

THE SURPRISE FARMS COMMUNITY ASSOCIATION

DESIGN GUIDELINES AND ASSOCIATION RULES

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Rev. 02 – 01.xx.2008

Rev. 03 – 06.16.2009

**Flagpoles (accepted 01/2008)
Turf (accepted 06/2009)
Basketball Goals (accepted 06/2009)
Solar Panels (accepted 01/2008)
Window Coverings (accepted 01/2008)
Water Features, Statuary, Etc (accepted 01/2008)
Signs (accepted 01/2008)
Play Structures (accepted 06/2009)**

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OVERVIEW

Community Organization

Every resident of Surprise Farms is a Member of The Surprise Farms 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 are designed to be used in harmony. The Board of Directors of the Association (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 Surprise Farms including new construction and modifications to existing properties. The Committee has adopted Design Guidelines and standards to evaluate proposed additions or changes to property.

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. 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 the prior approval of the Committee. The responsibility of the Committee is to ensure the harmonious, high quality image of Surprise Farms is implemented and maintained. Any Owner requesting approval of the Committee shall follow the application procedures 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 additional period of time as may be approved by the Committee at the time of issuance.

Application Procedure

The following information should be included:

Application Form completed and signed (copy enclosed, additional copies may be obtained from the Association management office.

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.

Submit the application and plans to:

THE SURPRISE FARMS COMMUNITY ASSOCIATION C/O
KINNEY MANAGEMENT
P.O. BOX 25466
TEMPE, ARIZONA 85285-5466

Kinney Management Services - (480) 820-3451

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.

DESIGN GUIDELINES

General Principles

The purpose of the Committee is to ensure compliance with the Design Guidelines. The Committee monitors any portion of any Lot or Parcel which is visible from other Lots or Parcels, the street, or Association Common Areas. This would include backyards, which are visually open to other Lots or Association Common Areas. The Design Guidelines promote those qualities in Surprise Farms that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among 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, and color and construction details.

Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. 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 every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the Owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

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:

(a) An Antenna System must be placed on a Lot in such a manner so as not to be Visible From Neighboring Property.

(b) 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, Common Area, or street, 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.

(c) 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.

(d) For the 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:

- (i) the restriction unreasonably delays or prevents installation, maintenance or use of the Antenna System:
- (ii) the restriction unreasonably increases the cost of installation, maintenance or use of the Antenna System: or
- (iii) 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")

Awnings

All awnings must be approved by the Committee. Awnings over all windows shall be canvas or similar material, of solid color on both sides which match the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning is required. Owner is responsible for maintenance and repair of awnings. The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

Basketball Goals

Color, Net Type and Maintenance Requirements for All Portable and Permanent Goals: All Basketball Goal poles must be black or painted to match the color of the body of the exterior of the home. All backboards must be a predominantly neutral color (grey, black, white or clear) or match the color of the body of the exterior of the home. All equipment must be maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, or other wear are not acceptable, and constitute grounds for immediate removal. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited. No basketball goal may be leaned or set against a wall, the house, a tree or any other structure. No basketball goal may be modified or used for purposes other than basketball play.

Storage of Portable Goals in Front Yard Prohibited: Portable Basketball Goals are not permitted in the front of a Lot unless it is being used for basketball play. When not in play, the Portable Basketball Goal must be removed and stored so that it is not visible from the streets or neighboring properties. Storage of portable basketball goals in the front of a Lot is strictly prohibited. When stored in the back of a Lot, the Portable Basketball Goal must be stored from view below the perimeter wall.

Front Yard Use: Permanent Basketball Goals in the front of a Lot require prior written approval of the Architectural Design Review Committee and must meet the following additional requirements.

1. Only pole mounted goals are acceptable in the front of Lots and must be set in the ground permanently.
2. Basketball goals must be set perpendicular to the front face of the home, in close proximity to the home, and cannot face the street.

3. Backboards shall not be attached to the house, garage, roof or tree or any structure other than a basketball pole.
4. Courts shall not be painted or permanently outlined in the driveway, pavement, or landscaping.
5. The use or installation of rebound nets or structures is prohibited.

Backyard Use: All Basketball Goals (whether Permanent or Portable) in the back of a Lot require prior written approval from the Architectural Design Review Committee and must meet the following additional requirements.

1. All Basketball Goals must be set back a minimum of 7 feet from any party wall, perimeter wall, and the house.
2. An application for a Basketball Goal in the back of a Lot must have neighbor acknowledgement from all adjoining Lots. The Committee will consider the appearance, height, grading level and proximity to neighboring property into consideration.
3. Backboards shall not be attached to the house, roof, tree, or any structure other than a basketball pole.
4. Rebound nets or structures shall not be visible above the surrounding party or perimeter walls.

Lighting: Lighting or light structures for the All Basketball Goals (whether Permanent or Portable), sports play of any kind, sport equipment of any type, and sport courts of any type are strictly prohibited.

Clotheslines

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

Driveway Extensions

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum driveway width (existing and addition) shall not exceed a total of thirty (30) feet of contiguous area for a home with a standard two (2) car garage, thirty-six (36) feet of contiguous area for a home with a standard three (3) car garage or fifty (50) percent of the Lot width as measured at the front yard setback, whichever is less. Homes with a standard four (4)-car garage will be evaluated on a case-by-case basis, but must adhere to the aforementioned fifty percent (50%) rule. All driveway extensions must be submitted on the applicable form to the Design Review Committee for final approval. Any variances from the above restrictions must be submitted with a detailed plan and will be subject to review and approval by the Design Review Committee.

All driveways must be kept clean and clear of debris, oil, rust and other stains.

Flagpoles

Plans to install a flagpole must be submitted to the committee and approved prior to installation. A flagpole will be permitted to a maximum of fifteen (15) feet in height. It must be setback 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.

Fences & Walls

Plans to raise the height of a Party Wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Committee prior to construction. Copies of City Approvals must be submitted with requests. Walls must be stuccoed and painted to match the existing dwelling or wall in texture and color.

Gates

Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates. Shrubs, trees and plant material should be installed and maintained between the house and the double gates when possible.

Gutters and Downspouts

Gutters and downspouts will be considered for approval if the finish matches the color of the house. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition.

Heating and Air Conditioning units

Except as initially installed by the Builder, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior approval of the Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of non-residential neighboring property.

Outdoor Fireplaces

Installation of outdoor fireplaces requires advance approval by the Committee. Outdoor fireplaces may not exceed fence height.

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. Permanent lighting sources shall not be directed toward streets, Common Areas or neighboring property.

Patio Covers

Roofing materials on patio covers should match that which was installed by the Builder on the original roof of the home. Color of supports and material should match the color of the body or trim of the home.

Ramadas and Gazebos

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

- 1) Maximum square footage (under roof area) is 120 square feet.
- 2) Maximum roof height is 10 feet at the highest point.
- 3) The structure must be set back a minimum of 7 feet from any perimeter wall.
- 4) The structure must be painted a natural cedar or match the house color and maintained in good condition.
- 5) Any roof tile must also match the tile of the house.
- 6) Lighting of the structure must be approved by the Committee prior to installation.

Play Structures

The location of swing sets, play structures and the like are subject to approval from the committee if they are Visible From Neighboring Property. The Committee will consider a request for locating swing sets, play structures, and the like if the properly filled out form (exhibit "B") is attached to the request together with a detailed drawing or photograph. A swing set, play structure request must meet the following requirements:

- 1) Maximum height allowed to top support bar or highest point of structure, is 10 feet
- 2) Maximum set back from any perimeter wall is 7 feet
- 3) Maximum height of any deck/platform cannot exceed 4 feet.

- 4) The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
- 5) The Committee will take the appearance, height, and proximity to neighboring property into consideration.
- 6) Any shade canopy must be a solid tan or earth tone color.

Consideration may be given to height requirements up to 12 feet with a minimum setback of 10 feet from any perimeter wall on larger Lots.

Pools and Spas

Pools and spas do not require approval of the Committee. 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. Lots with view fencing must submit plan for approval by the Committee. Any pool equipment which may be visible above the fence line (such as slides, etc.) must be approved in advance by the Committee.

Pool Fencing

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be of neutral earth tone color to match or blend with the existing home color or match the existing wrought iron fencing color.

Screen Doors

All screen and/or security doors must be submitted for approval and should be painted to match the exterior color of the body of the home. Silver-colored aluminum screen doors are prohibited.

Signs

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

1. Signs used by the Builder to advertise the Lots and residence thereon for sale.
2. One temporary "For Sale" or "For Rent" sign with a maximum face area of five (5) square feet.
3. Such signs as may be required by law.
4. One residential identification sign with a maximum face area of eighty (80) square inches.
5. Cautionary signs regarding children must be removed within one (1) hour after children have stopped playing, only when children are actually present, and within fifty (50) feet of the sign. Sign must not exceed three (3) feet, and must be professionally manufactured or produced.
6. Political signs may not be displayed more than forty-five (45) days before an election, and must be removed within seven (7) days after an election. Maximum dimension of thirty-six (36) inches by forty-eight (48) inches shall be allowed on a homeowners property (per Lot). No more than 1 sign will be permitted. No political signage is permitted on or in any common area.

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. Application must be submitted with professional quality scaled drawings showing construction details, and clearly showing elevations, location of Solar Energy Device, location and routing of all associated plumbing or electrical runs to and from the Solar Energy Device, and all associated components (pumps, filters, meters, tanks, utility disconnects electrical control/safety devices). Product literature for the proposed Solar Energy Device and associated components must be submitted with the drawing package. The color of the Solar Energy Device and associated components (including electrical

and plumbing runs) must be included. The application must be accompanied by documentation showing compliance with A.R.S §44-1762 including a written statement of performance data for the Solar Energy Device pursuant to A.R.S. §44-1762(B) and proof of licensing of the installer of the Solar Energy Device pursuant to A.R.S. § 44-1762(E).

Storage Sheds

Storage sheds require prior written approval of the Committee and are subject to the following guidelines:

- 1) Storage sheds are subject to rear and side yard setbacks of five (5) feet.
- 2) Maximum height of storage sheds shall be eight (8) feet
- 3) Quality materials and construction shall be required.
- 4) Shed must be in harmony with the exterior of the residence including siding, color, and roof material.

Window Coverings Criteria

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 material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shield or decorate openings must be compatible, with respect to materials, and color, with the style and color of the home. Screens, shades and rolladen type storm and security roll shutters must be submitted for review prior to installation. Bronze or charcoal sunscreen material may be installed. The frame or window/sunscreens must match the screen material of the 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 Surprise Farms 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 exterior wall of the residential unit or any wall separating the side or back yard of the lot from the front yard of the Lot. Back yards which are visible from Common Areas shall also adhere to this installation time frame.

Prior to installation of the landscaping, Owner shall maintain the lot in a weed-free and neat condition.

**** PLANS FOR LANDSCAPE NEED NOT BE SUBMITTED FOR APPROVAL, PROVIDING THE FOLLOWING GUIDELINES ARE MET****

Minimum Plant Requirements

<u>Plant Type</u>	<u>Size</u>	<u>Quantity</u>
Trees	15 GAL	2
Shrubs or Cactus	5 GAL	3
Shrubs	1 GAL	6
Groundcover	1 GAL	4

1. Select plants for alternating seasons of display and color.
2. Homeowner to select low shrub/groundcover along driveway and street frontages to 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. The use of river rock is prohibited unless specified for drainage considerations.
5. Homeowner may use low voltage lighting to highlight entry walks, or accentuate trees. Colored bulbs and lenses are prohibited. Light source shall be adjusted to minimize glare onto adjacent properties, Common Areas or streets.
6. Ornamentation such as driftwood, skulls, wagon wheels, sculptures, etc is not permitted in front yards.
7. Special design features such as low walls, trellis, water features or other structures must be approved in advance by the Committee.

Irrigation

With an average rainfall or less than nine inches, most plant material requires a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each homeowner should provide a complete irrigation system compatible with the front yard design. Time clocks should be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head to head coverage, designed to minimize over spray onto any pavement or granite area. All supplemental plants should be watered by an underground drip system to provide slow deep watering. Specific irrigation requirements include that drip tubing should be buried a minimum of 12" below grade and 6" from root balls on uphill side of plant.

Maintenance

All landscaping 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 noxious grasses, and removal of trash.

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 and fountains.

Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors. Artificially colored rock(s) or granite is prohibited.

All rock areas should be treated with a pre-emergent weed control at regular intervals to retard weed growth. River rock shall be three (3) to six (6) inches in diameter. Not more than ten percent (10%) of the front yard landscape may be river rock.

Turf (Grass Areas)

Artificial Turf will need to be submitted to the Committee for approval prior to installation. The submittal MUST have the following items in order for it to be considered:

1. An 8x8 sample of turf intended must be submitted.
2. Drawing or plans of location in front yard or back yards with view fencing must be accompanied with submittal.

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 City grading and drainage plan. Every effort should be made to make mounding appear natural.

Water Features, Statuary, Etc.

Items such as fountains, statuary, etc are permissible with the rear yards, 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. Statuary must be of earth tones, no painted finishes, and must be approved by the Committee. All functional and/or decorative items must be approved before being placed in the front yard or rear yards with view fencing. Swings and benches are to be placed on hardscape surfaces only (concrete at front entrance of home or similar front courtyard area). Placement in turf or granite is not permitted and canopy covers on swings or benches is not permitted.

Lighting

Lighting, other than low voltage landscape lights, 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. Outside, ground lights should be screened whenever possible with walls, plant materials or internal shielding.

ASSOCIATION RULES

The following Association 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 at Surprise Farms an enjoyable experience.

General Property Restrictions

Owners may rent only the entire Lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any re-zoning, variances or use permits.

Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any Lot except in covered containers as provided by the City of Surprise. These containers must be stored out of sight except for days of collection.

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.

Holiday Lighting

Temporary holiday decorations are permitted from Thanksgiving through January 15. Any other temporary holiday decorations are permitted so long as they are removed within seven (7) days after the holiday.

Seasonal and Decorative Flags

Seasonal and decorative flags, which are house mounted below the roofline, do not require approval. Seasonal flags must be removed within ten (10) days after the date of the holiday. Flags must be maintained in good condition at all times. Flags may not be offensive to neighbors or the Association, as determined by the Board.

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 of non-residential neighboring property or public property. Oil pans, carpet, Boards or any other object used to collect oil spills from driveways must be removed when not in use so as to not be visible.

Vehicles

No motor vehicle, mobile home, recreational vehicle, travel trailer, tent trailer, camper shell, detached camper, boat, boat 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 Surprise Farms 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 vehicle shall be constructed, reconstructed or repaired upon any Lot, Parcel or street in Surprise Farms, and no inoperable vehicle, including but not limited to vehicles with flat tires, may be stored or parked on any such Lot, Parcel or street so as to be

Visible From Neighboring Property or to be visible from Common Areas or streets; provided, however, that the provisions of this 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.

Parking

Vehicles of all Owners, lessees, and residents, and of their employees, guests and invitees, are to be kept in garages, carports, and residential driveways of the Owner, designated spaces in commercial areas, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a Lot. Notwithstanding the foregoing, vehicles may not be parked on the streets overnight.