

# **Villagio Homeowners' Association**

## **Architectural Guidelines and Association Rules and Regulations**

**April 29, 2013  
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# Villagio Homeowners' Association

## Table of contents

<b>Overview .....</b>	<b>3</b>
Community Organization .....	3
Design Review Process.....	3
Application Procedure.....	4
<b>Architectural Guidelines .....</b>	<b>5</b>
General Principles.....	5
Design Compatibility .....	5
Workmanship .....	5
Building Architecture .....	5
Building Repairs .....	5
Awnings .....	5
Basketball Goals .....	6
Clotheslines .....	6
Driveway Extensions .....	6
Flagpoles .....	6
Fences and Walls .....	7
Gates.....	8
Gutters and Downspouts.....	8
HVAC.....	8
Outdoor Fireplaces .....	8
Outdoor Lighting .....	8
Patio Covers.....	9
Ramadas and Gazebos .....	9
Pergolas .....	9
Play Structures.....	9,10
Pools and Spas.....	10
Pool Fencing .....	10
Satellite Dishes.....	10,11
Screen Doors .....	11
Signs .....	11
Solar Panels.....	12
Storage Sheds .....	12
Window Coverings Criteria .....	13
<b>Landscape Guidelines.....</b>	<b>14</b>
Plant Requirements .....	14
Irrigation.....	14
Hardscape.....	15
Rock and Ground Cover .....	16
Fine Grading and Mounding.....	16
Water Features and Statuary .....	16
Lighting .....	17
Maintenance .....	17
<b>Association Rules .....</b>	<b>18</b>
General Property Restrictions .....	18
Trash/Recycling.....	18
Pets.....	18
Holiday Lighting.....	18
Seasonal and Decorative Flags.....	18,19
Machinery and Equipment.....	19
Vehicles .....	19
Parking .....	19
Speakers .....	20

## Overview

### Community Organization

Every Owner is a member of the Villagio Homeowners' Association (the "Association"). The Association is an Arizona nonprofit corporation formed to manage and maintain the Common Areas and to perform all duties and exercise all rights imposed on or granted to the Association by the Declaration of Covenants, Conditions, and Restrictions for Villagio (the "CC&Rs"). The CC&Rs, as amended from time to time, provide for architectural guidelines and rules and regulations to interpret, clarify, and implement the restrictions detailed in the CC&Rs (the "Architectural Guidelines" or "Guidelines"). In the event of any conflict between the Architectural Guidelines and the CC&Rs, the CC&Rs shall control. Capitalized terms not defined herein shall have the meaning prescribed to them in the CC&Rs.

The Board of Directors of the Association (the "Board") is responsible for the administration of the Association. The Architectural Committee is appointed by the Board as provided for by the CC&Rs to review all Improvements within the Association, including new construction and modifications to the Improvements.

The Architectural Committee has adopted the Architectural Guidelines and standards to evaluate proposed construction activities. The purpose of the Architectural Guidelines is to assist homeowners in gaining approval for structural and landscape Improvements and repairs, and are necessary to enhance property values, desirability, and attractiveness of the properties located within the Association. These Architectural Guidelines may be amended by the Architectural Committee and reissued from time to time. *Following the guidance detailed in these Architectural Guidelines does NOT eliminate the need for submission of plans for approval by the Architectural Committee except as specifically noted herein.*

### Architectural Review Process

As set forth in further detail in Article III of the CC&Rs, any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Architectural Committee. Owners with proposed changes should contact the management company, with whom the Association has contracted for the day-to-day management of its affairs, to obtain the necessary submittal documentation.

**Simply stated, no Improvements, alterations, repairs, additions, or other work, including changes in exterior color, are to be constructed on any Lot or exterior of any home from its improved state existing on the date such property was first conveyed by Builder to a purchaser without the prior written approval of the Committee. The responsibility of the Architectural Committee is to ensure the harmonious, high quality image of the Villagio Community and Villagio Homeowners' Association is implemented and maintained. Any Owner requesting approval of any construction, installation, addition, alteration, repair, change or**

**other work to their Lot or home shall follow the application procedures listed below. Approved submittals will be returned to the applicant within sixty (60) days of receipt. Applications not returned within such time are deemed denied. Owners shall diligently pursue approved work so that it is completed within sixty (60) days of issuance of the approval or such additional period of time as may be approved by the Architectural Committee at the time of issuance.**

### **Application Procedure**

The following information must be included in each application:

- ❑ Application Form completed and signed (copy enclosed), additional copies can be obtained from the Association's Management Office.
- ❑ Plot Plan – A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc.) and the Improvement proposed to be installed.
- ❑ Elevation Plans – Plans showing finished appearance of the Improvements in relation to the existing dwelling and property lines.
- ❑ Specifications – Description detailing materials to be used with color samples attached; drawing or brochure of structure indicating dimensions and color.

Applications and plans should be submitted to:

**Villagio Homeowners' Association**  
**c/o Vision Community Management**  
16625 S. Desert Foothills Parkway  
Phoenix, AZ 85048

**Office: (480) 759-4945**  
**Fax: (480) 759-8683**

It is the Owner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all county, local, state and federal government agencies. The Architectural Committee, the Management Company and the Association assume no responsibility for obtaining these reviews, approvals or permits. An approval by the Architectural Committee does not indicate or imply the request complies with local zoning or building code requirements. The Architectural Guidelines are independent of the obligation of Owners to comply with all applicable laws, ordinances, codes and regulations.

# **Architectural Guidelines**

## **General Principles**

The purpose of the Architectural Committee is to insure consistent application of the Architectural Guidelines, as set forth in the CC&Rs. The Architectural Committee monitors any portion of any Lot or parcel that is Visible from Neighboring Property, the street, or the Association Common Areas. The Architectural Guidelines promote those qualities in the Villagio Homeowners' Association that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

All buildings and structures erected within the Association, and the use and appearance of all land within the Association, shall comply with all applicable municipal requirements (including any zoning requirements), as well as the requirements contained in the CC&Rs.

## **Design Compatibility**

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, material, color and construction details.

## **Workmanship**

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Architectural Committee assume no responsibility for the safety or livability of any construction by virtue of design review.

## **Building Architecture**

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

## **Building Repairs**

No building or structure shall be permitted to fall into a state of disrepair. The Owner of the Lot is solely responsible at all times for keeping all buildings located on the Lot in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the Owner is responsible for immediate repair or reconstruction. Roofs must also be kept in good repair at all times.

## **Awnings**

The Architectural Committee must approve all awnings. Awnings over windows shall be canvas or similar material, of solid color on both sides which match the color of the body of the exterior of the home or roof color and should only be installed on the sides and/or rear of the home. All awnings must be commercially manufactured or the equivalent and requests for the Architectural Committee's approval of the same must include: (I) a drawing with the location of the proposed awning installation, (ii) a sample of the material to be used, and (iii) the color and design of the proposed awnings. The Owner is responsible for maintenance and repair of any installed awnings. The Association retains all rights to determine when an awning must be repaired and/or replaced due to weather fading, tearing, ripping, and other states of disrepair.

## **Basketball Goals**

Basketball goals may, with the prior approval of the Architectural Committee, be installed pursuant to the following guidelines:

1. Only pole-mounted goals are acceptable. Poles must be set in the ground permanently. Backboards shall not be attached to the house, garage, or roof.
2. Basketball poles must be black, white, or painted to match the color of the body of the home.
3. Backboards must be of a predominantly neutral color (gray, black, or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable.
4. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped or peeling paint, and other states of disrepair are a violation.
5. Only nylon or similar cord nets are acceptable. Metal or chains are expressly prohibited.
6. Courts may not be painted or permanently outlined on the driveway.
7. Lighting for night use of equipment is prohibited.
8. No permanent poles will be allowed in the backyards.
9. Portable goals are not allowed.

## **Clotheslines**

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within the fenced rear yard and not Visible from Neighboring Property, the streets, or the Common Areas.

## **Driveway Extensions**

Driveway extensions will be reviewed on a case-by-case basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum driveway width (existing and addition) shall not exceed thirty (30) feet of contiguous area.

All driveways must be kept clean and free of debris, oil, rust, and other stains. The use of planting material between the street and driveway extension is required to minimize the effect of additional paving.

## **Flagpoles**

Flagpoles must be installed in a respectful manner and meet the following guidelines:

1. No flagpole shall be installed without the prior written approval of the Architectural Committee.
2. Poles must not exceed 12' in height, and only one flagpole is permitted per Lot.
3. Poles must be white or painted to match the house.
4. All flags are prohibited, except (a) those permitted under A.R.S. § 33-1808(A), as it may be amended from time to time.
5. Flag size may not exceed 3' x 5'.
6. Flag must be removed during inclement weather.
7. Flag must be kept in good repair, and Owners may not display more than two flags at any given time.
8. Owners installing flagpoles must take reasonable efforts to mitigate the noise created by the flagpole and all related hardware.
9. Illumination of the flag and/or flagpole must be approved by the Architectural Committee.
10. The Architectural Committee will consider the height of the flagpole, the requested location of the flagpole, the efforts of the Owner to mitigate noise created by installation of the flagpole and related hardware, and the request, if any, to illuminate the flag and flagpole. The Architectural Committee shall not unreasonably deny a request to install a flagpole, but retains the right to approve the flagpole subject to the above height, location, noise and/or light restrictions.
11. If the flagpole, or its installation, causes physical damage to any other Lot or the Common Areas, the Owner of the Lot shall be responsible for all damage caused.

## **Fences and Walls**

Plans for new or improved fences or walls must be submitted to the Architectural Committee prior to construction. Subject to Section 5.22 of the CC&Rs and applicable law, plans to raise the height of a Common Wall must be submitted for prior approval with written permission from the adjacent neighbor(s). Homeowners requesting the height adjustment are solely responsible for engineering new wall footings and submitting engineering plans with each request. Copies of all applicable municipal and other approvals must be submitted with the requests. Walls must have stucco and be painted to match the existing dwelling or wall in texture and color.

## **Gates**

Double gates at the side of the home may be installed to allow wider access to rear yards with prior written approval from the Architectural Committee. All gates (double or single) should be the same material, design and color as the originally installed single gate. Shrubs, trees and plant material should be installed and maintained between the street and the gate access whenever possible.

## **Gutters and Downspouts**

Gutters and downspouts will be considered for approval if the finish matches the color of the house. The Association strongly recommends use of high quality materials that offer long life as the gutter must be maintained in good condition.

## **HVAC**

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior approval of the Architectural Committee. All units must be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of neighboring property and the street.

## **Outdoor Fireplaces**

Installation of outdoor fireplaces requires the prior approval by the Architectural Committee. Outdoor fireplaces may not exceed seven (7) feet in height and may not be closer than five (5) feet to the property line. Proposals for the installation of outdoor fireplaces, barbecues must include materials, colors and the location and distance from neighboring Lots. The style, color and materials of the proposed Improvement shall complement the style, color and materials of the community. Each Owner is responsible for assuring that the operation of the fireplace is in compliance with all applicable ordinances and laws. The Architectural Committee may require neighbor approval of such Improvements.

## **Outdoor Lighting**

Any outdoor lighting installed on a Lot or dwelling must receive advance approval from the Architectural Committee. Permanent lighting sources shall not be directed towards streets, common areas or neighboring property. Lighting mounted on the front or side of a building shall be in decorative fixtures that diffuse light and shall not contain colored bulbs or bulbs with wattage greater than sixty (60) watts.



## **Patio Covers**

Roofing material color should match that which was installed by the builder on the original roof of the home. The color of supports and material should match the color of the body or trim. Structures must be professionally installed, and match the house color. A setback to sidewalls that complies with applicable law must be maintained.

## **Pergolas**

Pergolas must be erected in rear yards with the prior approval of the Architectural Committee, and subject to the following guidelines:

1. You must include a plot plan of the proposed pergola, including setbacks, showing the proposed location of installation.
2. Maximum roof height cannot exceed ten (10) feet.
3. The structure must be set back a minimum of five (5) feet from any perimeter wall.
4. The color of the structure must match the body or trim of the house or be of an earth tone color.
5. The roof color must match that of the house or be of an earth tone color.
6. Specify the color of the structure and the roof.
7. Provide a list of materials to be used (aluminum, wood, metal, etc.).
8. Provide color photo or brochure of proposed pergola.
9. Provide contractor information (name and contact information).

## **Ramadas and Gazebos**

Ramadas and gazebos may be erected in rear yards with the prior approval of the Architectural Committee, and subject to the following guidelines:

1. Any roof tile must also match the tile on the house.
2. Maximum square footage (under roof area) is 120 square feet.
3. Maximum roof height is 10 feet at the highest point.
4. The structure must be set back a minimum of 5 feet from any perimeter wall.
5. The structure must be painted a natural cedar or match the house color and be maintained in good condition.
6. Lighting of the structure must be approved by the Architectural Committee prior to installation.
7. Provide color photo/drawing, or brochure of proposed Ramada or Gazebo. Approval must be obtained for any similar structures within view of neighboring properties.

## **Play Structures**

Play structures may be erected in the rear yards are subject to the approval of the Architectural Committee, subject the following guidelines:

1. May only be erected in the rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall.
2. Maximum height allowed to the top support bar or highest point of structure is 10 feet.
3. Maximum height of any deck or platform is to be 4 feet above ground.
4. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.

5. The Architectural Committee will take appearance, height, and proximity to neighboring properties into consideration.
6. Any shade canopy must be solid tan or earth tone color.
7. A brochure or picture must be included with each submittal.

### **Pools and Spas**

Pools and spas require the prior approval of the Architectural Committee as provided below:

1. Perimeter walls on Lots bordering Common Areas and shared Association walls may not be torn down to allow access to rear yards.
2. Access must be gained by removing a portion of the front wall on the side of the home.
3. Repairs to the wall must be made in a timely fashion and include repairing the wall to match the texture and color of the remaining wall.
4. All pool and spa equipment must be screened from view of neighboring property.
5. Lots with view fencing must submit plan for approval by the Architectural Committee.
6. 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.
7. Except for hot tubs or whirlpool spas, above-ground pools are not permitted.
8. Plans and specifications for a pool or spa, as prepared by the pool or spa contractor, must include any proposed fencing.
9. 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 Neighboring Property and Common Areas (including streets).
10. Backwash water from pools and spas (including water drained from pools or spas in order to perform maintenance on pools or spas) 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).

### **Pool Fencing**

The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be neutral earth tone color to match or blend with the existing home color or match the existing wrought iron fencing color. The applicable municipal authority may have specific rules governing swimming pool fence enclosures, and an Owner should submit a proposal for a swimming pool fence only after being assured by the applicable municipal authority that the proposed fence will not violate those rules.

### **Satellite Dishes**

An antenna one (1) meter or less in diameter or diagonal measurement which is designed to receive signals from direct broadcast satellites (DBS) or designed to receive video programming services from multi-channel multi-point distribution (wireless cable) providers (MMDS) or an antenna that is designed to receive television broadcast signals

(TVBS) may be placed, installed, or kept on a Lot if the antenna complies with the following restrictions:

1. The antenna must be placed on the Lot in such a manner as to not be Visible from Neighboring Property, the street, or Common Area unless it is impossible to do so without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS.
2. If the antenna cannot be placed on the Lot in such a manner as to not be Visible From Neighboring Property, the streets, or the Common Areas without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS, then the antenna must be screened by landscaping or by some other means so that it is not Visible From Neighboring Property, the streets, or the Common Areas, unless such screening would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS, in which event the antenna must be screened by landscaping or by some other means to reduce to the greatest extent possible its visibility from the street, common areas, or neighboring property without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS.
3. If the antenna is mounted on a residence or other structure and is Visible from Neighboring Property, the streets, or the Common Areas, the antenna must be painted a color that will blend into the background against which the antenna is mounted, unless the painting of the antenna would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS.
4. An antenna that is less than one (1) meter in diameter and is designed to receive video program services from MMDS or an antenna designed to receive TVBS may be mounted on a mast, provided that the mast may be no higher than twelve (12) feet above the roofline or the height necessary to establish line of sight contact with the transmitter, whichever is lower. If the mast or antenna is Visible from Neighboring Property, the streets, or the Common Areas, the mast or antenna must be painted a color that will blend into the background against which the antenna is mounted, so long as the painting of the antenna does not impair the user's ability to receive signals from the MMDS or TVBS provider.

### **Screen Doors**

All screen and/or security doors must be submitted for approval prior to installation and should be painted to match the exterior body color or trim of the home, or the color of the exterior door. Silver-colored aluminum screen doors are prohibited.

### **Signs**

No signs shall be displayed on any Lot except the following:

1. Signs used by Declarant to advertise the Lots and residence thereon for sale.
2. One residential identification sign with a total face area of 80 square inches or less.
3. Political, children at play, for sale, for lease, for rent, and open house signs, but only to the extent such signs are permitted under A.R.S. § 33-1808, as amended.
4. Such signs as may be required by legal proceeding.
5. Security signs are acceptable but they may not exceed 80 square inches.

## **Solar Panels**

The Association recognizes the Owners' right to install and use solar energy devices, as set forth in A.R.S. § 33-1816, and hereby adopts these Guidelines in order to regulate the placement of solar energy devices that are governed by A.R.S. § 33-1816 and A.R.S. § 44-1761. If the solar energy device is one of the devices listed in A.R.S. § 44-1761, the placement of the solar energy device must be approved in advance by the Architectural Committee. Such solar energy device must comply with the following guidelines, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

1. No solar energy device may encroach upon the Common Area or the property of another Owner.
2. A solar energy device must be placed in the rear patio or on a portion of the roof facing away from the street so as not to be Visible from Neighboring Property, the streets, or the Common Areas.
3. The solar energy device must be shielded from view so as not to be Visible from Neighboring Property, the streets, or the Common Areas to the maximum extent possible. The landscaping or structure used to shield the solar energy device must be approved in advance by the Architectural Committee.
4. The solar energy device must comply with all applicable city, county and state laws, regulations and codes. The Association must be provided with a copy of any applicable governmental permits.
5. Placement and installation must be pursuant to the manufacturer's instructions.
6. In order to protect against personal injury and property damage, the solar energy device may not be placed in a location where it may come into contact with a power line.
7. In order to protect against personal injury and property damage, all solar energy devices must be properly grounded and secured.
8. In order to protect against personal injury, solar energy devices may not block or obstruct any driver's view of an intersection or street.
9. The Owner is responsible for all costs associated with the installation and maintenance of the solar energy device and shall keep the device in good repair.
10. The Owner is responsible for all damage caused by or connected with the solar energy device.
11. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device.

## **Storage Sheds**

Storage sheds require prior written approval of the Architectural Committee and are subject to the following guidelines:

1. Storage sheds are subject to rear setbacks of a minimum of 5 feet from any property line.
2. Sheds may not be Visible from Neighboring Property, the streets, or the Common Areas.
3. Quality materials and construction shall be required.
4. Sheds must be in harmony with the exterior of the residence including siding, color, and roofing materials.

## **Window Coverings Criteria**

Permanent draperies or suitable interior window treatments must be installed on all front-facing windows within sixty (60) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings, shelf openings, or treatments used to decorate must be compatible with respect to materials and color, and with the style and color of the home. All exterior window treatments must be submitted to the Architectural Committee for approval.

Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames.

## **Landscape Guidelines**

### **Requirements**

Within 180 days of the date of closing, each Lot Owner shall complete installation of all rear yard landscaping in accordance with the CC&Rs, these Guidelines, and applicable statutes and ordinances. All rear yard landscaping must be approved prior to installation by the Architectural Committee. Further, any alterations, additions, or improvements to the front yard, side yard, and rear yard landscaping require the approval of the Architectural Committee prior to installation.

### **Minimum Plant Requirements for Lots**

	<i>Plant Type</i>	<i>Size</i>	<i>Quantity</i>
Rear Yard	Trees	15 gallon	1
	Shrubs	5 gallon	8
	Groundcover/Grass	1 gallon	5
Front Yard	Trees	15 gallon	1
	Shrubs	5 gallon	8
	Groundcover/Grass	1 gallon	5

1. All plant material shall be selected from the Arizona Municipal Water Users Association (AMWUA) list of very-low, low, or moderate water use plants, except that the use of Dalbergia Sissoo and Pistacia Chinensis shall be prohibited.
2. Owners are required to replace dead or dying plants located in the front, side yards, and rear yard.
3. In replacing dead or damaged plants, Owners are to select low shrubs/groundcover along driveway and street frontages to maintain visibility. Plants exceeding 2' in mature height shall be located at least 8' feet back from public sidewalks or curbs.
4. No more than three ornamental items will be permitted in the front yard landscaping of any lot. All ornamental items must receive prior approval from the Architectural Committee.

### **Irrigation**

With an average rainfall of less than 9 inches, most plant material requires a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each Owner Shall provide a complete irrigation system compatible with the rear yard design, and should replace worn, damaged, and non-functioning irrigation components in the front and side yards. Time clocks should be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head-to-head coverage, designed to minimize overspray onto any paved or granite areas. All supplemental plants should be watered by an underground drip system to provide deep watering.

### **Hardscape**

The Architectural Committee must approve any hardscape items proposed for front yard

installation. Hardscape items that will be Visible from Neighboring Property, the streets, or the Common Areas in the rear and side yard also require prior approval.

## **Rock and Ground Cover**

The front and rear yards are required to be graveled with “Apache Brown” or “earth tone” decomposed granite in approximately 5/8” size, and may only be graveled with a different colored decomposed granite with the prior written approval of the Architectural Committee. In no event will white, green, blue, pink, lava, or other artificially colored granite be allowed. All rock areas should be treated with a pre-emergent weed control at regular intervals to retard weed growth. All rock and ground cover initially installed in the rear yard must be approved prior to installation by the Architectural Committee. All replacement rock and ground cover that is installed in the front yard or that will be Visible from Neighboring Property, the streets, or the Common Areas also requires prior approval.

## **Fine Grading and Mounding**

Fine grading is a critical aspect of landscaping. Each Lot has been graded in such that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the approved grading and drainage plan. Every effort should be made to make mounding appear natural.

## **Water Features and Statuary**

Lawn ornamentations, including but not limited to, landscape sculptures, statues, outdoor art, decorative water features, water falls, fountains, ponds, animal replicas, pottery or similar landscape elements, or any material or object applied to a wall, fence, gate or other Improvement on a Lot, whether permanently installed or not, are considered Improvements and part of the landscaping and therefore subject to the prior written approval of the Architectural Committee before installation. Items such as fountains and statuary are permissible within the rear yard (as long as they are not Visible from Neighboring Property, the streets, or the Common Areas). Fountains in the front yard may not exceed four (4) feet in height. Statuary is not allowed in the front yard except for seasonal decorations which must be removed in a timely manner (see Holiday Lighting). It is recommended that water features be chlorinated. The Architectural Committee reserves the right to limit the size and quantity of statuary in rear yards where the Improvement is Visible from Neighboring Property, the streets, or the Common Areas. Statuary must be of earth tones, with no painted finishes, and must be approved in advance by the Architectural Committee.



**Lighting**

Lighting, other than that put in by the builder or Declarant, must be approved by the Architectural Committee prior to installation. The following outlines the standards for lighting:

1. Lighting shall be shielded such that the light shines primarily on the Lot on which it is installed. Lights that create a glare, are pointed at other Lots, or are Visible from Neighboring Property, the streets, or the Common Areas are prohibited.
2. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle power as measured from the closest Lot line.
3. Owners may use low voltage lighting to highlight entry walks, or accentuate trees where permitted by all applicable laws and ordinances and these Guidelines.
4. Colored bulbs and lenses are prohibited.

**Maintenance**

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash, leaves, and debris.

## **Association Rules**

The following Association rules summarize some of the common provisions found in the CC&Rs as well as rules established by the Board pursuant to its rulemaking authority as set forth in the CC&Rs, the Association's Bylaws, and Articles of Incorporation of the Association.

### **General Property Restrictions**

No Owner may lease less than his, her or its entire Lot, and no Lot may be leased for a period of less than three (3) consecutive months. All leases must restrict occupancy to a Single Family. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive the prior permission of the Board to apply for any rezoning, variances or use permit.

### **Trash/Recycling Containers and Collection**

No garbage or trash shall be kept on any Lot except in covered containers as provided by the City. These containers must be stored so that they are not Visible from Neighboring Property, the street, or the Common Areas, except on days of collection.

### **Pets**

Residents are allowed to keep a reasonable number of generally recognized domestic house or yard pets. Animals cannot be kept or raised for commercial purposes and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Committee. Dogs must be kept on leashes at all times while on Association property, and all Owners must clean up after their pets. No structure for the care, housing, or confinement of any house or yard pet shall be maintained so as to be Visible from Neighboring Property, the streets, or the Common Areas. The Board shall conclusively determine, in its sole and absolute discretion, whether a particular animal, bird, poultry, or livestock is a generally recognized house or yard pet and whether such a pet is a nuisance

### **Holiday Lighting**

Temporary holiday decorations are permitted from Thanksgiving through January 15. Other holiday lighting must receive the Architectural Committee's approval prior to being installed.

### **Seasonal and Decorative Flags**

Seasonal and decorative flags not referenced in A.R.S. § 33-1808(A), which are house mounted below the roofline, do not require approval. However, seasonal flags must be removed within ten days after the date of the holiday, and all flags must be maintained in

good condition at all times. Seasonal or decorative flags not referenced in A.R.S. § 33-1808(A) that are determined by the Board, in its sole discretion, to be offensive to neighbors or the Association must be removed. Sports flags will only be allowed to be displayed on the day prior to and the day of the specified sports team's most recent game.

### **Machinery and Equipment**

No machinery, fixtures, or equipment of any type, including, but not limited to heating, cooling, air-conditioning, and refrigeration equipment, may be placed on any Lot or parcel without screening or concealment so that the object is not Visible from Neighboring Property, the streets, the Common Areas, or public property. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use so as not to be Visible from Neighboring Property, the streets, or Common Areas.

### **Vehicles**

No motor vehicles classed by manufacturer rating as exceeding  $\frac{3}{4}$  ton, mobile homes, recreational vehicles, travel trailers, tent trailers, camper shells, detached campers, boats, boat trailers, hang gliders, ultra-lights, or other similar equipment or vehicle may be parked, kept, placed, or maintained on any Lot or parcel or any street so as to be Visible from Neighboring Property, the streets, or the Common Areas. The provisions of this section shall not apply to pickup trucks of  $\frac{3}{4}$  ton or less capacity with camper shells not exceeding seven (7) feet in height measured from ground level and mini-motor homes not exceeding seven (7) feet in height and eighteen (18) feet in length which are parked and used on a regular and reoccurring basis for basic transportation.

No automobiles, motorcycles, motorbikes or other vehicles shall be constructed, reconstructed or repaired upon any Lot, parcel or street, and no inoperable vehicles, including but not limited to vehicles with flat tires, may be stored or parked on any such Lot, parcel or street so as to be Visible From Neighboring Property, the streets, or the Common Areas; provided, however, that the provisions of this section shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during and used exclusively in connection with the construction of any Improvement approved in writing by the Committee.

### **Parking**

Vehicles of all Owners, lessees, and residents, and of their employees, guests and invitees, are to be kept in garages, carports, residential driveways of the Owner, designated parking areas, designated spaces in commercial areas, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a Lot. Vehicles may not be parked on the streets overnight.

Parking on approved driveway extensions is permitted.

## **Speakers**

Outside speakers will only be allowed if they are concealed in the patio cover and not Visible from Neighboring Property, the street, or Common Areas. Owners are required to keep the volume as low as possible so as not to create a nuisance and/or disturb the peaceful enjoyment of neighbors.