

DESIGN RULES

1.1 Overview

Sun City Shadow Hills Community Association (SCSHCA) is an active adult community designed to enhance and preserve the visual character of the site, minimize environmental impacts and maximize water and energy conservation principles. In order to preserve and enhance these principles the Design Rules (Rules) are established (pursuant to Article III, Section 3.08 of the CC&Rs, to provide and clarify standards by which the Community may grow and develop.)

The Rules provide an overall framework to allow the community to develop and progress in an orderly and cohesive manner. The Rules include minimum standards for the design, size, location, style, structure, materials, color, style of architecture, style of landscaping, and relevant criteria for the construction of improvements of any nature. They also establish a process for judicious review of owner- proposed new improvements and changes to existing improvements within the Community.

The Rules have been accepted by the Board of Directors of the Sun City Shadow Hills Community Association, pursuant to the Association's Master Declaration of Covenants, Conditions, and Restrictions (CC&Rs) recorded December 9, 2003 with the Riverside County Recorder. **The Rules have been and may be amended from time to time by the Board of Directors as needed. If the Rules are later amended, then any improvement installed or constructed in conformance with the then-current Rules and other Governing Documents and pursuant to Design Review Committee (DRC) approval, should DRC approval be required, shall not be determined to be in violation of the Rules unless otherwise indicated.** The Rules are enforced by the management company, as well as the Board of Directors. The Rules further provide a basic understanding of the function of the Design Review Committee (DRC), the design review and approval process and the enforcement procedures. If the Rules are in conflict with the CC&R's and/or Bylaws, the CC&R's and/or the Bylaws take precedent over the Rules.