming Summit Homeowners Association.
10. Any other Rules and Regulations that may be defined and published in the future by the HOA.

Adopted: 10/24/2005

Revised:

**PRIVATE PARKS - Reservations**

**Reservations (Registering to use a park for an Event)**

All reservation requests must be submitted by a **Resident**, by Wednesday afternoon of the Saturday and/or Sunday of the planned usage. In the event the request is for a weekday, a minimum of 48 hours prior to planned usage will be required. The request must be made directly to the DS management company by phone, fax, mail, or e-mail (web-site - future). Any request made on Thursday/Friday for usage the coming Saturday and/or Sunday must be made by phone or e-mail and will be at the discretion of the management company to process the request if time and the facility are available. Reservation requests must include a \$100 refundable deposit for rental. These monies will be utilized to pay for park cleanup/repairs if park is not cleaned by renter.



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**PRIVATE PARKS – Reservations (continued)**

Once a reservation is granted, the requestor will receive a document stating his/her name, address, reserved park, time, and approximate number of attendees. All park Rules and Regulations must be followed.

The community manager will also place a reservation notice at the park a minimum of one day before the scheduled event. Should a reservation be granted at a time when it will not be possible for the community manager to "Tag" the park, the residents hard copy reservation confirmation will suffice and will be honored by the Dream Summit Security Service.

- A. Events/Gatherings/Parties will be defined as but is not limited to any of the following items being present:
  - i. Food is being cooked/grilled/catered and/or served.
  - ii. Beverages other than water are been provided and served.
  - iii. Generators are used to provide power for but not limited to:
    - 1. Entertainment equipment.
    - 2. Audio systems.
    - 3. Stereo equipment.
    - 4. Band Equipment.
  - iv. Portable Potties are present.
- B. Should usage be granted for said Event, Gathering, or Party the registered Resident will assume any/all liability/responsibilities for:
- C. Damages to any of the parks structures, property, ramadas or sod. ii. Removal of all trash stemming from event.

Residents will be allowed to use electronic devices not listed in the exception section, provided those devices are self-powered or powered and the power requirement will be accommodated by a park who has a working electrical outlet.

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**PRIVATE PARKS – Reservations (continued)**

The Park Usage Information & Park Reservation Request forms can be obtained by contacting our HOA Management company or from our HOA web site at [www.dreamingsummit.org](http://www.dreamingsummit.org).

Adopted: 10/24/05

Revised: 10/24/2017

**RAMADAS, GAZEBOS, AND CANOPIES**

Ramadas, gazebos and canopies may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

- Maximum square footage (under roof area) is 120 square feet.
- Maximum roof height is 10 feet at the highest point.
- The setback for the structure from the perimeter wall must meet the setback requirements for the zoning district. Refer to the recorded final plats for setback information.
- The structure must be painted to match house color and maintained in good condition. Lighting of the structure must be approved by the Committee prior to installation.
- Must be a minimum of seven (7) feet from all existing walls.

Any proposed plans which exceed the maximums for square feet and height will be reviewed on a case by case basis by the Architectural Design Review Committee, taking into consideration the lot size, materials used, and the proposed location.

Adopted: 6/6/2005

Revised:

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**ROCK GROUND COVER**

**Decomposed Granite:**

Rock ground cover may be decomposed granite or other natural rock material approved by the Committee. All bare earth must be covered.

Decomposed granite in the front yard or areas visible from the street must be earth-toned in color. Acceptable colors include:

- Gold
- Beige
- Blonde
- Coral
- Mauve

Artificially colored rocks (blue, green, white or other non-earth tones) are not permitted. Only ¾" minus, ½" minus, ¾" screened or ½" screened are acceptable. All decomposed granite shall be spread a minimum of 2" deep, and shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

**Boulders:**

Only granite boulders of a color similar to the indigenous rock of the area are allowed. They must be buried with 1/3 the diameter below grade.

**Red River Rock:**

River run rock shall be 3" to 8" in diameter. Not more than 10% of the front yard landscape area may be river run rock.

Adopted: 2/13/2001

Revised:

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**ROOF MOUNTED MECHANICAL EQUIPMENT**

In general, roof mounted mechanical equipment is prohibited. Solar panels may be permitted, however, if located on the roof pitch opposite the street side elevation. The Committee must approve all roof mounted mechanical equipment.

See “Solar Panel” section.

Adopted: 2/13/2001

Revised: 10/24/2017

**ROOFING**

Roof covering materials shall be concrete tile. No composite shingle roofing or shake will be allowed.

All vent pipes extending through a roof must be painted to match the roof tile. All flashing must also be painted to match the roof tile.

Overhead screens, shade covers, patio roofs and other similar structures must be integrated into the design of the home and constructed of materials and color to match or complement the structure. All such roofs must be submitted to the Committee for approval prior to installation.

Adopted: 2/13/2001

Revised:

**SECURITY DOORS AND SCREEN DOORS**

Security doors, security gates and screen doors must be metal and painted to match the exterior color or trim of the house. Any designs on the doors must be southwestern in nature and not cover more than 20% of the door. Any security doors, security gates and screen doors that do not meet the above criteria must be submitted to the Committee for approval prior to installation.

Adopted: 2/13/2001

Revised:

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**SECURITY SIGNS**

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

Adopted: 2/13/2001

Revised:

**SETBACKS AND STREETSCAPES**

No two (2) front elevations that are identical are permitted to be built adjacent to or opposite from one another. This will ensure visual relief and varying aesthetic streetscapes throughout the project.

Adopted: 2/13/2001

Revised:

**SOLAR PANELS**

Solar panels must be approved by the Committee before installation. All installation/construction must comply with applicable building and electrical codes, be approved by the appropriate governmental/regulatory agencies, and have the required permits issued. Any approved solar panel must blend with the existing roof. Roof mounted panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline. Any ground mounted solar panels and/or equipment shall not be visible from neighboring property or public view.

The Guideline was revised to be compliant with State Law A.R.S (Arizona Revised Statutes) 33-439(A) and a 2003 Appeal ruling CA-CV 00-0570 by the Superior Court of Maricopa County. The court ruled that Solar energy devices may not be explicitly prohibited or “effectively prohibited” by the guidelines of an association or by an association’s interpretation and application of its guidelines. The court also ruled that Section 33-439 (A) does not eliminate the power of a homeowners association to impose aesthetic and architectural restrictions on the installation and use of SEDs.

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**SOLAR PANELS (continued)**

Section A of the A.R.S. 33-439 states:

- A. *Any covenant, restriction or condition contained in any deed, contract, security agreement or other instrument affecting the transfer or sale of, or any interest in, real property which effectively prohibits the installation or use of a solar energy device as defined in section 44-1761 is void and unenforceable.*

Details can be located at: <https://www.azleg.gov/ars/33/00439.htm>

All conduit/piping, where visible against house and/or roof, MUST be painted to blend with existing colors.

Adopted: 2/13/2001

Revised: 10/24/2017

**STORAGE SHEDS**

If a proposed storage shed does not exceed the height of the immediate surrounding wall(s) or fence(s), then no submittal to the Architectural Design Review Committee is required, and there is no minimum setback required by the Guidelines.

Approval in writing must first be obtained from the Architectural Design Review Committee if a proposed storage shed height will exceed the immediate surrounding walls or fences. A minimum setback of seven (7) feet must be utilized from all party or perimeter walls/fences, and must be screened from view of all common areas. All storage sheds must comply with county building codes and permit requirements.

*A "Storage Shed" is defined as:*

A temporary or portable outdoor storage unit made of Plastic, Vinyl, Metal, or Wood and totaling 80 square feet or less. Proposed "storage sheds" of other materials or larger sizes are subject to review by the Design Review Committee, and may be classified by the Committee as a building or structure. Buildings and Structures are subject to stricter Design Review Guidelines.

Adopted: 2/13/2001

Revised: 10/24/2017

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**SWING SETS, PLAY STRUCTURES**

The section "SWING SETS, PLAY STRUCTURES" has been replaced with the section "PLAY STRUCTURES".

Adopted: 2/13/2001

Revised: 9/22/2005

Revised: 6/01/2009

Replaced: 1/10/2010

Revised: 10/24/2017

**TURF (GRASS AREAS)**

Per Article 4, Section 4.1, of the CC&R's (Declaration of Covenants, Conditions,) Restrictions, Reservations, and Easements) for Dreaming Summit:

(f) Maintenance of Lawns and Plantings Each Owner shall keep neatly trimmed, properly cultivated and free from trash, weeds and other unsightly material, all shrubs, trees, hedges, grass and plantings of every kind located on his Lot.

**It is required that grass in front yards be kept green and presentable year round.**

Enforcement of this rule will allow for flexibility at times of scalping, thatching, overseeding in the fall; and for letting the winter grass die out in the spring.

Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls, or topographical features such as mounding or boulders.

Turf (grass areas) need to be maintained and contained so as to not encroach on granite areas, driveways or walkways at any time. Turf (grass areas) need to be mowed on a regular basis. Front yards are to be free of weeds and debris. Walkways shall be free of weeds, debris (i.e., granite).

Adopted: 2/13/2001

Revised: 6/6/2005

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**VARIANCES**

In the event a variance is requested, the following items must be submitted to the Committee.

- A typed letter referencing the address of the home involved, the name of the subdivision, a request that a variance be granted, a description of the variance(s) requested, and the reason for needing the variance(s).
- Any plans, photographs or other visual aids that will help to explain the variance(s) request should be included.
- If a landscape variance is requested, a landscape plan must be prepared and submitted which shows the footprint of the house and indicates plant varieties and locations.

The Committee will respond in writing to a request for variance(s) within thirty (30) calendar days of receipt.

In the event a variance is submitted to the Committee and denied, the variance may be submitted to the HOA Board for consideration. The HOA Board will respond in writing to a request for variance(s) within forty-five (45) calendar days of receipt.

Adopted: 2/13/2001

Revised: 6/6/2005

**WATER FEATURES**

Water features are permitted within rear yard areas. Any items installed in the rear yard must not exceed the fence line height. Water features will be permitted in the front yard only if the feature is located near the entry to the house.

Adopted: 2/13/2001

Revised: 9/22/2005



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**WINDOW COVERINGS**

Permanent draperies or suitable window treatments must be installed on all front-facing windows within sixty (60) days of occupancy. All first floor windows visible from the street must have customary window treatments. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be installed or placed upon the outside or inside of any windows. Bright colors are not permitted.

No aluminum material or other reflective material(s) may be installed in windows. Bronze or charcoal sunscreen material may be installed. The frame or window/sun screens must match the screen material or the existing window frames.

Adopted: 2/13/2001

Revised:

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**EXHIBIT A**

**Approved Plant List**

The following is the approved plant list for the selection of plants for home and landscape tract landscaping. Plants not on the list **MAY** still be used **WITH THE PRIOR APPROVAL OF THE COMMITTEE**. Homeowners are encouraged to develop a landscaping plan for their properties and then select plants that will look good on the property and in the context of neighboring properties. Property owners should be mindful of the water and irrigation requirements for specific plants and groups of plants, the maintenance requirements, and the size and shape the selected plants will attain in the coming years.

Homeowners can develop a landscaping plan with a desert theme, or a more lush landscape theme, or a combination of both. Landscaping suited to the southwest desert environment is highly recommended. Homeowners may use decomposed granite, or grass turf, or a combination of both, in front yard areas.

Adopted: 2/13/2001

Revised: 9/22/2005

**SOUTHWEST DESERT LANDSCAPE PLANT LIST**

	<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
Trees	Abyssinian Acacia	Acacia abyssinica
	Argentine Mesquite	Prosopis alba
	Blue Palo Verde	Ceridium floridum
	Blue Palo Verde	Cercidium floridum
	Chilean Mesquite	Prosopis chilensis
	Creosote Bush	Larrea divaricata
	Desert Fern	Lysiloma microphyllum
	Desert Ironwood	Oleña tesota
	Desert Spoon	Dasylium wheeleri
	Desert Sweet Acacia	Acacia smalli
	Desert Willow	Chilopsis linearis
	Foothill Palo Verde	Cercidium microphyllum
	Golden Ball Lead Tree	Lucaena retusa
	Honey Mesquite	Prosopis glandulosa

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	<u>Common Name</u>	<u>Botanical Name</u>
Trees (continued)	Mescal Bean	Sophora secundiflora
	Mexican Ebony	Pithecellobium mexicana
	Palo Blanco	Lysiloma candida
	Palo Blanco Acacia	Acacia willardiana
	Palo Brea (Palo Verde)	Cercidium praecox
	Screwbean Mesquite	Prosopis pubescens
	Shoestring Acacia	Acacia stenophylla
	Sweet Acacia	Acacia farnisiana
	Texas Ebony	Pithecellobium flexicaule
	Velvet Mesquite	Prosopis velutina
	Western Honey Mesquite	Prosopis glandulosa
White Bark Acacia	Lysiloma candida	
Agave	Cowshorn	Agave bovicornuta
	Marginata	Agave americana
	Mescal Ceniza	Agave colorata
	Murphy's	Agave murpheyi
	Octopus	Agave vilmoriniana
	Parry's	Agave parryi
	Royal	Agave victoriae-reginae
	Smooth-edged	Agave weberi
	Twin Flower Agave	Agave gemniflora
Aloe	African Aloe	Aloe saponaria
	Coral Aloe	Aloe striata
	Medicinal Aloe	Aloe barbadensis
	Tree Aloe	Aloe ferox
	Tree Aloe	Aloe mariothii
Cacti	Beavertail Prickly Pear	Opuntia basilaris
	Blind Prickly Pear	Opuntia rufida
	Buckhorn Cholla	Opuntia acanthocarpa
	Compass Barrel Cactus	Fercactus acanthodes
	Englemann's Prickly Pear	Opuntia phaeacantha
	Fishhook Barrel	Ferocactus wislizenii
	Golden Barrel Cactus	Echinocactus grusonii
	Hedgehog Cactus	Echinocereus engelmannii
	Hildmann's Cereus	Cereus hildmannianus
	Mexican Organ Pipe	Pachycereus marginatus

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	<u>Common Name</u>	<u>Botanical Name</u>
Cacti (continued)	Purple Prickly Pear	Opuntia macrocentra
	Robust Prickly Pear	Opuntia robusta
	Saguaro	Carnegia gigantean
	Santa Rita Prickly Pear	Opuntia sanat-rita
	Trichocereus	Trichocereus candicans
Ocotillo	Ocotillo	Fouquieria splendens
	Ocotillo Macho, Chunari	Fouquieria macdougalii
Yucca	Banana	Yucca baccata
	Beaked, Beard	Yucca rostrata
	Blue	Yucca rigida
	Curveleaf/Pendulous Yucca	Yucca recurvifolia
	Joshua Tree	Yucca brevifolia
	Soaptree	Yucca elata
	Spanish Bayonet/Dagger Plant	Yucca aloifolia
	Spanish Dagger/Palm Lily	Yucca gloriosa
Shrubs & Ground Cover	Arizona Rosewood	Vauquelina californica
	Arizona Sophor	Sophora arizonica
	Bambo Grass	Muhlenbergia dumosa
	Beard Tongue	Penstemon species
	Bird of Paradise	Caesalpinia platyloba
	Blackfoot Daisy	Melampodium leucanthum
	Blue Sage	Salvia chamyoriodes
	Bull Grass	Muhlenbergia emersleyi
	Bull Grass	Muhlenbergia emersleyi
	Bursage	Ambrosia deltoidea
	Bush Morning Glory	Convolvulus cneorum
	California Fuchsia	Zauschneria californica
	Candle Bush	Cassia circinnata
	Catclaw Acacia	Acacia greggii
	Coahuilan	Hesperaloe funifera
	Copper Bird of Paradise	Caesalpinia pumila
	Coral Yucca	Hesperaloe narviflora
	Cresote Bush	Larrea tridentata
	Crucifixion Thorn	Canotia holacantha
	Deer Grass	Deer Grass
Desert Bird of Paradise	Caesalpinia gilliesii	
Desert Holly	Atriplex hymenelytra	

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	<u>Common Name</u>	<u>Botanical Name</u>
Shrubs & Ground Cover (continued)	Desert Lavender	Hyptis emoryi
	Desert Mallow	Sphaeralcea amibila
	Desert Marigold	Boileya multiradiata
	Desert Marigold	Baileya multiradiata
	Desert Milkweed	Asclepias subulata
	Desert Ruellia	Ruellia penninsularis
	Desert Salt Bush	Atriplex polycarpa
	Desert Spoon	Dasyliron wheeleri
	Fairy Duster	Calliandra californica
	Fairy Duster	Calliandra penninsularis
	Feather Dalea	Dalea pulchra
	Feathery Cassia	Cassia artemesiodes
	Fern Acacia	Acacia angustissima
	Firecracker Bush	Justicia candidans
	Four Wing Salt Bush	Atriplex canescens
	Gold Crucifer	Rallistroemia grandiflora
	Gold Mount, Purple, Confetti	Lantana species
	Golden Fleece Dahlberg Daisy	Dyssodia pentachaeta
	Golden Wonder Cassia	Cassia goldmannii
	Goldfield	Baeria chrysostoma
	Green Feathery Cassia	Cassia nemophylla
	Hop Bush	Dodonea viscosa
	Hummingbird Flower	Zauschneria latifolia
	Indigo Bush	Dalea bicolor
	Indigo Bush	Dalea wislizeni
	Jojoba	Simmondsia chinensis
	Leather Leaf Acacia	Acacia craspedocarpa
	Little Leaf Cordia	Cardia parviflora
	Mealy Cup Sage	Salvia farinacea
	Mescal Bean, TX Mtn. Laurel	Sophora secundifolia
	Mexican Bird of Paradise	Caesalpinia mexicana
	Mexican Blue Sage	Salvia chamaebryoides
	Mexican Gold Poppy	Eschscholzia Mexicana
	Mexican Primrose	Oenothera berlandieri
	Myoporum	Myoporum pavifolium
	New Zealand Cassia	Casia candoleana
	Old Man Salt Bush	Atriplex nummularia
	Pink Verbena	Verbena Peruviana
	Prairie Zinnia	Zinnia grandiflora
	Prickly Poppy	Argemone plicantha

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	<u>Common Name</u>	<u>Botanical Name</u>
Shrubs & Ground Cover (continued)	Quail Bush	Atriplex lentiformis
	Red Bird of Paradise	Caesalpinia pulcherrima
	Rock Verbena	Verbena pulchella "gracilior"
	Ruellia	Ruellia californica
	Sage Species	Leucophyllum sp.
	Salt Bush	Atriplex mulleri
	Scarlet Sage	Salvia greggii
	Scrub Oak	Quercus turbinella
	Senna	Cassia purpussii
	Shrubby Cassia	Cassia wislezenii
	Silver Cassia	Cassia philodinea
	Sturts Cassia	Cassia sturtii
	Sturts Desert Peas	Clanthus formosus
	Texas Cassia	Cassia biflora
	Trailing Indigo Bush	Dalea greggi
	Velvet Pod Mimosa	Mimosa dysocarpa
Yellow Bell	Tacoma Stans	

### LUSH LANDSCAPE PLANT LIST

	<u>Common Name</u>	<u>Botanical Name</u>
Palm Trees	Date Palm (rear yard only)	Phoenix dactylifera
	Mediterranean Fan Palm	Chamaerops humilis
	Mexican Blue Palm	Brahea armata
	Mexican Fan Palm	Washingtonia robusta
	Queen Palm	Arecastrum romanzoffianum
	Sago Palm	Cycas revoluta
	Windmill Palm	Chamaerops fortunei
	Other Trees	Ash Trees
Benamina Ficus		Ficus benamina
Blue Leaf Wattle		Acacia saligna
Brazilian Pepper Tree		Schinus terebinthifolius
California Pepper Tree		Schinus molle
Chaste Tree		Vitex agnus-sactus
Citrus (rear yard only)		Citrus

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	<u>Common Name</u>	<u>Botanical Name</u>
Other Trees (continued)	Cork Oak	Quercus suber
	Evergreen Elm	Ulmus parvifolia
	Evergreen Pear	Pyrus kawakamii
	Fruit Trees (rear yard only)	Citrus species
	Holly Oak	Quercus ilex
	Indian Laurel Fig	Ficus microcarpa nitida
	Jacaranda	Jacaranda mimosifolia
	Mondel Pine (rear yard only)	Pinus brutia eldarica
	Orchid Tree	Bauhinia species
	Privet Tree	Ligustrum species
	Purple Leaf Plum	Prunus cerasifera 'atropurpurea'
	Sissoo Tree	Dalbergia sissoo
	Southern Live Oak	Quercus virginiana
	Shrubs & Ground Covers	Arcadia Juniper
Australian Salt-Bush		Xylosma species
Blue Hibiscus		Hibiscus species
Bougainvillea		Bourganvillea brasiliensis
Cape Honeysuckle		Tecomaria capensis
Creeping Juniper		Juniperus horizontalis
Dwarf Oleander		Nerium oleander
Euryops Daisy		Euryops species
Hearts and Flowers		Apetenia cordifolia
Heavenly Bamboo		Nandina domestica
Hibiscus		Hibiscus species
Hummingbird Trumpet		Zauschneria latifolia
Indian Hawthorn		Rhapiolepis indica
Katie Ruella		Ruella species
Lavender Cotton		Santolina chamaecyparissus
Mexican Heather		Calluna vulgaris species
Mexican Honeysuckle		Justicia spicigera
Mint Julep Juniper		Juniperus chinensis
Mock Orange		Pittosporum tobira
Myrtle		Myrtus communis
Natal Plum		Carrisa grandiflora
Oleanders (other than dwarfs)		Nerium Oleander
Pendulus Yucca		Yucca recurvifolia
Prostrate myoporom		Myoporaceae parvifolium
Pyracantha		Pyracantha species
Regal Mist		Muhlenbergia species

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	<u><b>Common Name</b></u>	<u><b>Botanical Name</b></u>
Shrubs & Ground Covers (continued)	Rocky Point Ice Plant	Malephora Lutea
	Rosemary	Rosmarinus officinalis
	Spanish Bayonet	Yucca aloifolia
	Spanish Dagger	Yucca gloriosa
	Sprenger Asparagus	Asparagus Sprengeri
	Star Jasmine	Trachelopermum jasminoides
	Xylosma	Xylosma species
	Yaupon Holly	Ilex vomitoria
	Yew Pine	Podocarpus species
Vines	Carolina Jasmine	Gelsemium sempervirens
	Creeping Fig	Ficus pumila
	Lady Banks Rose	Rosa banksiae

**PROHIBITED FOR FRONT & REAR YARDS**

<u><b>Common Name</b></u>	<u><b>Botanical Name</b></u>
Cypress	Cupressus
False cypress	Chamaecyparissus
Fountain Grass	Pennisetum setaceum
Olive (fruiting)	Olea europaea
Mexican Palo Verde	Parkinsonia aculeata
Thevetia - Yellow Oleander	Thevetia peruviana

**EXHIBIT B**



**DREAMING SUMMIT**  
**Design Review Guidelines & Association Rules And Regulations**

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**Architectural Design Request for Approval Form**

**DREAMING SUMMIT HOMEOWNERS ASSOCIATION**

The Covenants, Conditions and Restrictions (CC&R's) require that an owner obtain the prior written approval of the Committee or its nominee(s) (the "Committee") for any exterior alteration or addition to property within Dream Summit.

To comply with the CC&R's, please complete the form below. Attach a detailed drawing or blueprint of the proposed alteration and/or addition. The drawing should specify dimensions, materials to be used and colors. This application and the drawing will be retained for the Committee records. First two pages of this form must be completed and submitted.

HOMEOWNER INFORMATION

NAME: \_\_\_\_\_

LOT#: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE/BUSINESS: \_\_\_\_\_ PHONE/HOME: \_\_\_\_\_

Prior to Committee review, the Homeowner must sign to verify that:

1. Association fees are paid and current;
2. No fees and/or fines are owed to the Association and;
3. Understand and agree to **NO** work on this request shall commence until written approval of the Committee has been received by me.

**HOMEOWNER SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

Adopted 2/13/2001

Revised: 10/24/2017

**REQUEST:**

**DREAMING SUMMIT**  
**Design Review Guidelines & Association Rules And Regulations**

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Description of Request – Provide full details of purpose and/or reason, type, color, size/dimensions of improvement and materials, and location utilizing this form. Use additional 8½” x 11” paper if necessary. For Play Structures please include specific dimensions, make/model and pictures of structure, if available.

**AN ACCURATE DRAWING MUST BE ATTACHED. AN ACCURATE SITE PLAN MUST ALSO BE INCLUDED.**

**IF THIS REQUEST IS TO PAINT, SAMPLE PAINT CHIPS OF PAINT TO BE USED MUST BE INCLUDED, EVEN IF THE INTENT IS TO USE ORIGINAL COLORS.**

**Description of Alterations:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Contractor:** \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip, \_\_\_\_\_  
Phone \_\_\_\_\_

**Material(s) \*** \_\_\_\_\_  
\_\_\_\_\_

**Colors(s) \*** \_\_\_\_\_  
\_\_\_\_\_

**\*(include THREE SETS of sample chips or materials, as appropriate)**

**Dimensions:** \_\_\_\_\_  
\_\_\_\_\_

**Return to:** Dreaming Summit Homeowners Association c/o Kinney Management Services,  
Post Office Box 25466, Tempe, AZ 85285  
For Additional Information Call: (480) 820-3451

The Committee’s review and approval is limited to and only pertains to the ITEMS DESCRIBED ABOVE. The fact that information not specifically requested is shown on the plan does not mean that it is approved as part of the Submittal. NOTE: IF PROJECT NOT COMPLETED WITHIN SIX MONTHS, THIS FORM MUST BE RESUBMITTED FOR CONSIDERATION. Incomplete submittals could delay the approval process and will be returned for completion.

Adopted: 2/13/2001  
Revised: 10/24/2017