

Exhibit G

Summary of Silver Leaf/DC Ranch HOA Requirements

- No construction assurance/bond is required. They do, however, require a \$10,000 construction deposit that is used to repair damage to common HOA property or to leverage the builder to complete the project per plans. Jan stated that there have been many instances where the developer just walks away from the deposit rather than completing items that may not have been constructive exactly per plans.
- They require a “builder’s agreement” to be signed which does have \$2 million of insurance and DC Ranch is named as an additional insured.
- They do not require a construction staging or safety plan. They typically rely on the grading plan and the contractor is required to stage inside the disturbance area shown on the grading plan. It is also up to the contractor to construct the project in a safe manner.
- DC Ranch has a development agreement with the City of Scottsdale and they have modified City of Scottsdale Environmentally Sensitive Land Ordinance (ESLO) requirements.
- The DC Ranch plat requirements are typically more restrictive than the City of Scottsdale and they have modified City of Scottsdale Environmentally Sensitive Land Ordinance for land disturbance and Natural Area Open Space easements.
- They do typically follow the City of Scottsdale guidelines for driveway slopes but there have been exceptions.
- Plats were typically laid out so that no lot has a buildable area with slopes exceeding 35%.
- DC Ranch has a rolling height limit of 30’ and the overall maximum height of 50 feet. However, they do allow decorative elements to extend into the 30’ rolling height and go up to 40’.
- Concealed rock cuts are allowed but require a geotechnical report regarding stability.
- They look at retaining wall heights on a case-by-case basis.
- They have no maximum Floor Area Ratio requirement.
- When asked about boulders and rock outcroppings Jan stated that most of their topography does not have these elements that would cause concerns and that they do not require any additional geotechnical information.
- They do not have any neighborhood notification requirements when a new house comes through the design review process and the Covenant Commission reviews plans in the best interest of all property owners in the community.
- Paint colors have a maximum LRV of 36 for smooth materials and a maximum LRV of 42 for textured materials.