

REVISED

GUIDELINES FOR COMMUNITY LIVING CHANGES

The Board of Directors has approved the Architectural Committee's changes to several sections of the Guidelines for Community Living. **These changes have been made to update and clarify Sections 3, 10, and 18 of the Guidelines, and go into effect January 1, 2008.** Please note the complete updated text of each below:

3. Basketball Goals (*Architectural Approval Required*)

Portable basketball goals used in the front of the house shall be stored out of sight when not in use. Basketball playing before 8:00 AM and after 8:00 PM is not permitted. Use of a regulation height basketball goal is permitted in the backyard when properly set back (12') from perimeter/party walls. The backyard is defined as anything behind the front wing walls.

Backboards must be clear or painted to match the house.

10. Doors (*Architectural Approval Required*)

Doors with or without glass inserts and with or without sidelights require Architectural approval.

Entry doors refinished in the original natural wood stain or color or painted to match the trim, body color or original paint color of doors do not require submission of an application to the Architectural Committee.

For security doors, see Section 34.

18. House Painting (*Architectural Approval Required*)

House paint colors must be chosen from the current approved color palettes that are available for viewing at the Association office. Colors chosen must be from only one color palette.

Homeowners may choose to use one, two or three of the colors on the palette of their choice. As an alternative, homeowners may decide to paint their house the existing color(s). Prior to painting, an Application for Design Review identifying the colors selected must be submitted to the Architectural Committee for approval. The body of the house must be painted with a flat finish and garage doors may be painted with semi-gloss or flat finish paint in either a trim color or the color of the body color of the house.

Houses painted with unapproved colors must be repainted with approved colors as described above.

All Tatum Ranch houses are required to be repainted every 10 years. The 10-year rule becomes effective January 1, 2008.

For each individual homeowner, the start for the 10-year rule commences upon the proof by the homeowner as to when the house was last painted. If the date is unknown to the homeowner, the 10-year rule will commence on the current homeowner's date of purchase.

Visual inspections will be made by the Tatum Ranch Community Association from time to time to ensure quality appearance for our Community. If it is found that the residence is in need of repainting, the homeowner will be asked to submit an application to repaint the house.

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PARTY AND PERIMETER WALLS

At the April 5, 2008 special meeting of the Board of Directors with the Architectural Committee, the Board approved the Architectural Committee's guideline for Party and Perimeter Walls:

26: Party and Perimeter Walls (*Architectural Approval Required*)

Community perimeter and party walls are restricted to a height of six feet above grade level. Changing the height of any wall is not permitted without Architectural Committee approval, and must follow the City of Phoenix code.

A homeowner's use of their side of the party wall must not interfere with the adjacent homeowner's use of the opposite side of the wall. Owners are responsible for maintenance of their side of the party wall. Periodic repair and painting of Tatum Ranch walls and view fences require homeowners to cut back or remove plantings for Association maintenance.

Damage caused by an owner to either side of a party or perimeter wall is the responsibility of the owner causing the damage.

TRCA is responsible for the exterior and two (2) sides of the view fence and the homeowner is responsible for the interior side, except for those lots bordering the golf course. When a lot is on the golf course, the homeowner is responsible for painting all sides of the wall and view fence. The walls and view fence facing the golf course shall be painted in the Dunn Edwards Brown Owl color #Q5-19D.

Owners are responsible for painting a street facing wall. The wall must be painted Dunn Edwards Brown Owl #Q5-19D. All wing walls attached to the front of the house must be painted the body color of the house.

All street facing walls, except wing walls, are to be painted Brown Owl #Q5-19D by January 1, 2010.

All walls must be painted at the same time the house is painted. Refer to Guideline 18.