

To: Belmont at Triple Crown Homeowners

From: Belmont at Triple Crown Homeowners Association

Subject: ARCHITECTURAL REVIEW COMMITTEE RULES

Revised: June 2023

The following Belmont rules have been established pursuant to Article XI, Sections 11.1 and 11.3 of the Declaration of Covenants, Conditions and Restrictions for the Belmont at Triple Crown Homeowners' Association in order to direct the Architectural Review Committee (ARC) in making decisions, approving or disapproving architectural plans submitted to it pursuant to Article IX of the Bylaws of the Belmont at Triple Crown Homeowners' Association, and when deciding upon appropriate corrective actions against non-conforming architectural changes. These rules supersede Triple Crown Architectural rules and will be enforced as needed.

The further purpose of the Belmont rules is to provide homeowners with direction when planning or considering architectural and drafting plans and specifications to be submitted to the ARC for approval. These rules do not supersede the governing legal documents of Belmont at Triple Crown Homeowners' Association. Furthermore, the homeowner is responsible for ensuring all submittals meet applicable zoning and regulatory codes and permitting requirements.

The rules are intended to assist the maintenance of harmonious design, materials, decoration, color, and locations of all architectural changes. The harmony will retain the aesthetic and economic value of individual properties, as well as the entire Belmont at Triple Crown community. The rules are intended to be broad enough to allow each property owner to exercise individual taste within a parameter, which all architectural changes must fit.

All architectural changes must be submitted to the property management company using the Belmont Architectural Request form that can be downloaded from the Belmont Homeowners' Portal unless this document specifically states that submittal is unnecessary. Submittals that do not conform to the rules will be evaluated on an individual basis and the owners should be aware that the submitted change might not be approved. No decision by the ARC on any one case may be used to establish a precedent for the decision on another. VCM will send each request to the ARC electronically for review and voting. The property management company will notify the owner of the ARC's decision in writing.

Appeals to decisions made by the ARC shall be in writing and submitted to the HOA property manager at the property management company. The ARC shall meet to review the appeal and a majority vote of the ARC shall be forwarded to the HOA property manager who shall advise the homeowner of the ARC appeal decision. If the homeowner is not satisfied with the appeal decision of the ARC, the homeowner may appeal to the HOA Board and shall submit a written appeal to the property manager who will present the appeal to the HOA Board for final decision. The property manager will notify the homeowner of the Board's final decision.

## BELMONT ARCHITECTURAL REVIEW COMMITTEE (ARC) RULES

**ANY ALTERATIONS TO THE HOUSE OR LANDSCAPING THAT CAN BE SEEN FROM THE STREET OR NEIGHBORING PROPERTY WILL REQUIRE**

### **Antenna**

The following rules are the preferred installation locations for the reception of Direct Broadcast Satellite, Multi-channel Multipoint Distribution Service, Internet access and Television Broadcast with antenna dishes that are less than one meter (39.37") in diameter:

1. A location in the rear yard of the lot where the antenna will not be seen.
2. On the roof or fascia, but below the top of the roofline and placed on the side or rear of the home.
3. A location in the rear yard of the lot where the antenna can be mounted on a pole or mast.
4. In all instances, antenna/dish is to be placed in least visible location consistent with good reception.

### **Awnings**

Awnings over all windows shall be canvas or similar material not to include the support frame. Aluminum awnings or similar materials are prohibited. Color of awnings should be a color as close as possible to the base or trim color of the house. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning is required. Owner is responsible for maintenance and repair of awnings.

### **Basketball Goals**

Exterior basketball backboards, hoops or poles are prohibited.

### **Front Yard Landscaping**

Decorative items and items such as fountains, statuary, etc. that are to be placed in the front yard must also be submitted to the ARC for approval. The ARC reserves the right to require removal of decorative items in front yards based on size, quantity, quality of installation, color, location and that are considered not consistent or in harmony with the community. Multiple colored lighting in front yard décor is permitted only for inclusion in holiday displays. All holiday décor is required to be removed 15 days following the event. Such items are permissible within the rear yard and do not require approval by the ARC unless they exceed the height of the surrounding wall(s).

### **Driveway Extensions**

All changes to driveways must be submitted to the ARC for prior approval.

### **Fences & Walls**

Plans to raise the height of a party wall must be submitted for approval to the ARC. Plans for new fences or walls must also be submitted to the ARC prior to construction being started. The extension on any wall must match the existing wall in texture and color.

## **Flags/Seasonal Decorations**

Seasonal and decorative flags that are house mounted below the roofline do not require ARC approval. Seasonal flags and decorations must be removed within 15 days after the date of the event. Flags must always be maintained in good condition. Torn, ripped, faded, etc. flags constitute grounds for fines and removal. Flags may not be offensive to neighbors or the homeowner's association.

Flagpoles may be installed on individual lots with the following restrictions:

- Poles may not exceed 16 feet in height.
- Please be considerate of your neighbors
- Prevent unnecessary noise from halyards striking the pole.

The ARC must approve flagpole installations. The committee will review each request to ensure that rules of community compatibility and good taste are adhered.

- One pole per property.
- Only the following flags are permitted to be flown:
  - American Flag, POW/MIA Flag, Arizona and Arizona Indian Nations Flag, Gadsden Flag, First Responder Flag, Blue Star Service or Gold Star Service Flag. (A.R.S. 33-1808)
- Size of the flag may not exceed 3' x 5' (2' x 3' is recommended).
- No more than two flags are to be flown simultaneously per lot.
- American Flag must be flown using proper flag flying etiquette regarding night illumination and maintaining in good repair.

Homeowners are encouraged to fly flags, as noted above, from the home bracket rather than from a pole. If you elect to place a pole, you must follow the above rules. ARC approval for placement is required in advance of installation of a pole.

## **Gates**

Where space permits, double gates may be installed to allow wider access to rear yards. Materials used for gates shall be the same as the original gates installed by builder (wrought iron and painted or stained natural wood) and shall not allow visibility into the side or rear yard from the street. No ARC approval is required to re-stain or re-paint gates the same as original or paint the wood and frame the same as the color of the body of the home.

## **Gutters & Downspouts**

The finish color should be as close as possible to the base or trim color of the house

## **HVAC**

Heating and air conditioning units shall be ground mounted and located within the perimeter of the rear or side yard

## **Lighting**

New or modified light fixtures (including flood, security, coach and entryway lights) visible from neighboring properties should not cause glare or light spillage onto adjacent areas.

**Machinery & Equipment**

No machinery, fixtures or equipment of any type, including but not limited to, heating, cooling, air conditioning, refrigeration equipment and clotheslines, may be placed on any lot without screening or concealment from view of neighboring residential, non-residential or public property.

**Exterior Paint Colors**

ARC prior approval is required to paint the exterior surfaces of any structure or fence on any lot. The ARC must approve colors prior to painting. Contact the property manager for a color palette book. The application for approval shall include paint samples of the colors to be used. Pop-outs and garage doors may be painted the same as the trim color of the home. Front door is to be painted the same color as the fascia/trim or pop-outs or as original natural wood stain.

**Garage Doors**

Garage doors may be painted to match the trim or the body color of the home in accordance with the exterior painting standards. A recessed, small panel garage door design has been approved by the Belmont Architectural Review Committee however, other modern door styles that are consistent with harmony of the community will be considered on case-by-case basis. Garage doors can be installed with or without clear windows and hardware.

**Patio Covers**

Roofing materials should be the same as were installed by the builder on the original roof of the home. Color of supports and material is to be the color of the body or trim of the home. Roofline shall match the pitch of the existing roof. All patio covers that are not solid covers, i.e., lattice covers, shall have supports and lattice that are the same color as the body or trim of the home.

## **Pools, Spas & Hot Tubs**

Pools and spa equipment or structures that are not visible to neighbors or the public do not require approval of the ARC. Perimeter walls on lots bordering common areas and shared HOA walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home.

Repairs to the wall must be completed in a timely manner and include repairing the wall to be the same as the texture and color of the remaining wall. Repainting of the entire wall may be necessary.

All pool and spa equipment must be screened from view of neighboring property. Pools or spas with a roof over them must meet the same requirements as for Patio Covers.

Pools may not be backwashed into drainage ditches or common areas. If a diatomaceous earth filtering system is used, all backwashed water is to be retained on the owner's lot or into the City of Phoenix sewer system through the sewer pipe clean out on the owner's property, NOT into the street. All pool installations must comply with the current City of Phoenix regulations.

## **Roof & Roof Structures**

Roofing materials should be the same as were originally installed by the builder. All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted the same color as the roof, trim or body of the house. Any structure that exceeds the fence line and has a roof shall be submitted to the ARC for approval. Homeowners are not required to receive approval for roof replacements so long as the roof tile and color remain the same. If there are any changes to the tile color or style an architectural request must be submitted prior to any work being done. As it relates to the bird stops; the Board will no longer require that it be painted, however we do recommend that you do so to match the same color as your fascia.

## **Room Additions/Enclosures**

Any structural room addition or patio enclosure requires approval of the ARC. In addition to submitting the Architectural Request Form, plans shall be submitted showing the height, materials and colors. All additions/enclosures shall be subject to the ordinances of the City of Phoenix. In addition, grades, slopes and drainage shall not be altered to cause damage or interfere with existing slope ratios, create erosion, or sliding problems on the lot and neighboring lots.

## **Screen Doors/Security Doors**

Security doors and screen doors should be a color as close as possible to the base or trim color of the house

## **Signs**

Only the following signs can be displayed on a homeowner lot:

1. One temporary "For Sale or "For Rent" sign with a maximum face area of five square feet.
2. Signs supporting an individual running for any local, state or federal office or proposition during an election period. These signs may be displayed 71 days before the election and shall be removed within 15 days after the date of the scheduled election. (A.R.S. 33-1808)
3. Such signs as may be required by law.
4. One residential identification sign with a maximum face area of 80 square inches.

Signs must be free standing and not attached to the exterior of the home, Association or City property (i.e. lamppost, street signs, fence; etc.) as this is a violation of the City of Phoenix and Association rules. All signs shall conform and comply with City of Phoenix ordinances.

**Security Signs**

Security signs should be located where most visible consistent with a reasonable distance from the home structure. Security signs must not exceed 12" x 12" and must be maintained in good condition.

**Solar Panels**

Homeowners are guaranteed by Arizona statute the right to install solar devices. The HOA encourages energy conservation, and any solar installation for water heating or photovoltaic electric generation should be done to industry standards by licensed contractors that meet all applicable codes.

**Storage Sheds**

If storage sheds, do not exceed the height of the immediately surrounding wall(s) and are not visible to neighbors or visible from any common areas, they do not require ARC approval. They must be screened from view of all common areas and not visible from any common areas. If they are visible from neighboring homes, they shall require approval by the ARC. Sheds must be maintained in good condition, no rust, no peeling paint, no unsightly roofs, etc. Sheds that are not maintained must be removed from the property within 15 days of such notice from the property manager.

**Windows/Sunscreens**

No reflective materials, including but not limited to: aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed on the outside or inside of any windows. Exterior window coverings or treatments used to decorate openings must be compatible with respect to materials and color, with the style and color of the home and must be submitted to the ARC for approval. No ARC approval is required for re-screening of original frames as long as bronze, brown or beige sunscreen material similar to the original screening is used. The frame for window screens must match the color of existing window frames.