LEGACY VILLAS

HOMEOWNERS ASSOCIATION

ARCHITECTURAL COMMITTEE

RULES, PROCEDURES AND DESIGN GUIDELINES -----
OTHER REGULATIONS

This document has been developed to provide general guidelines on some of the more common issues about which a homeowner in Legacy Villas may have questions. It is not intended to be all inclusive. Owners are advised to review and become familiar with the Legacy Villas "Declaration of Covenants, Conditions and Restrictions" and related governing documents. However, as time, materials and technology change, some of these guidelines may change in the future.

Please keep this document with your CC&Rs and other homeowner documents. If you are a Lessor, please provide a copy to any future tenants. All documents may be found online at www.legacyvillas.org.

ARCHITECTURAL COMMITTEE

Article IX of the Legacy Villas "Declaration of Covenants, Conditions and Restrictions (CC&Rs)" provides for the establishment of an Architectural Committee (Committee) to be composed of three (3) or more representatives appointed by the Board of Directors (Board). The Bylaws state that members need not be, but may be, a member of the Board of Directors or an officer of the Association. State law requires that the Chair of the Committee be a member of the Board of Directors. No special qualifications are required for membership. The term of office for members is one year.

Duties

The duties of the Architectural Committee are to consider and act upon any and all proposals or plans submitted to it pursuant to the terms of the Declaration (CC&Rs), to adopt Architectural Committee Rules, to perform other duties delegated to it by the Board of Directors, and to carry out all other duties imposed upon it by the Declaration. (Bylaws)

Architectural Committee Rules

The Architectural Committee may adopt, amend and repeal rules and regulations interpreting and implementing the Declaration and setting forth the standards and procedures for Architectural Committee review and the guidelines for architectural design, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features which are recommended or required for use within the Association. No rule adopted by the Architectural Committee shall be effective until the rule is approved by the Board of Directors. (Bylaws)

Continuity

Should the Architectural Committee cease to exist, the Board of Directors will assume responsibility for administration and enforcement of the Design Guidelines.

Architectural Committee Rules, Procedures and Design Guidelines

Review and Approval Rights of the Association. No building, fence, wall or other structure, sign or outside lighting (except such outside lighting as specifically permitted by Section 6 of Article II) shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, colors, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography… (Article IX, CC&Rs)

The Legacy Villas Homeowners Association, either through its Board of Directors or an Architectural Committee, if appointed, has been charged with the responsibility of maintaining the aesthetic and architectural character of Legacy Villas. As a homeowner, you bought in this community because you liked the way it looked; it is the Architectural Committee's job to maintain those standards that appealed to you. Any owner desiring to make certain exterior changes, improvements or additions (including any change of color) must obtain approval for the change. All applications will be considered on an individual basis, and all reasons presented for the improvements will be weighed and evaluated, based on the following considerations:

1. The harmony of external design and location in relation to surrounding homes in the community and topography.
2. The recognition of future maintenance problems or expenditures the installation might cause the Association.
3. Adherence to the guidelines established in the CC&Rs dated November 22, 1994, any amendments thereto, and those set forth in this document.

Procedure for Obtaining Written Approval:

1. Review the Architectural Design Guidelines as they pertain to the intended project. The project must be consistent with the written guidelines.

2. The homeowner must fill out an "Architectural Variance Request Form" completely and provide detailed drawings or photos of the proposed project. The form is available by contacting Legacyvillas98@gmail.com or ArchitectCommittee@gmail.com, or may be found online in the Document Center at www.legacyvillas.org. The completed Application (Request Form, drawings and photos) must be sent either by regular mail to the address indicated on the Request Form or by electronic mail to Legacyvillas98@gmail.com or ArchitectCommittee@gmail.com. Incomplete forms will not be considered.
3. The Architectural Committee will review the Application to ensure that it is complete. If further information is needed, the homeowner will be notified of the necessary documents to complete

the application. The process of review does not officially begin until the application process is complete.

4. The Committee will hold a hearing on the completed application in an open meeting, which the homeowner may attend, unless the application is approved via a unanimous email vote by the Committee.

5. When reviewing an Application, the Committee may consider, among other things, the quality of workmanship and design, harmony of external design with existing structures and location in relation to surrounding structures, topography and finished grade elevation. An Application may be disapproved if the Committee determines that the proposed change, alteration, renovation, addition, modification, and/or removal:
    a. a. violates any provision of the CC&Rs and related documents,
    b. b. does not comply with the Association Rules or any of the Architectural Design Guidelines, Legacy Villas Architectural Committee Rules, Procedures and Design Guidelines, revised 10-14-2026, Pg. 3 of 11
    c. c. is not compatible with existing improvements or improvements previously approved by the Committee but not yet constructed,
    d. is not aesthetically acceptable,
    e. would be detrimental to or adversely affect another owner or the appearance of the community.

6. After reviewing the Application, the Architectural Committee will either APPROVE the Application as submitted or DISAPPROVE the Application.
    a. If the decision is APPROVE, the review process is complete.
    b. If the decision is DISAPPROVE, the Committee will notify the homeowner in writing of its decision and the reasons for its decision.
    c. If the Committee fails to approve or disapprove any such plans and specifications within 30 days after the Application has been submitted to it, approval will not be required and these documents will be deemed to have been fully complied with, provided that the building, structure or other improvement to be built or placed on the Property shall be governed by all of the restrictions of the CC&Rs and related documents.
    d. A decision by the Committee is not final; the applicant may appeal the decision in writing within 14 days of receipt of the decision. After review of the appeal, the Committee will vote on the appeal request within 30 days and the original decision can be reversed with a majority vote of the Committee. The Committee also has the option to present the appeal to the Board of Directors for their review before a decision is made.

7. No work or commitment of work may begin until approved. Once an Application is approved, the owner shall proceed with the work contemplated under the Application as soon as practicable and diligently pursue such work so that it is completed within two (2) months once work begins. APPROVALS are valid for six (6) months from the date the applicant receives the official notification. That is, work must be completed within 6 months of the acceptance date or a new application must be submitted.

8. If the applicant desires to modify the plans or specifications for architectural changes during construction, a revised application must be submitted to the Committee. The Committee will review the revised application and respond to the request. Every effort will be made to render a decision on the revision in a timely fashion, but the work on the revised part of the plan must not begin before a decision is rendered and requested modifications are approved.

9. Any change or improvement made by the owner is the responsibility of the owner for maintenance, repair and/or replacement. Unauthorized changes or improvements must be removed or restored to original conditions at the discretion of the Board of Directors and will be at the expense of the owners. Failure to do so may result in the Association placing a lien against the property involved.

10. The approval of an Application shall not be deemed a warranty or representation by the Architectural Committee as to the quality of such change, alteration, renovation, addition, modification, or other work or that such change, alteration, renovation, addition, modification, or other work conforms to any applicable building codes or other federal, state or local law, statute, ordinance, rule or regulation. The Owner is responsible for seeking any required approvals.

11. The approval by the Committee of any plans, drawings or specifications for any work done or proposed, or for any other matter requiring the approval of the Architectural Committee, shall not be deemed to constitute a waiver of any right to withhold approval by any similar plan, drawing, specification or matter subsequently submitted for approval (Bylaws).

DESIGN GUIDELINES

Owning a home in a Community Association offers many advantages to the homeowner, but, at the same time, sometimes imposes restrictions. These restrictions are not meant as an inconvenience or an infringement of your rights as a Homeowner, but rather are to maintain a pleasant overall appearance of the Legacy Villas community. The CC&Rs and Architectural Guidelines describe how we collectively are to maintain and use our property.

General Design Guidelines:

All buildings and structures erected within Legacy Villas, and the use and appearance of all land within the community, shall comply with all applicable City of Phoenix Municipal Code and zoning requirements, as well as the requirements contained in the CC&Rs and related documents for Legacy Villas.

The following activities to be conducted on any Lot of the Residential Unit require the prior written approval of the Architectural Committee:

1. Any improvement or construction of any kind including windows, other than a private dwelling and appurtenant uses.
2. Excavation or grading work, unless such work is performed in the normal course of landscaping and does not alter or impair the direction or flow of water in accordance with the drainage places for the community.
3. Any exterior painting of home, doors, walls or gates regardless if the color scheme is the same (see "Updated Exterior Home Paint Selections and Requirements" document).
4. Construction of a private swimming pool.
5. Any addition, alteration, repair, change or other work which in any way alters a swimming pool, a wall or fence, the exterior appearance of any part of a Lot or any improvements located thereon.
6. Any change, deletion or addition to plans and specifications previously approved by the Architectural Committee.
7. Any antenna, aerial, satellite television dish or other device for the transmission or reception of television or radio signals.
8. Outside lighting, except porch lights and other customary, indirect, low intensity, non-colored lighting.
9. Signs (except as permitted in the CC&Rs or these Design Guidelines, or by State law)
10. Detached ramadas, pergolas and gazebos.
11. Accessories, such as permanent outdoor fireplaces, barbecues and fire pits; play equipment (including play sets, swing sets and basketball hoops); exterior storage areas, sheds or structures, or as otherwise prohibited by the CC&Rs.
12. Screening areas, fences, walls.
13. Changes to front yard landscaping (except for similar replacements and rehabilitation).
14. First-time or major renovations to rear-yard landscaping.
15. Driveways, additional parking pads.
16. New (replacement) roof.

Specific Design Guidelines:

Exterior paint colors:

1. Use of approved Dunn Edwards paint colors only (house base, accent, door, wall and gate colors).
2. Garage door colors: same as base color of house or approved accent color.
3. Submission of a "Request to Paint Home" form for all exterior painting or repainting.
4. Gates: a wood-tone stain, or approved paint color only. No missing pickets. Replacement pickets should be of the same color as the remaining pickets.
5. All painted exterior surfaces shall be maintained and free from peeling and/or discoloration.

Construction/Roofing Materials:

1. Only stucco exterior finishes and tile roofing materials as originally installed on the Residential Unit are permitted.
2. Any work requires prior written approval.

Ramadas, Pergolas and Gazebos:

1. May be placed in the backyard only and require prior written approval.
2. Must be maintained and kept in good repair.

Windows and Awnings/Exterior Window Coverings:

1. No reflective materials, including, but not limited to aluminum foil, reflective screens or glass, mirrors or similar type items shall be permitted to be installed or placed on the outside or inside of any windows or any other part of a Lot which can be seen from the outside of the Development or from any other portions of the Development.
2. The exterior side of all drapes, curtains or other window coverings shall be white, off-white, beige or natural wood-toned in color.
3. No metal or rigid plastic awnings of any nature whatsoever shall be permitted to be placed or installed on or attached to the outside of any of the Units, or elsewhere on a Lot.
4. No security shutters or bars are permitted.
5. Roll-shade screen devices and sunscreens should be of a color compatible with the color scheme of the home.

Security Doors, Screen Doors, and Other Entry Treatments:

1. Should be of a color compatible with the color scheme of the home.

Garages:

1. Garage Doors shall be kept closed at all times, except when in actual, active use to permit ingress and egress of vehicles.
2. Garages shall be used only for purposes of storage of automobiles and similar vehicles and such related purposes for which garages are customarily used.
3. Garages shall specifically not be converted for use as or otherwise used as additional residential living space.

Driveways/Walkways/Parking Pads:

1. Replacement of driveway or installation of additional parking pads requires prior written approval.
2. Only poured concrete or driveway-rated pavers are allowed for driveways and parking pads. Additional parking pads are limited to 8 feet in width (one parking pad).
3. Walkways must be maintained and kept in good repair.

Screening Areas, Fences, Walls:

1. All screening areas and fences, hedges or walls shall be maintained upon the Premises in accordance with their original construction or installation.
2. No additional walls or fences of any kind shall be erected, placed or permitted to remain on any Lot, except as otherwise approved in writing.
3. No walls shall exceed the height of the original construction unless approved in writing.
4. Setback lines shall be maintained according to the original construction on each Lot unless otherwise permitted by written approval.
5. Homeowners are responsible for damage to common community walls, common areas or streets caused by tenants, guests, landscaping services, over-watering, irrigation leaks, pool maintenance and/or water features. The cost of repairs will be charged back as a penalty to the homeowner.

Pools and Spas:

1. Except for hot tubs, whirlpool spas or children's wading pools, above-ground pools are not permitted.
2. Plans and specifications for a pool or spa, as prepared by the pool or spa contractor, must include any proposed fencing.
3. Pool motors and associated equipment should be concealed from view from adjacent Lots and Common Areas (including streets) and placed in a location on the Lot so that the noise generated from such equipment will be the least disruptive to neighbors.
4. To the greatest extent possible, hot tubs and spas shall be located in such a manner that they will be unobtrusive and not visible from adjacent Lots and Common Areas (including streets).
5. Backwash water and drainage from pools, spas and hot tubs must be contained wholly on an Owner's Lot and may not be permitted to seep or flow onto an adjacent Lot or Common Area (including streets or wash areas). The City of Phoenix recommends using your sewer clean-out access.

Skylights, Solar Tubes and Solar Energy Devices:

1. Devices should be located so as to be least obtrusive and visible from adjacent Lots and Common Areas (including streets) without impairing the functioning of the device or restricting its use or adversely affecting the cost or efficiency of the device.

Antennas and Satellite Dishes:

1. No radio, television or other antennas or satellite dishes of any kind or nature shall be placed and maintained upon any Lot unless approved in writing.
2. Radio, television or other antennas or satellite dishes are permitted with an approved Request for Variance providing they are placed on the rear of the home, either on the top of the rear patio next to

the exterior wall or on the lower roofline or as allowed by the Federal Over-the Air Reception Rule (OTARD Rule).

Lighting:

1. Except as initially installed, all outside lighting, except porch lights and other customary, indirect low intensity, non-colored lighting is subject to prior written approval.
2. Lighting mounted on the front or side of a Residential Unit shall be in decorative fixtures that diffuse light and shall not contain colored bulbs or bulbs with wattage greater than 60 watts.
3. Security lighting attached to the exterior of a Residential Unit or other structure shall be limited to lighting that is triggered by motion on the Lot (but not by motion on neighboring properties) and reasonably illuminates the area of the Lot immediately surrounding the Residential Unit.
4. Any security light intended to operate after 10:00 p.m. must be operated by a motion detector.
5. Low-pressure sodium bulbs are prohibited.
6. Exterior seasonal lighting, including decorations, shall not be installed any sooner than 30 days prior and shall be removed within 2 weeks of the holiday being celebrated unless written permission is approved to leave such lighting up all year long. Lighting that falls into disrepair must be removed.

Landscaping:

1. Changes to front yard landscaping (except for similar replacements and rehabilitation) and first-time or major renovations to rear-yard landscaping require prior written approval.
2. Shrubs or trees shall not be planted close to property lines or walls and should be kept neatly trimmed.
3. Front yard drip irrigation and sprinkler systems should be sufficient to adequately water the trees, plants or other landscaping improvements on that part of any Lot which is between the street adjacent to the Lot and the exterior walls of the home situated on the Lot, unless the plant material consists of cactus or some other plant material that does not require irrigation or is in separate above-grounds pots or planters.
4. Sprinkler systems should not deposit large amounts of water into the street or community sidewalks.
5. There should be no large bare earth surfaces visible from the street.
6. Landscape tarp or weed barrier is prohibited in the front yard. Any material installed prior to October 14, 2026 is exempt.
7. Berms may be used to add interest to landscaping; however, the height and scale of the berm must be compatible with the rest of the yard and not cause drainage onto adjacent Lots. All soil imported for berming must be free of weeds and debris and be compacted and covered with inert material or ground cover to prevent erosion.

Vegetable Gardens:

1. Vegetable garden plots not exceeding 100 square feet with plants growing to a height of no more than five feet may be planted only in the backyard of a Lot.
2. Gardens should be maintained so as not to be unsightly.

Signs:

1. No sign of any nature may be displayed or placed upon any Lot or on the outside of any Unit or on the Common Area, excluding “For Sale” or “For Lease” signs, without prior written approval.
2. “For Sale” or “For Lease” signs may not exceed 18 by 24 inches and must be commercially produced.

3. Political signs may not be displayed earlier than 72 days before the day of an election nor later than three days after an election.
4. Total dimensions of all political signs on a Lot shall not exceed nine square feet.

Accessories:

1. Except as initially installed, no clothesline, service yards, wood piles, basketball apparatus, free-standing mailboxes or newspaper receptacles, exterior storage areas, sheds or structures, heating or air conditioning equipment, evaporative cooler and pre-coolers, or other exterior fixtures, machinery or equipment shall be permitted except with prior written approval.
2. Any such use of equipment as is approved shall be attractively screened or concealed.
3. Swing sets and other playground equipment are allowed, but only in the backyard.
4. Equipment must be in good condition and hidden as much as possible from the road. If the equipment falls into disrepair, it is expected that the Owner will remove it.
5. Permanent outdoor fireplaces, barbecues and fire pits may be installed in the backyard and must meet any fire or zoning regulations and/or inspections, if applicable.

OTHER REGULATIONS

Maintenance of Lots:

1. Each owner is responsible for properly maintaining all landscaping on his Lot (including setback areas and public right-of-way areas on the front or side of the Lot).
2. Maintenance shall include, but not be limited to:
    a. Keeping the plants, trees, shrubs, and grass neatly trimmed and cultivated including the removal of weeds from driveways and all sidewalks adjacent to the Property.
    b. Landscaping may not extend over sidewalks or roadways, and trees extending over either must be trimmed a minimum of 8 feet above.
    c. Removing dead trees or plants, trash, weeds, garbage, trash, debris or unsightly material.
    d. Preventing odors from arising or emitting.
3. Each owner shall also maintain in good condition and repair all paved and concrete areas, including driveways and sidewalks located on the Lot.
4. Each owner is liable for damage caused to common areas, including streets, walls or shared spaces, by their tenants, guests or service providers (e.g., landscapers, pool maintenance, etc.) from over-watering, irrigation leaks, water features or pool maintenance. This list is non-inclusive.
5. No Owner shall permit any thing or condition to exist on any Lot or other area which shall induce, breed or harbor diseases or insects.

Trucks, Trailers, Campers, Boats and Motor Vehicles:

1. Motor vehicles shall be kept in garages or on driveways.
2. No overnight parking is permitted on the streets. Vehicles are subject to towing at the owner's expense. A waiver for a limited time exception may be requested by contacting cs@managementtrust.com for a maximum of 10 days within a 30 day period. .
3. No parking is permitted on landscaped areas, including rocked yards, or sidewalks.
4. No motor vehicle (classed by manufacturer rating as exceeding one ton), mobile home, trailer, camper shell, detached camper, boat, boat trailer or other similar equipment or vehicle shall be parked, maintained, constructed, reconstructed or repaired on any Lot or street, so it is visible from another Lot, the Common Area or a street. This does not apply to pickup trucks of less than ¾ ton capacity with camper shells not exceeding seven feet in height measured from ground level, and mini-motor homes not exceeding seven feet in height and 18 feet in length which are parked in garages or on driveways and are used on a regular and recurring basis for basic transportation.
5. No automobile, motorcycle, motorbike or other motor vehicle shall be constructed, repaired or, if inoperable, stored upon any Lot or street so it is visible from another Lot, the Common Area or street. This does not apply to repairs of an emergency or temporary nature.
6. Trucks/trailers/campers/boats/recreational vehicles may not be kept on the property unless you have an RV gate with a place for storage or garage. No vehicle/trailer/camper may be stored on your property that exceeds the height of the fence line. (10/2008)
7. Vehicles without current tags, license or inoperable may not be kept within the boundaries of Legacy Villas. All inoperable vehicles must be stored in your garage or moved to an off-site facility.

8. Vehicles leaking automotive fluids may not park on the street. Parking areas must be kept free of automotive fluid stains.
9. Vehicles may not park on sidewalks or in such a manner as to impede pedestrians or persons using medical mobility devices.

Waste Disposal:

1. Trash cans cannot be put out for pick-up sooner than the evening before and must be placed on the street. They may not block sidewalk access.
2. Trash cans must be removed from view of the front of each home within 24 hours after the time garbage has been picked up.
3. No incinerators are permitted on the Premises or any part thereof.
4. No trash may be burned on any part of the Premises.
5. No garbage, rubbish, trash, or debris, including dead plants or plant material, may be placed or allowed to accumulate on the Property.

Pets:

1. No more than two dogs, cats, or other small household pets may be kept on a Lot without Board of Directors approval, provided that any such pets are not kept, bred or maintained for any commercial purposes. All other types of pets are prohibited unless approved by the Board.
2. No pet may be kept which, in the determination of the Board, results in an unreasonable annoyance to other Owners, including excessive barking. Phoenix City Code prohibits keeping a dog within the City limits which is in the habit of barking or howling or disturbing the peace and quiet of any person within the City.
3. Pets shall not be allowed loose or unsupervised on any part of the Property.
4. Pets shall be prevented by their owners from soiling any Lot and all portions of the Common Area. Residents must carry a waste bag or such to immediately remove any refuse while walking a pet.
5. Owners shall not allow animal waste to accumulate on their Lot.

Noise/Nuisance:

1. Except for emergencies, equipment which emanates disturbing sounds or loud noises, including but not limited to lawn mowers, power hedge clippers, power chain saws and other similarly noisy equipment, and all speakers, amplifiers, radios and other means of emitting sound, whether located inside or outside of a Unit, shall be subject to regulation by the Association as to noise levels and time of use.
2. Phoenix City Code prohibits noises such as yelling, shouting, hooting, whistling or singing (particularly between the hours of 11:00 p.m. and 7:00 a.m.) so as to annoy or disturb the quiet, comfort or repose of persons in the vicinity. Please keep noise to a minimum and if asked to quiet down, please do so.
3. Excessive or loud noise should be documented on three separate occasions, or by three separate parties, and reported to the Board for follow-up action.

Leasing:

1. No Owner shall lease less than the entire Lot owned by such Owners.
2. All leases must be in writing, must be for a period of not less than thirty (30) days, and must specifically provide that they are subject to the provisions of the Constituent Documents and that failure to comply with such Documents constitutes a default under any such lease.
3. If the Owner fails to enforce a default under such lease for violation of the provisions of the Constituent Documents, including without limitation the provisions of this section, the Board, as agent for such Owner, shall have the right to enforce such default and any defaulting lessee and the Owner shall be subject to all remedies given to the Association under Articles III and XIII of the CC&Rs.

Business or Offensive Activities:

1. No harmful or offensive activity may be carried on or permitted on any part of the Property, nor shall anything be done thereon which may be or becomes an annoyance or nuisance to the neighborhood.
2. No part of the Premises may be used for business, professional, commercial, rest home (including but not limited to care or treatment of the physically or mentally sick or disabled), religious or institutional purposes.

Compliance:

No Lot shall be used or maintained in violation of any applicable statute, ordinance, code or regulation of any governmental authority, the provisions of the CC&Rs or the Rules and Regulations of the Association.

Liability

The Architectural Committee shall not be liable to any Owner in connection with the exercise or nonexercise of architectural control herein specified or the approval or disapproval hereunder of any Improvement. Any approval of any plans or specifications by the Architectural Committee shall not be deemed to be a determination that such plans or specifications are complete or do not contain defects, or otherwise comply with any applicable government requirements. The Architectural Committee shall not be liable for any deficiency, or any injury resulting from such deficiency, in such plans and specifications.

Violations of these Rules, Procedures and Design Guidelines; Other Regulations

1. The Board of Directors may levy a fine of $100 against an Owner for the failure by such Owner, or by a Lessee or Resident of such Owner's Residential Unit, to obtain written approval from the Architectural Committee prior to taking any action requiring approval of the Architectural Committee.
2. The failure by an Owner, Lessee or Resident to remove or satisfactorily correct an Improvement that the Architectural Committee has disapproved may result in the Association taking legal action to correct the violation. The Association may seek to recover all attorneys' fees, costs and expenses incurred in taking such action.

3. In addition, the Board may levy an additional fine of $50-$100 per week for each week an Owner, Lessee or Resident fails to comply with instructions from the Board or Architectural Committee with respect to removal or correction of an Improvement installed without written approval, or an Improvement not constructed or installed as approved or directed by the Architectural Committee.
4. The Board of Directors may apply other penalties for continued violation of the rules and regulations of Legacy Villas after an initial Notice of Violation is issued.

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Reference Materials:

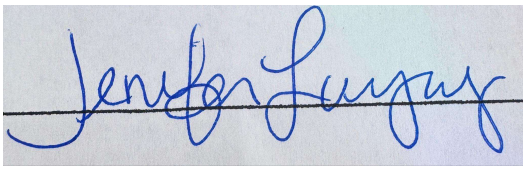
1. "Declaration of Covenants Conditions and Restrictions Turf Village II (Legacy Villas)," November 22, 1994, and all amendments thereto 2. "Bylaws of Twenty-second Avenue Estates (Legacy Villas) Homeowners Association," December 13, 1994 3. Minutes of Legacy Villas Homeowners Association Annual Meeting, November 25, 2001
4. Document entitled "Article II – Use Restrictions" updated in November 2004
5. Document entitled "Legacy Villas Homeowner's Association Enforcement Action," October 2008
6. Document entitled "Legacy Villas Homeowner's Revised Fine Policy for Violations of Community Documents," July 6, 2016 7. Document entitled "Legacy Villas Homeowner's Association Important Notice to all Homeowners, Residents and Guests," September 11, 2008
8. "Legacy Villas Homeowner's Association Architectural Request Form" August 21, 2019
9. "Legacy Villas Homeowner's Association Updated Home Paint Selections," Approved April 19, 2018 and as updated 10. "Procedure for Enforcing Article 5, Monetary Penalties, of the Bylaws of the Legacy Villas Homeowners Association," Approved October 2, 2012
11. "Standards for Legacy Villas Reminder," October 2, 2012
12. Minutes of Legacy Villas Board of Directors, December 14, 2012, February 12, 2013
13. Lyon's Gate Community Association (Gilbert, AZ), Association Rules and Design Guidelines, August 29, 2005, revised July 1, 2012
14. Highland View Homeowners Association Architectural Guidelines (Franklin, TN), July 23, 2009
15. Various State and City of Phoenix Laws

Approved by the Architectural Committee Chair



October 14, 2026

Approved by Board of Directors: Jenifer Lovejoy, HOA President



October 14, 2026