

PREMIERE AT CAVE CREEK HOMEOWNERS ASSOCIATION  
ARCHITECTURAL GUIDELINES

Back Yard Landscaping

Approval for back yard landscaping is not required unless it involves a structure. Any structure that is visible must be approved before it is installed. For example, a patio slab extension without a cover does not need approval, but a gazebo does.

Front Yard Landscaping

Approval is needed for the front yard to deviate from the existing landscaping. Replacement of existing plants does not require approval. Maintenance in line with the existing neighborhood standards will automatically be approved.

Security Doors

Security doors will automatically be approved if they are white, black or match the color of the house.

Storm Gutters

Storm gutters are acceptable, provided they are either white or match the house color. If you need a catch basin or splash guard under the end of the gutter, it should be done in river rock or match the landscaping.

In general, if a change is going to be visible from the street, it must be approved before it gets done. If you are uncertain about a change needing approval, you can contact any member of the Architectural Committee or the Property Management Co.

21 September 1995

Dear Premiere at Cave Creek Owner:

The primary purpose of the Architecture committee in our neighborhood is to protect the property values and quality of life for all homeowners in our neighborhood. In an effort to meet this goal, we have adopted the following guideline.

**Parking.** No car, motorcycle, truck, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer, or other similar equipment or vehicle may be parked on any lot between the fence line and the street, unless it is parked on the cement driveway or in the garage.

Sincerely,  
The Architectural Committee

Bill Irvine  
Dick Mazzacone  
Mike McCliment  
Mac McDonald

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## PREMIERE AT CAVE CREEK HOMEOWNERS' ASSOCIATION

A recent ruling by the Federal Communications Commission (FCC) defined the limitations the Association or other regulatory authorities (city, state, etc) may impose on satellite dishes and other TV reception devices.

The Architectural Guidelines for Premiere at Cave Creek have been modified to comply with the FCC ruling.

Please keep this modification with your other Association documents so you may refer to it when necessary.

### AMENDED SATELLITE DISH, TV ANTENNA, TV CABLE GUIDELINES EFFECTIVE January 1 1997

All satellite dishes or TV antennas, greater than eighteen inches, but less than 39 inches (diameter or diagonal measurement), must be mounted or located in such a manner as not to be unsightly as may be seen from the front of the homeowner's property.

Some examples of where "satellite dishes" or TV antennas may be mounted:

1. May be affixed to the rear roof eave.
2. Free standing in the backyard so long as the "Dish" or antenna does not exceed the height of the existing wall surrounding the property
3. On the patio cover
4. TV Antennas may also be mounted in side the attic area over the garage
5. Any other locations should be approved by the Architectural Committee in writing.
6. As a courtesy, please consult your neighbors before installation to prevent problems.

## **RESOLUTION**

### **PREMIERE AT CAVE CREEK HOMEOWNERS ASSOCIATION an Arizona corporation**

#### **Monetary Penalties - Due Process**

Upon motion duly made, seconded and carried, the following resolution was adopted by the Board of Directors:

#### **RESOLVED:**

Effective immediately and pursuant to section 33-1803 of the Arizona Revised Statutes, the Board of Directors shall have the power to impose monetary penalties upon the owners of Lots for violations of the Declaration of Covenants, Conditions and Restrictions, ByLaws and Rules of the Association. This power shall apply to violations by the owner(s) and the owners(s) shall also be liable for any violation Committed by a family member, guest, tenant or other occupant of the Lot of the owner(s). The amount of the monetary penalties shall be determined based on the nature of the offense, the attitude of the offending owner(s) and the number of violations and the amount so established by the Board of Directors shall range up to a maximum of \$500.00. The owner(s) in question shall be given an opportunity to be heard by the Board prior to the assessing of any monetary penalties, and written notice of said hearing shall be given at least 10 days in advance of the hearing by regular mail or by hand delivery at the last-known address of the owner(s). Once it has been determined that the owner(s) is guilty of a continuing violation, the Board may impose reasonable daily monetary penalties for each subsequent day of the violation and such continuing penalties shall continue to accrue until the owner(s) notifies the Board that the violation has ceased and the Board has confirmed that, this, in fact, is the case. Any penalties assessed against the owner(s) may be enforced in the same manner established in the Declaration in regard to delinquent maintenance assessments and said owner(s) shall be liable in this manner for all violations committed by the family members, guests, tenants or any other occupant of the owner(s).