

Woodhill Homeowners Association

ARCHITECTURAL STANDARDS FOR HOMEOWNERS, CONTRACTORS AND INSTALLERS

Please read each item thoroughly. Unless otherwise approved in writing, all of the following conditions, without limitations, will be in effect and in force. All construction is subject to and shall be in compliance with the Declaration of Covenants, Conditions and Restrictions for Woodhill dated October 3, 1996, recorded on October 4, 1996 at fee No 96-016228, records of Gila County, Arizona, as may be amended or supplemented (the "CC&R's"), and the Architectural Committee Standards for Woodhill Subdivision (attached hereto), notwithstanding anything in this form to the contrary. 1. Submit an Architectural Control form and all applicable plans to the Architectural Committee.

1. **Workmanship:** All workmanship shall be of good and sound quality and, at a Minimum, be in compliance with all applicable laws and regulations
2. **Window Sun Shades and Awnings;** All designs, materials and colors must blend with the house and be approved by the Architectural Committee before installation. Metal awnings are not allowed.
3. **Security Screens & Doors:** All designs and colors must blend with the house and be Approved by the Architectural Committee before installation.
4. **New Building Products and Materials:** All new building products and materials not previously used or approved for construction and/or exterior modifications in the Woodhill Subdivision that effect the external appearance of any structure or lot must have the manufactures specifications submitted to the Architectural Committee for review. The Architectural Committee will submit their recommendations to the Board Of Directors for approval or denial of the use of the product in our Subdivision.
5. No supplier, subcontractor or lender signs are allowed in subdivision. The actual builder may put his sign on the lot under construction, during the construction period.
6. Do not clear cut any home sites. All natural shrubs and trees to remain undistributed on all lots except in building envelope and driveway unless approved in writing.
7. Submit samples of all exterior colors for home. All exterior surfaces, include, siding trim and roof shingles of any dwelling or structure. The colors shall be in a color scheme and finish acceptable to the Architectural Committee, and in harmony with the forest and the neighborhood.

8. All retaining wall's and foundation walls must be painted the body color of the house or the color of the ground and all exceptions must be approved by the Architectural Committee.
9. **Construction Site:** Dwelling units under construction, including remodeling and additions, shall be properly maintained and the site put in order (cleaned) at the end of each work day. Construction workers must park all vehicles and equipment on the street, and not on any other lot. No construction materials or equipment shall be stored on any lot, other than the lot under construction, or on the street *without a Town of Payson* permit.
10. **Dumpsters and Refuse Containers:** Must be placed on the construction lot and attractively screened to conceal them from the view of neighboring lots. **Dumpsters** up to 10 cubic yards are approved during the active construction period. **Larger Containers and Roll Offs** are permitted with Written Architectural Committee Approval for a specific time period. All **Dumpsters I Containers are for the** assigned construction site ONLY and must be **emptied within 10 days** after the Material Reaches the top of the container and at cessation of construction.
11. Portable toilets shall be placed on the lot, not on the curb and shall be reasonably screened from view. Approved colors are tan, brown and green.
12. **Size of Dwelling Unit:** Any dwelling unit shall be, at a minimum, 1300 square feet of live-able space for one-story dwelling unit, and 1700 square feet of livable pace for a two-story dwelling unit with a minimum of 1200 square feet of livable space located on the first story of any two-story dwelling unit.
13. **Garage and Driveway:** Each dwelling unit shall have, at a minimum, a two-car attached garage. All driveways on lots shall be of concrete or not less than two (2) inch thick asphalt, or driveway rated paver stones.
14. Minimum of **100 square** feet of stone or rock required on front of the house, no exceptions.
15. Roof plan to exhibit at least Two(2) roof lines; front elevations to show at least four (4) angle changes of 45 degrees in foundation plan (does not include sides of dwelling or structure).
16. **Shape and Configuration of Roof:** Unless otherwise approved by the Architectural Committee on good cause, no dwelling unit shall have a roof pitch less than *4/12*, no A-frame **roofs** shall be allowed, no shed roofs shall be allowed, except over a patio or porch on the rear of the dwelling. Roof must exhibit a minimum of two roof lines.
17. **Exterior Roofing Material:** All materials shall be of a good and sound quality and, at a minimum be in compliance with all applicable laws and regulations. Approved roofing materials are dimensional composition architectural shingles. All other roofing material must be approved by the Architectural Committee and the Board of Directors. The color of all roofing materials must **blend with the body color of the dwelling** and be in harmony with the forest and the neighborhood
18. **Exterior siding Material:** All materials shall be of a good and sound quality and at a minimum, be in compliance with all applicable laws and regulations. Approved exterior siding materials are: Masonite Cottage Lap, natural wood, Hardy Plank board and stucco plaster. **4x8 sheet**

