

# Windrose East Homeowners Association Landscape And Design Guidelines

Updated and revised on 10/31/2004

## Landscape Guidelines:

**Dear homeowner,**

The Board of Directors of Windrose East sets high standards for the appearance of our community. The goals include well-maintained homes and common areas and the implementation of all rules and regulations within our community.

Within 90 days of the date of closing, the owner of a lot shall complete installation and irrigation improvements in compliance with Windrose East Association CC&R's Article 7, para 7.7, in compliance with Article 3, para 3.1 and the following guidelines as adopted and amended from time to time, in that portion the lot which is between the street(s) adjacent to the lot and the exterior wall of the residential unit or any wall separating the side or the back yard and lot from the front yard of the lot.

***Homeowners must maintain yard in accordance with the original or improved landscape design plan.*** As plants and trees die homeowner are responsible for replacing trees, plants, shrubs and grass on an ongoing basis. Homeowners who are currently in violation must replace dead plants. Within the allotted time frame.

### ***Front Yard Landscaping***

These are minimum standards

All front yard landscape changes must be approved through the Design Review Committee.

1. Xeriscape Front Yard
  - (6) one gallon ground cover
  - 4 five gallon plants
  - 2 fifteen gallon trees
  - 3/8" minus coral granite
  - Manual drip irrigation system to all plants
  - Contouring of yard

***Rock Ground Cover:***

If decomposed granite or other landscape rock is used, it must be of an “earth tone” color and not white, green, blue, or any other bright colors. Lava rock and/or cinder rock is prohibited. **Minus rock is prohibited, if such homeowner currently has minus rock it must be upgraded.** All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. River run rock shall be three to six inches in diameter. Not more than ten percent (10%) of the front yard landscape may be river rock.

***Hardscape:***

The architectural committee must approve any hardscape items proposed for front yard installation. Only hardscape items that will be visible from the ground level of the neighboring property in the rear yard will require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls, and fountains. Bollards and rope are prohibited in front yards.

***Fine Grading and mounding:***

Fine grading is a critical aspect of landscaping. Each lot has been graded 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 mounds or berms are proposed. In all cases, the installation must comply with the city grading and drainage plan. Every effort should be made to make mounding appear natural.

***Corner Lots:***

Owners of corner lots must landscape and maintain the area outside of the perimeter fence adjacent to the street running alongside the lot.

***Water Features, Statuary, Etc.:***

Items such as fountains, statuary, etc., are permissible within the rear yard and did not require submittal to the architectural committee, except on lots viewing fencing. The committee must approve such items installed in the front yard. It is recommended that water features be chlorinated.

***Turf:***

The association joins Chandler in encouraging water conservation. It is recommended that you consider turf installation where it can be used for play and consider low water use landscaping in other areas. It is recommended that all turf shall be over seeded and green year round, including rear yards, however this is not a requirement.

***Lighting***

The architectural committee must approve lighting other than low voltage lights. The following outlines the minimum standards for lighting:

- A. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights that create glare visible from other lots are prohibited.
- B. Light fixtures shall not exceed an illumination intensity of more than one-foot candlepower as measured from the closed lot line. (This information can be obtained from the lighting manufacturer, factoring in the height of the light and the distance to the lot line).
- C. Outside ground lights should be screened whenever possible with walls, plant materials, or internal shielding.

***Plant Material (Prohibited):***

The following vegetation types and varieties are expressly prohibited:

- A. Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
- B. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia*. (*Thevetia* species).
- C. Fountain grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
- D. All varieties of Citrus are permissible within the confines of the rear yard only.
- E. Mexican Palo Verde (*Parkinsonia aculeata*).
- F. All varieties of mulberry trees.

## **Design Guidelines:**

### ***Screen Doors/Security Doors:***

Screen doors/security doors need to be submitted for approval to the architectural committee. They need to be painted to match the exterior color of the body of the home. Silver-colored aluminum screen doors are prohibited. A drawing or brochure of the door should be submitted with the application for approval.

### ***Sanitation:***

No Garbage or trash may be placed on any lot or parcel except in covered containers meeting the city specifications, and must be stored out of sight. Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garbage not only from his/her lot or parcel, but also from all public right-of-ways either fronting or alongside their lot or parcel excluding public roadways and those areas specified on a tract declaration or subdivision plan to be maintained by the city or association.

### ***Fences and Sidewalks:***

Plans for new fences or walls or additions to existing structures must be submitted to the Architectural committee for approval prior to construction. Walls must match the existing dwelling or wall in texture and color.

### ***Gates:***

Double gates must be installed to allow wider access to rear yards. All gates (double or single) should be of the same material and design. Gate color must either be natural wood or must match the approved trim color of the lot.

Installation of gates from individual residential lots to commercial lots is prohibited. Installation of gates at side yards of corner lots is also prohibited.

***Windows and Sun Screens:***

Clear Aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors.

Bronze, gray, charcoal, brown, or beige non-reflective window tinting may be installed. The frame for window screens must match the screen material or existing window frames. If the above guidelines are met, the sunscreens do not need to be submitted for approval.

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

***Paint Colors*****Exterior Paint Colors**

The preferred colors are earth tones. Trim colors shall not dominate the exterior appearance and shall be of the same color as stated below. The Architectural Committee must approve your architectural design application prior to painting your home. Below are the original "exterior color schemes" DR Horton used and the architectural committee has agreed upon. No other colors shall be used.

# WINDROSE EAST APPROVED PAINT COLOR

By Dunn Edwards

EXTERIOR (Grade Latex)	SCHEME ONE	SCHEME TWO	SCHEME THREE	SCHEME FOUR	SCHEME FIVE
<b>BODY</b>					
Color	Bramble Tan	Bone China	Baja White	White Quartz	Baltic White
Number	Q4-16P	514	14	156	1042
<b>FASCIA/TRIM</b>					
Color	Risa	Grey Pearl	Laramie Tan	Monterey Grey	Mushroom
Number	Q1-59D	215	Q3-58T	131	1043

D. R. Horton Painter - Sombrero Painting 623-869-7052

**Roof and Roof Structures:**

Asphalt shingles are expressly prohibited unless used by the builder on the original roof of the home. Roofing materials must be the same as those used by the builder on the original roof of the home. Roof colors shall not produce glare, such as white, light colored aluminum, or reflective surface. All vent pipe stacks, gutters, flukes, and other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted and/or screened to match the roof.

### ***Pools and Spas***

Pools and spas do not require the prior approval of the Architectural Committee except those lots with view fencing to Common Areas.

Perimeter walls on lots bordering common areas and shared Homeowners Association 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 fashion and include repairing the wall to match the texture and color of the remaining wall.

All pool and spa equipment must be screened from view of the neighboring property.

Pools and ladders shall not exceed eight feet in height.

### ***Pool Fencing***

The specifications for rear yard wrought iron pool fencing installation on a lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and shall meet all city, state, and federal requirements.

### ***Driveways and Sidewalks:***

Driveway extensions will be reviewed on an individual basis with stringent consideration of the impact on the architectural features of the neighborhood. If the driveway extension ends within one foot or less of the property line, it shall require the written input of the adjacent neighbor closed to the edge of the proposed extension. Such input should include the homeowner's printed name, lot number, address, date, signature, and clear statement of what they are approving.

Any additions, removal/replacement to driveway and side walks provided by the builder (i.e., colored concrete, exposed aggregate, stamped concrete, etc) must be submitted on a landscaping plan with color specifications, etc, for board approval.

### ***Awnings***

The Architectural Committee must approve all awnings. Awnings over all windows shall be of canvas or similar material, of solid color on both sides, which match the color of the body of the exterior home or roof color and must be installed only on the side and or rear of the home. A minimum five –year guarantee is expected from the manufacturer to insure the use of a high quality awning. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material used, along with the color and design of the proposed awning is required.

Owner is responsible for the maintenance and repair of awnings. The association retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing, and ripping, etc.

### ***Antennas***

The preferred installation locations are as follows in descending order of preference:

1. A location in the back yard of the lot where the receiver will be screened from the view by landscaping or other improvements.
2. An unscreened location in the back yard of the lot.
3. On the roof, but below the roof line.
4. A location in the side yard of the lot where the receiver and any pole or mast will be screened from view by landscaping or other improvements.
5. On the roof above the roofline.
6. An unscreened location in the side yard.
7. A location in the front yard of the lot where the receiver will be screened from view by landscaping or other improvements.

Additionally, any poles, masts, and wiring should be painted to match the color of the house.

### ***Basketball Goals***

***Homeowners must submit an architectural application for approval. Please refer to CC&R's.***

### ***Play Structures:***

Plans for children's play structures must be submitted for approval because in most instances they protrude over the fence.

1. The maximum height that will be considered for approval for pool ladders, swing sets, and jungle gym equipment shall be eight feet, excluding awning.
2. Canvas covers shall be of a solid neutral color, off white, beige, or light brown.
3. Minimum set backs from the side and rear wall shall be ten feet.
4. Wood may remain natural or must be painted to match the house.
5. Homeowner must submit written input of all adjacent neighbors for review by the committee. Neighbor input shall include a statement acknowledging the proposed equipment; it's height, material, and color.
6. The structure must be kept in a quality condition that will not detract from the high quality of the community.

### ***Seasonal and Decorative Flags:***

Seasonal and decorative flags that are house mounted below the roofline do not require approval. Seasonal flags must be removed within thirty days after the date of the holiday. Flags must be maintained in good condition at all times. Torn, ripped, or faded flags constitute grounds for removal and fines. Flags may not be offensive to neighbors or the association. The Board reserves the right to make this determination.

### ***Gutters and Downspouts***

Gutters and downspouts will be considered for approval if the finish matched the color of the home. High quality materials that offer long life are recommended as the homeowner will be required to maintain the addition in good repair. Plans must include the proposed location for the gutters and downspouts, the quality of materials to be used and warranty by the manufacturer.

### ***HVAC***

Except for 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 written approval of the Architectural Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of non-residential neighboring property or public property.

### ***Machinery and 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 or parcel without screening or concealment from view of non-residential neighboring property or public property. Oil pans, carpet, board or any other object used to collect oil spills from driveways must be removed when not in use so as to not be visible.

### ***Roof and Roof Structures:***

Asphalt shingles are expressly prohibited unless used by the builder on the original roof of the home. Roofing materials must be the same as those used by the builder on the original roof of the home. Roof colors shall not produce glare, such as white, light colored aluminum, or reflective surface. All vent pipe stacks, gutters, flukes, and other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted and/or screened to match the roof.

### ***Solar panels:***

The architectural committee must approve all plans and equipment. Colors, position, and materials should be submitted with the application.

### ***Signs:***

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

1. One temporary "for sale" or "for lease" with a maximum face area of five square feet. These signs are prohibited on perimeter walls on the community.
2. Such signs as may be required by law.
3. One residential identification sign with a maximum face area of eighty square inches.

4. Signs approved by the architectural committee.

***Patio Covers:***

Plans for patio covers will be considered for approval. The following minimum standards are suggested:

1. Roofing materials should match that which was installed by the builder within the subdivision that these guidelines govern. Asphalt shingles (including rolled shingles) are expressly prohibited unless used by the original builder within the same subdivision. Tile must match existing dwelling.
2. Color of supports and materials must match the color of the body or trim of the home.
3. Roof shall be flat or match the pitch of the roof of the home.