



ACCCA

ANTHEM COUNTRY CLUB
COMMUNITY ASSOCIATION

Your Country Club Community Homeowners' Association

PAINT GUIDELINES FOR EXTERIOR HOME AND WALLS

Approved 4/28/2016



TABLE OF CONTENTS

Preface	3
Section I. Owner Responsibility and Notice to Paint	4
Section II. Selection of Paint Color Scheme and Guidelines.....	5-6
Option 1: Original Developer-Applied Paint Scheme	5
Option 2: Two-Color Paint Scheme	5
Option 3: Three-Color Paint Scheme.....	5
Additional Requirements.....	6
Two-Color Paint Scheme Chart	9
Three-Color Paint Scheme Chart.....	10
Section III. Application Process	7-8
Section IV. Additional Information	11-15
A. Design Guidelines Background and Lifestyle Enhancement (LEC) Formation ..	11-13
B. Glossary	14
C. Addendums	15-16
Exterior Change Application - Addendum A	15
Variance Application - Addendum B	16



PREFACE

The Anthem Country Club Community Association (ACCCA) Residential Design Guidelines provide the overall framework for Owners who wish to modify the exterior of their home, landscaping and other portions of their Lot. The Residential Design Guidelines encompass the original developer's philosophy to strive for minimum visual impact; to minimize reflectivity while harmonizing with the existing colors and textures of the surrounding desert; and to create a timeless, upscale and quality community with a cohesive and consistent neighborhood character. The Residential Design Guidelines include standards for the design, size, location, style, structure, materials and color of the home exterior, landscaping modifications and all other Lot improvements. They also establish a process to review, approve or deny Owners' requests for exterior change.

It is the responsibility of all Owners to comply with all standards and procedures within these Residential Design Guidelines, as well as all requirements of the CC&Rs and any applicable supplemental Declaration, regardless of whether explicitly so mentioned in the approval.

When making any modifications, Owners should not rely on what neighbors have done or said regarding their property.

The Residential Design Guidelines are not the exclusive basis for decisions of the ACCCA Lifestyle Enhancement Committee (LEC) and compliance with the Residential Design Guidelines does not guarantee approval of any Exterior Change Application. The ACCCA and LEC are not endorsing, warranting or promoting any specific manufacturer, product, distributor or retailer by providing design examples in the Residential Design Guidelines. Design examples are provided only for Owners to have a better understanding of options that comply with the Residential Design Guidelines. The selection of any material requires the approval of the LEC regardless if that selection appears in these Residential Design Guidelines.



SECTION I. OWNER RESPONSIBILITY AND NOTICE TO PAINT

One of the many reasons residents choose to live in the Anthem Country Club community is the pride in ownership. Well-maintained homes and Lots contribute to community home values. The ACCCA Board of Directors, the ACCCA Lifestyle Enhancement Committee (LEC) and the ACCCA Compliance staff are charged with enforcing our Governing Documents and these Residential Design Guidelines to foster a consistent, well-maintained and aesthetically pleasing overall environment our Owners have come to expect since the development opened in 1999.

With ownership in the Anthem Country Club community comes agreed-upon terms, referred to in the Covenant, Conditions and Restrictions (CC&Rs) as "Owner responsibility." Owners are required to take an active role in their home and Lot maintenance through routine home and Lot inspections and repairs.

As the Arizona sun fades homes, walls, gates and doors more quickly than homes in other parts of the country, Owners are asked to inspect their home regularly for cracks in the stucco, paint wear, fading, streaking and patchy or blotchy appearance. Every Owner is required to follow these Residential Design Guidelines/Paint.

Owner Responsibility Guidelines

- Owners are responsible for maintaining their home exterior including, but not limited to, retaining walls, return walls, doors and gates.
- If changing any exterior color or placement, follow all steps outlined in these Residential Design Guidelines/Paint Section III, page 7.
- Owners must submit the Exterior Change Application as required in these Residential Design Guidelines and receive written approval from the LEC before applying paint unless painting (same color and placement) in the originally-applied developer paint scheme (same color and placement).
- If painting in the current or color scheme (same color and placement) as originally applied by the developer, follow all steps outlined in these Residential Design Guidelines/Paint Section III, page 7.
- Each Owner is responsible for removing or otherwise correcting at his/her expense noncompliance and/or unapproved modifications. Please go to Section III Application and Approval Process for more specific guidelines.

Notice to Paint Guidelines

The ACCCA Compliance staff and LEC make routine visual inspections of homes and Lots in the Anthem Country Club community. Owners are sent compliance notifications or "Notice to Paint" when the visual inspections indicate painting is required.

- Homeowner has 45 days from the date of the initial notice to apply for house paint approval.
- Homeowner has 120 days from the date of the initial notice to complete the house painting.
- To request an extension, contact ACCCA staff at staff@acccahoa.com or 623-742-6030.
- Following completion date, the Compliance staff visually checks for project completion. If project is not completed, a second notice is sent to homeowner. Fines may be incurred per Fine Policy and Schedule.

SECTION II. SELECTION OF A PAINT COLOR SCHEME

STEP 1. CHOOSE A PAINT COLOR SCHEME AND GUIDELINES

Option 1. Paint in the original developer-applied paint scheme for your home.

- Note, your current paint scheme may not be the original developer-applied paint scheme. Verification of original paint scheme is the Owner's responsibility.
- Owners may contact Pulte Customer Care to verify original developer-applied paint color scheme (same color and placement). It is recommended Owner's contact Pulte through email at CAC@Pulte.com. Include the property address in the email subject. The phone number is 800-664-3094.
- Paint must be applied in the exact color scheme as applied by the developer (same color and placement).
- Any deviation (color and/or placement) is considered a paint change and Owner is required to submit an Exterior Change Application/Paint. See Residential Design Guidelines/Paint Section III.

Option 2. Paint in a two-color paint scheme.

- See Two-Color Paint Scheme Color Chart on page 8. Paint color boards are available at the ACCCA office, Anthem Civic Building, Suite 201.
- Two-Color Paint Scheme Philosophy
 - The two-color paint scheme creates an elegant, subtle home that blends with the desert with minimal accent.
- Select 1 Base and 1 Accent Color
 - The overall visual of the home must be a minimum of 75 percent base color on the front.
 - The accent color may be used to define architectural elements such as trim, window insets, columns, caps, pop outs, turrets and shutters, not to exceed the visual appearance of 25 percent.
 - Base and accent must be in a matte or flat paint finish.
- Garage Door
 - Garage door may be base or accent color. However, the overall visual of the home must be a minimum of 75 percent base color on the front of home.
 - Garage color paint must be in a satin sheen.
- Shutters
 - Shutter color must be from the approved shutter color options or the same accent color chosen for home.
 - Shutter paint color must be in a satin sheen.

Option 3. Paint in a three-color paint scheme.

- See Three-Color Paint Scheme Chart on page 9.
- Three-Color Paint Scheme Philosophy
 - The three-color paint scheme highlights the architectural elements of the home.
 - The base color provides the most significant visual effect, the trim color provides the second visual effect, while the accent color is used minimally, highlighting only a few select architectural elements.
- Select a three-color paint scheme. Deviation from color schemes is prohibited (same color and placement).
- Garage Door may be base or trim color.
 - Garage color must be in a satin sheen.
- Shutters
 - Shutter color must be from the approved scheme.
 - Shutter color must be in a satin sheen.



STEP 2. ADDITIONAL REQUIREMENTS

- Verify that neither the home across the street nor homes adjacent to your home have the same paint scheme or color placement you have selected. If through visual examination you are unsure of neighboring paint schemes, contact our staff.
- Paint Specifications
 - Base color must be painted in a flat or matte finish.
 - The garage doors and shutters must be painted in a satin sheen.
 - Light Reflectivity Value (LRV) of exterior paint colors shall be 40 percent or less.
- Front Doors
 - Front doors may be painted or stained in Raisin SW7630, Black Bean SW6006, Plantation Brown SW7520 or French Roast SW6069 or in color as originally applied by developer.
 - Doors must be painted or stained in a matte or satin sheen finish.
 - Color names and numbers listed are Frazee and Sherwin Williams; other paint manufacturers may be used but must be color matched.
- Walls and View Fences (Pursuant to guidelines established by the Anthem Community Council).
 - Block Wall Painting.
 - Owners must submit the Exterior Change Application to the LEC before painting any block wall that otherwise is not painted by the Anthem Community Council and wait for approval before work begins.
 - Contact ACCCA staff to verify which sections of a block wall the Owner may paint.
 - All block walls must be painted in Anthem Chocolate Mousse.
 - View Fence Painting.
 - Owners must submit the Exterior Change Application to the LEC before painting any view fence that otherwise is not painted by the Anthem Community Council.
 - Contact the ACCCA staff to verify which sections of a view fence the Owner may paint.
 - All view fences must be painted Country Club Brown.
 - Wall colors, such as return walls and shared block walls, must be painted in Anthem Chocolate Mousse.
 - Wall colors must extend to just below the finished grade to visually tie the home to its site.

STEP 3. MEET WITH STAFF

- Owners are encouraged to make an appointment with the ACCCA staff before proceeding to ensure thorough understanding of the color selection process, color placement and application process.
- To schedule an appointment, email ACCCA staff at staff@acccahoa.com or call 623-742-6030.

STEP 4. APPLY TO COMPLY

- See Section III of these Residential Design Guidelines/Paint.



SECTION III. APPLICATION AND APPROVAL PROCESS

Original Developer-Applied Paint Scheme (Same Color and Placement)

Developer Documentation. Owners who have documentation from the developer that defines the original developer-applied paint scheme (same color and placement) are not required to submit an Exterior Change Application if the Owner is going to paint in the same original developer-applied paint scheme (same color and placement). In this situation, no further action is required. However, it is recommended the Owner inform the ACCCA staff of the date for painting to provide an accurate history of paint colors in case the ownership changes in the future.

The ACCCA encourages and recommends that Owners who do not have documentation from the developer notify the ACCCA staff of their decision to paint using the same original developer-applied paint scheme (color and placement) with an estimated completion date. This provides an accurate history of paint colors in case the ownership changes in the future and provides the ACCCA staff the opportunity to verify colors thus avoiding potential fines and costs of repainting.

Paint Scheme Verification. For Owners who do not have the developer documentation that defines the original developer-applied paint scheme the following steps **are recommended**.

- STEP 1.** Complete the Exterior Change Application and check the box marked "Original Developer-Applied Paint Scheme" and "Seek Verification Assistance." Return the Application to the LEC as instructed on the form.
- STEP 2.** The LEC will review the Application, verify the color and placement, record and respond to the Owner.
- STEP 3.** We recommended you do not begin work until the LEC written response to the Owner is received.
- STEP 4.** The LEC visually checks for project completion and color application.
 - If the color applied is found to inconsistent with the originally-applied developer paint scheme (same color and placement), the Owner will be required to repaint per the requirements.
 - Fines may be incurred per the Fine Policy and Schedule.

When painting Block Wall or View Fence

Owners are required to submit the Exterior Change Application to the LEC before painting any block wall and/or view fence that is not otherwise painted by the Anthem Community Council. See page 6 of these Residential Design Guidelines for additional guidelines regarding block walls and view fences.

- All block walls must be painted in Anthem Chocolate Mousse. Contact ACCCA staff to verify which sections of a block wall the Owner may paint.
- All view fences must be painted Country Club Brown. Wall colors, such as return walls and shared block walls, must be painted in Anthem Chocolate Mousse. Wall colors must extend to just below the finished grade to visually tie the home to its site.



Application and Approval Process continued.

Changing Paint Scheme (Selecting a new two or three-color paint scheme)

When changing from the original developer-applied paint scheme, complete the following steps.

- STEP 1.** Complete the Exterior Change Application and return application to the LEC as instructed on the form. ATTN: Lifestyle Enhancement Committee or LEC, 3701 W. Anthem Way, Suite 201, Anthem, AZ 85086.
- STEP 2.** Owners must wait for LEC approval BEFORE work begins. Correspondence related to the Exterior Change Application will be mailed to the billing address on file with the ACCCA.
- STEP 3.** LEC will review application. The LEC will respond to the Owner within 45 days of receipt of a complete application. Pursuant to the CC&Rs, the LEC's decision must be rendered in one of the following three ways:
- "Approve with or without condition." Work may commence with noted conditions, if any.
 - "Approve a portion and disapprove other portions." Work may commence only on the approved portion of the Exterior Change Application. Owner must comply or submit new information for those portions disapproved.
 - "Disapprove the Application." Work may not commence. See Section IV of these Residential Design Guidelines, "Reconsideration," pages 11-12.

When painting Block Wall or View Fence

Owners are required to submit the Exterior Change Application to the LEC before painting any block wall and/or view fence that is not otherwise painted by the Anthem Community Council. See page 6 of these Residential Design Guidelines for additional guidelines regarding block walls and view fences.

- All block walls must be painted in Anthem Chocolate Mousse. Contact ACCCA staff to verify which sections of a block wall the Owner may paint.
- All view fences must be painted Country Club Brown. Wall colors, such as return walls and shared block walls, must be painted in Anthem Chocolate Mousse. Wall colors must extend to just below the finished grade to visually tie the home to its site.



APPROVED TWO-COLOR PAINT SCHEME CHART

Base color - 75 percent. Accent color - 25 percent. Any paint brand may be color matched.

BASE COLOR 75% of Home	ACCENT COLOR 25% of Home SELECT ONE COLOR	SHUTTER COLOR SELECT ONE COLOR Owner may use the same accent color or select from one of the five shutter color options.	FRONT DOOR COLOR SELECT ONE COLOR PAINT OR STAIN
Meadowlark (SW7522)	Tavern Taupe (SW7508) Townhall Tan (SW7690) Studio Taupe (SW7549) Toasty (SW6095)	Use same selected accent color or: Raisin (SW7630) Plantation Brown (SW7520) High Tea (SW6159) Rugged Brown (SW6062) Best Bronze (SW6160)	Raisin (SW7630) Black Bean (SW6006) Plantation Brown (SW7520) French Roast (SW6069)
Yearling (SW7725)	Tree Branch (SW7525) Toasty (SW6095) Resort Tan (SW7550) Foothills (SW7514)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.
Toasty (SW6095)	Latte (SW6108) Tree Branch (SW7525) Foothills (SW7514) Yearling (SW7725)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.
Latte (SW6108)	Tavern Taupe (SW7508) Dormer Brown (SW7521) Canoe (SW7724) Dapper Tan (SW6124) Tree Branch (SW7525) Dry Dock (SW7502)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.
Dormer Brown (SW7521)	Yearling (SW7725) Tavern Taupe (SW7508) Tree Branch (SW7525) Dapper Tan (SW6124)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.
Down Home (SW6081)	Studio Taupe (SW7549) Tavern Taupe (SW7508) Garret Gray (SW6075) Mesa Tan (SW7695)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.
Mesa Tan (SW7695)	Down Home (SW6081) Toasty (SW6095) Meadowlark (SW7522)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.
Keystone Gray (SW7504)	Loggio (SW7506) Tony Taupe (SW7038) Sparkling Gray (SW6074) Garret Gray (SW6075)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.
Outer Banks (SW7534)	Dapper Tan (SW6124) Canoe (SW7724) Foothills (SW7514) Down Home (SW6081)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.
Sawdust (SW6158)	Foothills (SW7514) Khaki Shade (SW7533) Studio Taupe (SW7549) Tavern Taupe (SW7508)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.
Dapper Tan (SW6144)	Tree Branch (SW7525) Khaki Shade (SW7533) Studio Taupe (SW7549) Townhall Tan (SW7690)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.
Fenland (SW7544)	Resort Tan (SW7550) Basket Beige (SW6143) Khaki Shade (SW7533) Tavern Taupe (SW7508)	Use same selected accent color or one of the colors noted above.	Select one of the colors noted above.



APPROVED THREE-COLOR PAINT SCHEME

The ACCCA matched some discontinued Frazee colors to another brand in order to provide a color key. All paint manufacture brands may be color matched. When matching colors, please first attempt to match the selected paint brand to the Frazee paint code of the original developer. This will provide the closest match to the original developer paint schemes.

SCHEME	NAME - FRAZEE PAINT COLOR	FRAZEE PAINT NUMBER	COMPATIBLE SHERWIN WILLIAMS	DOOR STAIN CHOICES
1	Base: Anthem Craftsman Brown Trim: Anthem Raffia Basket Accent: Anthem Sycamore Tan Shutter: Anthem Kelp	DW2835 DW1113 DW2855 DW1154	Dormer Brown SW7521 Ligonier Tan SW7717 Tavern Taupe SW7508 Palm Leaf SW7735	Whitewash or Tobacco
2	Base: Anthem English Saddle Trim: Anthem Revival Stone Accent: Anthem Coach House Brown Shutter: Anthem Heron Gray	DW5734 DW2827 DW 361 DW2140	Yearling SW7725 Dapper Tan SW6144 Tree Branch SW7525 Ethereal Mood SW7639	Cherry or Whitewash
3	Base: Anthem Great Desert Trim: Anthem Camel Accent: Anthem Sepiatone Shutter: Anthem Canyon Wall	DW598 DW1076 DW1020 DW2167	San Antonio Sage SW7731 Mesa Tan SW7695 Down Home SW6081 Rugged Brown SW6062	Cherry or Whitewash
4	Base: Anthem Chaplin Trim: Anthem Loggia Accent: Anthem Barn Swallow Shutter: Anthem Clown	DW8254 DW2038 See SW DW5667	Townhall Tan SW7690 Pavillion Beige SW7512 Keystone Gray SW7504 Tanbark SW6061	Chappo or Whitewash
5	Base: Anthem Stone Lion Trim: Anthem Sienna Sand Accent: Anthem Cityline Shutter: Anthem Saddle	DW2037 DW8223 DW1159 DW1055	Stone Lion SW7507 Row House Tan SW7689 Rushing River SW7746 Hopsack SW6109	Pebble Gray Mist or Chappo
6	Base: Anthem Canoe Trim: Anthem Muddy River Accent: Anthem Valley Floor Shutter: Anthem Raisin	DW2043 DW8674 DW3040 DW2706	Canoe SW7724 Studio Taupe SW7549 Down Home SW6081 Raisin SW7630	Chappo or Whitewash
7	Base: Anthem Woodruff Trim: Anthem Dapper Tan Accent: Anthem Saddle Shutter: Anthem Loam	DW 370 DW 479 DW1055 DW 1273	Dry Dock SW7502 Row House Tan SW7689 Hopsack SW6109 Raisin SW7630	Cherry or Whitewash
8	Base: Anthem Wellington Trim: Anthem Khaki Shade Accent: Anthem Picnic Table Shutter: Anthem Loam	DW2538 DW1127 DW2047 DW1540	Sawdust SW6158 Khaki Shade SW7533 Toasty SW6095 Protégé Bronze SW6153	Chappo (1 option only)
9	Base: Anthem Hammered Silver Trim: Anthem Surrey Beige Accent: Anthem Clay Shutter: Anthem Shutter Green	DW2840 DW 235 DW2823 DW2809	Spalding Gray SW6074 Townhall Tan SW7690 Meadowlark SW7522 Jasper SW6216	Chappo or Tobacco
10	Base: Anthem Balsam Bark Trim: Anthem Cream Canvas Accent: Anthem Threshold Taupe Shutter: Anthem Tanglewood	DW8224 DW1074 DW2023 DW 531	Baguette SW6123 Colony Buff SW7723 Sanderling SW7513 Canyon Clay SW6054	Tobacco or Cherry
11	Base: Anthem Sierra Leone Trim: Anthem Sponge Accent: Anthem Picnic Table Shutter: Anthem Zanzibar	DW 743 DW1138 DW2047 DW 88	Fenland SW7544 Basket Beige SW6143 Toasty SW6095 Terra Brun SW6048	Chappo or Cherry
12	Base: Anthem Rose Beige Trim: Anthem Baja Beige Accent: Anthem Hammered Silver Shutter: Anthem Gables	DW2804 DW 525 DW2840 DW 540	Pottery Urn SW7715 Nomadic Desert SW6107 Spalding Gray SW6074 Ripe Oliver SW6209	Pebble Gray Mist or Whitewash



SECTION IV. ADDITIONAL INFORMATION

BUILDING AND SITE MODIFICATIONS

Pursuant to the Covenant, Conditions and Restrictions (CC&Rs), "...no structure or thing shall be placed, erected, installed or posted on Properties and no improvements or other work (including staking, clearing, excavation, grading and other site work, exterior alterations of existing improvements or planting or removal of landscaping shall take place with the Properties, except pursuant to approval in compliance with this Article and the Design Guidelines."

CHANGES AND AMENDMENTS TO THE RESIDENTIAL DESIGN GUIDELINES

The Residential Design Guidelines may be amended as follows.

- The LEC, the ACCCA Board or the Anthem Community Council (ACC) may propose changes to these Residential Design Guidelines. Additionally, any Owner may submit to the LEC proposed changes to these Residential Design Guidelines for review and consideration.
- Any amendment to these Residential Design Guidelines shall be approved by two-thirds of the members of the LEC, the Board and the ACC. Such amendments shall not be retroactive to previous work or approved work in progress.
- The ACCCA members must be notified of such amendment or change.
- In no way shall any amendment to these Residential Design Guidelines change, alter or modify any provision of the Declaration, any Supplemental Declaration or the Articles or Bylaws of the Association.
- Except where stated otherwise, a change in the Residential Design Guidelines does not affect home or Lot improvements/modifications that had been approved under earlier versions of the Residential Design Guidelines on the condition that the improvement/modification was completed before the Exterior Change Application approval expired.

In the event of any conflict or inconsistency between these Paint Guidelines and the Residential Design Guidelines, the Residential Design Guidelines shall control.

ENFORCEMENT

Pursuant to Section 4.7 of the CC&Rs: Any construction, alteration or other work done in violation of this Article or the Residential Design Guidelines shall be deemed to be nonconforming. Upon written request from the Association or the Council, Owners shall, at their own cost and expense and within such reasonable time frame as set forth in such written notice, cure the nonconformance to the satisfaction of the requester or restore the Lot and/or Dwelling Unit to substantially the same condition as existed before the nonconforming work. Should an Owner fail to remove and restore as required, the Association, the Council or their designees shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as previously existed. All costs, together with the interest at the rate established by the Board (not to exceed the maximum rate then allowed by law), may be assessed against the benefited Lot and collected as a Benefited Assessment unless otherwise prohibited in this Declaration.

ESTABLISHMENT OF THE LIFESTYLE ENHANCEMENT COMMITTEE

The CC&Rs Section 4.2 requires the ACCCA Board of Directors establish a Lifestyle Enhancement Committee (LEC) to serve as the "Reviewer" of modifications to home exterior and landscaping characteristics of residences within the community. The LEC will review plans and specifications, and the LEC and ACCCA enforce the respective Residential Design Guidelines. The LEC has delegated the initial review of the Exterior Change Application to the ACCCA Compliance staff. Any application that does not explicitly adhere to the CC&Rs and to the Residential Design Guidelines is then reviewed by the LEC. The LEC meets monthly, or as needed, to complete reviews in a timely fashion. Pursuant to A.R.S. 33-1817, at least one member of the LEC must be a member of the Board and must serve as "chairperson" of the Committee.

Residential Design Guidelines/Paint are continued on next page.



The ACCCA Compliance staff makes regularly-scheduled compliance inspection tours, driving all roads in the Anthem Country Club community as well as along the cart paths of both golf courses. The objectives of these compliance inspection tours are to:

- Determine if the Owner completed changes to their Lot or home exterior in accordance with the Exterior Change Application filed with the ACCCA.
- Look for Owners who are making changes to their Lots or home exterior who have not filed an Exterior Change Application for the work underway.
- Determine if Owners have made changes to their Lot or home exterior without filing an Exterior Change Application for the completed work.
- Determine if there are existing conditions that are not in compliance with the Residential Design Guidelines and CC&Rs.

FEES

The Board may establish and charge reasonable fees for review of submitted applications. Any fee payments shall be made at the time of request and before review by the LEC. All fees shall be made payable to the ACCCA and are nonrefundable.

GOVERNMENTAL APPROVAL

Local government approval of a proposed improvement or modification does not relinquish an Owner's obligation to obtain the written approval of the LEC before commencement of construction of such improvement or modification.

LIABILITY FOR APPROVAL OF PLANS

Pursuant to Section 4.6 of the CC&Rs: The standards and procedures in this Article are intended as a mechanism for maintaining and enhancing the overall aesthetics of the Properties; they do not create any duty to any Person. The Reviewer shall not bear any responsibility for ensuring (a) structural integrity or soundness of approved construction or modifications; (b) compliance with building codes and other governmental requirements; (c) that all Dwelling Units are of comparable quality, value, size or design; or (d) that improvements will be aesthetically pleasing or otherwise acceptable to neighboring property owners. The Association, the Council, the Board, any committee or any member of any of the foregoing shall not be held liable for any claim whatsoever arising out of construction on or modifications to any Lot. In all matters, the Reviewer shall be defended and indemnified by the Association as provided in Section 7.6.

RECONSIDERATION

Reconsideration of either a "Disapproved Application" or a "Disapproved Portion of Application." The Owner has 30 days to request a reconsideration of a decision by the LEC.

- Resubmitting the Exterior Change Application to the LEC with the modified or new diagrams, samples, etc. Such request will be considered **only** if the Owner has new information which the Owner believes warrants reconsideration or the Owner modifies the original proposal.
- Requesting a Variance: The Owner must complete the Variance Application and submit with documentation as required. Pursuant Article 4.5 of the CC&Rs, the LEC may "authorize variances from compliance with these Residential Design Guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing; (b) be contrary to this Declaration, the Community Covenant or the Community-Wide (sic) Standard; or (c) estop the Reviewer (LEC) from denying a variance in other circumstances..."
 - An Owner may request in writing a variance by using a Variance Application, Addendum C, and state the circumstances that cause the request for variance and specific action that will take place including appropriate "before pictures" and plans for the final state.
 - The Owner must sign the Variance Application.

Residential Design Guidelines/Paint are continued on the next page.



- The Owner must provide input (note or letter) from adjacent neighbors about the variance. The neighbor input will be considered, but the approval/denial decision remains with the LEC.

If an Owner fails to request LEC reconsideration of a decision within 30 days of the "Disapproved Application" notification to the Owner or if the LEC after such request again rules in a manner aggrieving the Owner, the decision of the LEC is final.

The filing of a request does not extend a maximum time period for the completion of any new construction or modification.

PROCESS TO REVIEW PAST APPLICATION DECISIONS AND OWNER ISSUES

The LEC has established a standing review and audit subcommittee. The review and audit subcommittee meets regularly to review and audit Exterior Change Applications after LEC or staff reviews. The purpose of the subcommittee is to examine procedures and processes to ensure reviews are handled expeditiously, to ensure compliance with approved plans and to identify potential changes to the Residential Design Guidelines' details and processes. As a result of these reviews, the subcommittee may make recommendations to the LEC, the staff and the ACCCA Board of Directors.



GLOSSARY

Accent Color: The accent color in the two-color paint scheme is used to define architectural elements and must not exceed 25 percent of the visual of the home.

Base Color: The base color of the home is the color applied to all exterior stucco walls of the home, casita and cabana. It is the main color in a scheme. In the two-color paint scheme it must be a minimum of 75 percent of the visual of the home.

Courtyard: The enclosed area in the front of the home that is separated from the front yard by a wall.

Dwelling Unit: "Any building or structure or portion of a building or structure situated upon a Lot and which is intended for use and occupancy as an attached or detached residence for a single family. The term does not apply to a detached structure which is intended as a residential dwelling ancillary to the primary Dwelling Unit for the Lot, i.e., a casita or cabana" (CC&Rs).

Lifestyle Enhancement Committee (LEC): "The committee established to review plans and specifications for the construction or modification of improvements and to supervise compliance with, and otherwise administer and enforce, the Residential Design Guidelines and procedures described in Article IV. The LEC also may be assigned responsibility for enforcement of Use Restrictions and rules" (CC&Rs).

Home: Any building or structure or portion of a building or structure situated upon a Lot and which is intended for use and occupancy as an attached or detached residence for a single family. The term does not apply to a detached structure which is intended as a residential dwelling ancillary to the primary Dwelling Unit for the Lot, i.e. a casita or cabana (CC&Rs).

Light Reflectivity Value (LVR): The total quantity of visible and useable light reflected by a surface in all directions and at all wavelengths when illuminated by a light source.

Lot: "A portion of the Properties, whether improved or unimproved, which may be independently owned and conveyed and on which a Dwelling Unit is intended for development, use and occupancy. The term shall refer to the land, if any, which is part of the Lot as well as any improvements, including any Dwelling Unit, thereon. The boundaries of each Lot must be delineated on a plat" (CC&Rs).

Original Developer: Del Webb/Pulte is the original developer of the Anthem Country Club community. Each home in the community was assigned and painted in a paint scheme by this developer or builder. Only that originally-applied paint scheme by the developer is considered "original." All improvements to the home exterior or Lot, including, but not limited to, landscaping, walls, fences, doors, new paint, etc., made to a home after original developer construction require approval of the Reviewer before start of construction or changes. The Exterior Change Application must be submitted with the Reviewer (LEC) in accordance with procedures set forth in the Declaration and these Residential Design Guidelines.

Owner: "One or more Persons who hold the record title to any Lot, but excluding in all cases any Person holding an interest merely as security for the performance of an obligation. If a Lot is sold under a Recorded contract of sale, the contract specifically so provides, the purchaser (rather than the fee Owner) will be considered the Owner" (CC&Rs).

Residential Design Guidelines: "The architectural, design and construction guidelines and review procedures pertaining to the Properties, adopted and administered pursuant to Article IV, as they may be amended, and those pertaining to all of Anthem, as provided in the Community Covenant" (CC&Rs).

Return Wall: The return wall extends from the home to the property line concrete block wall or wrought iron fence.

Reviewer: For purposes of this document, "the entity having jurisdiction in a particular case," that is, the LEC or other designees (CC&Rs).



Addendum A. EXTERIOR CHANGE APPLICATION - PAINT

Pursuant to the CC&Rs, the LEC will respond to the Owner within 45 days of receipt of a complete Exterior Change Application.

Return to: ACCCA, ATTN: Lifestyle Enhancement Committee, 3701 W. Anthem Way, Suite 201, Anthem, AZ 85086.
Email to: staff@acccahoa.com Questions: 623-742-6030 or 623-742-4555

Part I. Contact Information. The information provided will be used by the ACCCA for communication with the Owner. The ACCCA does not share contact information with parties outside the ACCCA

Owner Name: _____ Owner Phone: _____

Owner Property Address: _____ Owner Email: _____

Owner Secondary Address (Add **ONLY** if ACCCA correspondence is to be sent to **this** address instead of property address).

Prior Written Approval is Required when CHANGING from the ORIGINAL DEVELOPER-APPLIED Paint Scheme. Submit this form with one copy of the proposed plans to the address noted above. Owner's signature is required.

- Initial Application Estimated Commencement Date _____
- Resubmitted Application Estimated Completion Date _____

Part II: Exterior Paint Color Selections. LEC response may take up to 45 days.

Home Model Name and Elevation _____

Existing Color Scheme (Contact Pulte Customer Care 1-800-664-3094) _____

Color Scheme/Palette Desired

- Two-color paint scheme.
- Block wall painting (*Chocolate Mousse*)
- Three-color paint scheme. Scheme number _____
- View Fence painting (*Country Club Brown*)
(For section otherwise not painted by ACC)
- Original Developer-Applied Paint Scheme
- Seek Paint Verification Assistance for Original Developer Applied Paint Scheme

New Paint Color/Code # of Colors Desired

Base _____ Paint Code _____

Trim (**3-color only**) _____ Paint Code _____

Accent _____ Paint Code _____

Shutters _____ Paint Code _____

Garage Doors _____ Paint Code _____

Front Door _____ Paint Code _____

Include with application the following items. Incomplete Applications will be returned to the Owner for completion and resubmittal to the LEC.

1. Color photo of existing home.
2. Identify color locations on photo (base, shutters, turrets, columns, trim, walls, garage, etc).

Owner Signature _____ **Date** _____

Applicant Owner shall be responsible for (1) repair and/or reconstruction to original condition of Owner's walls removed or damaged due to contracted work performed; and (2) damages incurred to ACCCA common area/structures, e.g., streets, sidewalks, washes, monument signs, walls, wrought iron fencing, etc. due to contracted work performed. Each Owner shall come forward and report any damages to the common areas within the ACCCA in order to repair or replace damages and return to the original condition, maintaining the standards and aesthetics of the ACCCA. In the event damage occurs, the Owner is free to seek insurance relief. Any costs not covered by insurance proceeds shall be paid by the Owner. By signing this application, I, the Owner, authorize the ACCCA to enter the property for the purpose of inspecting all work identified on the application as being satisfactorily completed. If approval is granted, it will not relieve Lot Owner from full compliance with all provisions of the ACCCA CC&Rs and current Design Guidelines requirements. Further, approval does not constitute approval or compliance with applicable Arizona or Maricopa County Law, building and/or safety requirements. The ACCCA will use contact information provided on this form to contact Owner. The ACCCA does not share contact information.



ADDENDUM B - VARIANCE APPLICATION

Pursuant to Article 4.5 of the CC&Rs, The LEC may "authorize variances from compliance with these Residential Design Guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing; (b) be contrary to this Declaration, the Community Covenant or the Community-Wide (sic) Standard; or (c) estop the Reviewer (LEC) from denying a variance in other circumstances."

Return to: ACCCA, ATTN: Lifestyle Enhancement Committee
3701 W. Anthem Way, Suite 201, Anthem, AZ 85086.
Email to: staff@acccahoa.com Questions: 623-742-6030 or 623-742-6-4555

Owner Name: _____ Owner Phone: _____

Owner Property Address:

Other Mailing Address: (Add **ONLY** if ACCCA correspondence is to be sent to **this** address instead of property address).

Nature of Variance Request: check number & circle appropriate item

- () 1. Landscaping: Front Yard - Rear Yard
- () 2. Hardscape (Walkways, Patio, Driveway etc.)
- () 3. Walls, Fences, Gates
- () 4. Patio Extension, Sun Screens, Awnings
- () 5. Pool, Spa or Jacuzzi, Fountain
- () 6. Garage Door (Replacement or Repairs)
- () 8. Paint Home/Garage Door/Shutters
- () 9. Other:

TYPE OF LOT:

Rear Yard View Lot

Interior Lot

Corner Lot

Reason for Requesting a Variance and/or Extension:

Date of Completion: _____ Extension Date: _____

The undersigned acknowledges that any work performed before the written approval of the Anthem Country Club Community Association (ACCCA) will result in the Owner being liable for all costs necessary to bring the property into compliance with the CC&Rs (DECLARATION) or Residential Design Guidelines.

Owner Signature

Date
