

The Seasons at Tiara Rado Homeowners' Association

Design Rules & Regulations

Revised and Restated Feb. 23, 2023

This document is intended to provide additional clarity to the Seasons' Amended Declaration, existing construction guidelines and DRC review process. The DRC believes that more specific architectural guidelines will enhance opportunities for homeowners or builders to successfully submit designs for approval that conform to the desires of our community. The Design Review Committee (DRC) and the Board will exercise its best judgement and discretion to make the best possible decision on behalf of the HOA and its Membership.

The purpose of the *Rules & Regulations* are to enhance the aesthetic experience in The Seasons, promote harmonious residential design and protect property values. To this end, the DRC endeavors to clarify what it considers "aesthetically pleasing and compatible structures and landscaping," as specified in Article 10 of The Seasons Amended Declarations, Section 10.01.

The DRC considers, at its discretion, the following architectural styles and themes to be compatible with the character of The Seasons:

NEW CONSTRUCTION

Homes of southwestern/Santa Fe style or architectural styles that the DRC considers compatible with styles of existing homes, and surrounding homes in particular, in the filing of the lot under consideration.

Earth tone color palettes that harmonize with surrounding homes.

The DRC recommends the use of natural materials (such as wood, stucco, stone and tile) and encourages the use of barrel tile on pitched roofs.

New homes in Filing 6 with pitched roofs will require a compatible barrel tile.

New homes in Filing 5 will include a courtyard entrance with wall constructed of the same stucco as the home and painted in a compatible earth tone palette.

LANDSCAPING

Use of Xeriscape and maximum use of existing natural surroundings.

Invasive plants such as tall pampas grass, Russian Sage, and other invasive or weedy plants will not be approved.

Landscape planting and tree heights: Landscape replacement with plantings four feet or taller need DRC approval. Tree heights: Trees submitted for DRC approval must not, when mature, unreasonably interfere with distant views from other lots

or overhang a property line. (Filing 6 covenants limit tree heights at maturity to 22 feet in height).

Fencing: Split rail fences, wire, fabric, or vinyl materials are not compatible and will not be approved.

YARD ART

Any yard art (1) with a height or length over four feet and/or (2) greater than two in quantity must be approved by the DRC if it can be seen from any public street, walkway, or sidewalk. Yard art shall be anything other than a natural plant, shrub or tree (excluding patio furniture). Items that are inconsistent with the aesthetics of the area shall not be permitted regardless of size. Aesthetics refers to how an item fits into the natural beauty of the surrounding natural environment. The DRC and Board of Directors encourage homeowners to utilize natural plantings in landscaping. Temporary (two months maximum) holiday decorations are exempt.

FILING 7 WALLS 7 FENCES

Front-facing main entrance walls shall be no higher than four feet and shall be stucco in a color that is compatible with the Building. Other walls facing Seasons Drive shall be no higher than five feet and shall also be stucco in a color that is compatible with the Building. These front-facing walls and walls facing Seasons Drive shall not encroach on any easement or setback. All other walls/fences shall follow Section 2.15 of the Amended Covenants of CCRs and Easements and be in a color that is compatible with the Building. No wall shall be closer than 10 feet from the canal. Walls and fences need DRC approval and a City Fence Permit.

REVIEW PROCESS

The DRC will consider complete submittals or plans for planned projects.

The DRC will require the homeowner or builder to arrange a meeting with members of the DRC to review preliminary plans or ideas for new homes or major improvements.

The DRC may require an additional meeting with the applicant to review responses to requested changes before final approval is granted.

(Please refer to *Article 10, Design Review Committee of the Amended Declarations* for additional details regarding the review process.)

The approval by the DRC of any design or request for changes, shall not imply or require that such approval will be granted again in the future for the same or similar request. The DRC will have discretion consistent with the Design Rules & Regulations to grant or deny approvals in each request based on the merits of the application or proposal, considering the individual circumstances of the request.

NOTE: Additional construction-related requirements can be found in Articles 2 - 11 of *Declarations of Covenants, Conditions, Restrictions; Filing 7 - First Supplement to Amended CC&Rs*; and *Policy Resolution 4: DRC Submittal Failure*.

Adopted on February 18, 2021; Revised October 21, 2021; Revised April 14, 2022; Revised and Restated February 23, 2023.

Linda Spinner 2/23/2023

Secretary (Signature)

Linda Spinner