

NINA VILLA DESIGN REVIEW GUIDELINES

Adopted **, 2021

It is the intent of the Nina Villa Homeowners Association to maintain a soft, contemporary southwest appearance for the common areas and exterior views of our community in keeping with the original development guidelines.

Several guidelines require Board of Directors approval before the project begins. Please complete a **modification application** online detailing the project, items to be installed, and timeline for project completion. The Board of Directors will review applications and render their decision in a timely manner.

FRONT AND SIDE YARD LANDSCAPING

Modifications shall not require Board of Directors approval if they conform to the below guidelines.

- All dirt in front areas is to be covered with a healthy amount of desert-type material: ground cover and/or rock in desert color.
- Rock size should not exceed one-half inch, not including accent rocks.
- No grass or artificial turf is allowed in front or side yards.
- Each property shall have at least two plants installed in the front or side yard adjacent to the driveway. Plants chosen from the approved plant list do not require approval. Additional plants or enhancements that meet the contemporary southwest theme may be accepted with a modification application and Board of Directors approval.
- Trees, shrubs, and plants should be healthy and regularly maintained to not encroach on sidewalks and neighboring property.
- Consider future size at maturity of plants installed as well as the amount of potential shedding when choosing plants.
- Any tree, shrub, or plant that perishes shall be removed and replaced to maintain two plants.
- Irrigation shall be provided by a permanent underground watering or drip system with no overspray to adjoining lots. Irrigation systems must be directed away from walls to eliminate seeping, staining, and draining onto other properties.

LANDSCAPING MODIFICATIONS REQUIRING BOARD APPROVAL

The following front yard landscaping shall require Board of Directors approval.

- Installation of lawn ornaments, bird baths, statues, fountains, and wall decorations.
- Plants or enhancements that meet the contemporary southwest theme
- Hardscape (concrete, brick, flagstone, tile, etc.) used to construct or enhance walkways, driveway extensions, free-standing walls, extension of party walls, retaining walls, or porch, patio, or seating areas

REAR YARD LANDSCAPING

New or modified rear yard landscaping shall not require Board of Directors approval if it conforms to the following guidelines. The Board of Directors shall reserve the right to request reasonable modifications to rear and side yard landscaping if deemed appropriate.

- Non-deciduous trees are encouraged for rear yards. Tree shall be placed in locations which will not encroach neighbors' yards.
- Consideration should be given to size at maturity as well as potential shedding.
- Pools, spas, ponds, fountains are permitted in rear yards as long as:
 - Removal of any common area wall is not required to accommodate installation.
 - Any private wall removed shall be replaced in its original state immediately after installation is complete, including paint.
- Backwashing of pools, changing of water in spas fountains and ponds must be contained in the homeowner's property. The use of a dry well to retain backwash water is encouraged. Backwashed water shall not be permitted to seep onto an adjoining lot, common area, street, walkway, or over the fence.
- No pool or spa components shall exceed wall height by more than six inches.
- Any increase in property walls shall require Board of Directors approval.

PARKING

- Homeowners should utilize their garage and driveway for primary parking.
- Street parking is reserved for guests and vendors.
- On street parking is permitted from 7 a.m. – 11 p.m. on all days except trash collection day.
- On-street parking is prohibited after 2 p.m. on trash collection day.
- Overnight street parking is not permitted and is subject to courtesy notices, fines, and towing at the direction of the Board of Directors.

REPAINTING EXTERIOR HOMES AND PROPERTY WALLS

Repainting in the current scheme shall not require Board of Directors approval. Any new scheme or color combination shall require Board of Directors approval.

- While not required, it is highly recommended adjoining properties use the same paint scheme. Please attempt to speak with your neighbor to come to a reasonable solution for both parties when painting.
- Garage doors may be painted in the primary or secondary color.

GARBAGE CONTAINERS

- All garbage cans must remain concealed from direct view in the garage or behind gates or walls when not out for pickup.
- Garbage and recycling containers may be placed on the street for pickup 24 hours before scheduled pickup and must be removed by noon the day after collection occurs.

LIGHTING

- Low-level lighting may be used in shades of white only.
- Solar lights are acceptable.
- Lighting in the front and side yards must not be taller than 12" from the ground.
- High-level security lights are not allowed unless they are equipped with a motion detector.
- New or modified light fixtures for entry and garage side lights shall require Board of Directors approval.

HOLIDAY DECOR

Holiday decorations are permitted and should be installed and removed in a timely manner. Seasonal decorations are permitted after November 20 and shall be removed by January 20.

SCREEN DOORS

Installation of wrought iron front entry screen or security doors shall not require Board of Directors approval. Screen doors constructed of any other material or painted any other color shall require Board of Directors approval.

- Front entry or security doors must be constructed of wrought iron and painted the primary or secondary color of the home or black.

GATES

- Repainting or replacing existing wooden gate slats shall not require Board of Directors approval.
- Gate slats shall be painted or stained in natural wood colors.
- New gate installations shall require Board of Directors approval.

GUTTERS & DOWNSPOUTS

- Gutters and downspouts shall not require Board of Directors approval if they are painted to match the home's primary or secondary color.
- Any other color shall require Board of Directors approval.
- Installation shall not cause a water flow problem for adjacent homeowners.

PATIO COVERS, EAVE EXTENSIONS, AWNINGS & GAZEBOS

All patio covers, eave extensions, awnings, and gazebos shall require Board of Directors approval prior to installation.

PLAY EQUIPMENT

- Any play equipment that exceeds the height of the rear wall shall require Board of Directors approval. The Board will consider height, placement, color, and the potential nuisance for adjoining neighbors.
- Consent of adjoining neighbors may be required.
- All basketball hoops, including portables, shall require Board of Directors approval.
- The Board may require consent of adjoining neighbors for approval.
- No basketball structures will be permitted to be placed in the front yard for permanent use.
- Any damage to others' property will be the responsibility of the party creating the damage or the owner and will be repaired in timely fashion.

STREETS AND GATES

- Streets and vehicle gates are designed for automobile traffic. They shall not be used for any other purpose.
- Residents and guests will observe the posted speed limit when driving through the community.