

4.16 Address Monuments

The Design Review Committee shall review all Address Monument plans regarding size, lighting, and other visual considerations. Such devices must: a) utilize the same materials and colors as the Residence, b) must reflect its design character and c) shall be maintained in good visual order. No “unique” identification devices will be permitted, except temporary construction signs or other signs as permitted by the Declaration and approved by the Committee. Homeowners must submit an architectural rendering with the management company online for Committee approval on any new or updated monuments. The Committee will approve/advise on compliance with dimensions and design character of the house.

(remove Appendix I “Approved Address Sign” drawing from Guidelines)

4.17 Lighting

An overall lighting plan for Carefree Mountain Estates has been designed with the goal of creating a unified, natural effect which will not interfere or compete with the dramatic night time panorama of views of the desert, surrounding mountains and the valley below.

- 1) Islands and Cul-de-Sacs – Lighting will be located by the Design Review Committee to illuminate the common areas’ natural features and to guide traffic flow.
- 2) Homeowner Accent Lighting – Low wattage accent lighting, sconces on homes and walkways must use soft white light only and shielded to “not interfere or compete with the surrounding night time panorama.”
- 3) Holiday Homeowner Lighting – From Thanksgiving to January 10, Homeowners may decorate their yards and nearby islands with seasonal lights of many and varied colors and designs. However, large outdoor inflatable characters are prohibited from yards and rooftops. Homeowners may decorate their yards for other holidays during the year, provided that the decorations are installed and removed within 10 days before or after the holiday being marked.
- 4) Security Lights – Automatic or motion sensing light systems need to be brought into compliance with the Town of Carefree regulations as follows:
 - a) Aimed at the ground so as not to illuminate or disturb other residences,
 - b) Use soft white bulbs no higher than: Incandescent 75 watts or Fluorescent 18.75 watts (1125 Lumens)
 - c) Have the motion sensitivity set to illuminate large objects only and
 - d) Turn off after 5 minutes duration time.

4.18 Yard Art

CME homeowners may place yard art on their property which is visible to others, subject to the following regulations.

- a) Native animal and plant figures: Non reflective, natural color or oxidized representations of locally occurring desert animals (for instance rabbit, roadrunner, javelina, quail, etc.,) and plants at their native size or smaller are acceptable. Under no circumstances can the height of any figure exceed 36 inches.

- b) Unacceptable Yard Art: These would include brightly-colored, reflective, or distracting art works, pottery, dinosaurs, human figures, lawn jockeys, trolls, non-native animals or plants, or any other unusual figurines, sculptures, benches, bird houses or constructions.
- c) Sparse Placement: Art and figurines are for accent only and may not be clustered into groups, flocks or herds, nor be part of some larger statement or story line.
- d) Restrictions: Yard art and figurines may be placed within the Private and Transitional Areas only and not in the property areas defined as the Natural Desert.
- e) Approval required: All yard art placements that are visible to passers-by must be approved by the Committee. Homeowners must apply to the Committee for any new yard art placements by using the Architectural Design Form on the Community Home Page.