

## ESTATES AT DREAMY DRAW

### PRE-APPROVED ARCHITECTURAL ELEMENTS

The Declaration of Covenants, Conditions and Restrictions for the Estates at Dreamy Draw (CC&Rs) proscribe, within Sections 2.12 and 2.13, various activities, including, inter alia, altering, improving, painting and decorating any Patio Home Unit (which includes the land and the improvements) without prior approval by the Board of the Estates at Dreamy Draw Homeowners Association (Association). The Board has pre-approved certain of those activities which include the following.

- **Paint colors for houses, trim, garage doors, walls, front doors and gates.** The Association has registered with Dunn Edwards Paints ([www.dunnedwards.com/colors/archive/color-ark\\_pro/the-estates-at-dreamy-draw/the-estates-at-dreamy-draw](http://www.dunnedwards.com/colors/archive/color-ark_pro/the-estates-at-dreamy-draw/the-estates-at-dreamy-draw)) and Sherwin Williams Paints ([www.sherwin-williams.com/architects-specifiers-designers/color/find-and-explore-colors/hoa/phoenix/az/estate-at-dreamy-draw/](http://www.sherwin-williams.com/architects-specifiers-designers/color/find-and-explore-colors/hoa/phoenix/az/estate-at-dreamy-draw/)) the permitted colors and color combinations for houses and trim. Those are the only colors and color combinations permitted. For these purposes, "house" includes all stucco surfaces, columns, drains and fence walls and "trim" includes all wood trim and garage doors. Trim may be painted the same color as the house. Front doors and gates may be a natural wood stain or the same as the trim. Wrought iron elements in fences and gates should be painted black.
- **Security screen doors.** The following security screen door models from Steel Shield Security Doors are approved; Zuni (model 1102), Yuma (model 1103), Sunray (model 1108), Deco (model 1110), Arapaho (model 1125), Colonial (model 1124), Williamsburg (model 1127) and Santa Fe (model 1126). Such doors must be painted the same color as the house or the trim. Any other security screen doors must be approved by the Board.
- **Front doors that are also security doors.** The following combination front door and security door styles are approved: Santa Fe model by Cantera Doors and Sonoran model by First Impression Security (example on Lot 21). The exterior door color must be consistent with other colors in the community. Any other combination front door and security door must be approved by the Board.
- **Exterior light fixtures.** The carriage light fixtures originally mounted on exterior walls are of a common style. If replacing exterior lights, the original light style may be maintained or any of the following may be substituted: (i) Latigo Lights of the Ziggurat style in Verde or Hint of Patina finish (examples on Lots 3 and 5), KIVA Lighting Model KVM 120 242 with C140 white liner in the 10", 14" or 18" size (examples in the ramada or on Lot 24). Kichler Mackenzie Bronze Finish M6163 (example on Lot 17), or Francaesi Olde Bronze M6178 or M6328 in 14" or 18" size (example on Lot 6). Any other light style must be approved by the Board.
- **Intercom face plates.** Intercom face plates mounted on exterior walls may be brass or neutral color travertine and may have a southwestern motif such as a gecko (example on Lot 30). Approved travertine plates are available through Custom Door Bells.
- **Window tinting.** Homeowners desiring to install window tinting may use Panorama Designer and Safety Films in the Slate 30, Slate 40 or Hilite 70 colors. Any other window tinting must be approved by the Board.

- **Low level Malibu-type landscaping lights.** Malibu-type lights along walks and driveways are encouraged but may not be installed without Board approval of the style. No solar powered or colored lights may be installed.

**The Board may, from time to time, add to or modify the foregoing pre-approved items. In any such case, notice of the change will be sent to all members.**