

ALTA MESA TOWNHOMES ASSOCIATION
5505 East McLellan Road
Mesa, Arizona 85205

**POLICIES AND GUIDELINES FOR LANDSCAPE MAINTENANCE, PROPERTY CHANGES AND
ARCHITECTURAL CONTROL**

Revised February 2021

1. Introduction:

The Supplemental Tract Declaration and Amended and Restated Covenants, Conditions and Restrictions (CC&R), Articles V and XIII for Alta Mesa Townhomes, together with the master declaration of Alta Mesa, require architectural control of all changes in structures and landscape. This document is published to assist the Townhomes unit owners and residents in making decisions on changes, improvements or upgrades to their individual lots, and to preserve and protect the appearance of the community consistent with the existing architecture and landscape scheme.

2. Maintenance of Landscape:

The Alta Mesa Townhomes Association (AMTA) shares responsibility with each of the individual homeowners for maintenance and upkeep of the entire Townhome community. Individual patios surrounded by walls at the rear of each dwelling unit are the sole responsibility of the unit owner/occupant. Each owner/occupant shall keep his patio in good order and repair, free of debris, including pruning of all trees and shrubbery, in a manner consistent with good property management. The front yards and patio area maintenance is a shared responsibility between the unit owners and AMTA as follows:

- A. AMTA provides community wide contractor maintenance service for the upkeep of lawns and pruning of shrubbery, along with the maintenance of the community irrigation system.
- B. Individual unit owners may prefer to do their own pruning of shrubbery and/or trees, in which case, they shall coordinate their desires with the Landscape Maintenance Director and the contractor foreman on site.

During original construction of Townhomes units or by subsequent unit owners, crushed granite was spread around front yard patios and shrubbery planting areas. In some cases there is need for additional granite to be spread over bare dirt or for supplementing previous applications. The AMTA approved crushed granite is: $\frac{1}{2}$ -to-1 inch size "WALKER GOLD". In the event Walker Gold granite is unavailable, "MADISON GOLD" is an acceptable substitute. The granite is available for purchase from several local or nearby landscape material suppliers, including J&J Landscaping Material at 5000 E. McKellips Rd., phone 480/985-8330 or Pioneer Sand and Gravel in Gilbert, phone 480/926-1170.

3. Property Improvements and Changes:

When a Townhome owner contemplates changes in their property, either dwelling structure or front yard landscape, these changes must be presented to the AMTA Board, Architectural Control Director, for approval prior to making the change(s).

The AMTA Architectural Improvement Request form and Instructions for Preparing the Improvement Request are included at the end of this document. The AMTA request form meets the intent of the master Alta Mesa Community Association (AMCA) request form and their Architectural Control Committee (AMCC) requirements; therefore, only the AMTA request form is required to be completed by unit owners. Additional copies of the form and instructions are available from the AMTA Architectural Control Director.

A. Paint Colors: AMTA community structures employ two colors, which are the only colors permitted, with the exception of external security doors which may also be black, white or dark brown. The paint supplier is Dunn Edwards at 5959 E. Southern Ave.#105 Mesa 85206, phone 480/985-3820. (Across from Leisure World, near Superstition Springs Mall.) For best results, shop at this location.

The color designation for all **stucco surfaces** is: FZ5742m Sand Dune (Product-SSHL30 Sparta Shield eggshell finish). The color designation for all **wood trim** is: FZ204 Pepperwood (Product-SSHL30 Sparta Shield eggshell finish). The color designation for the **wrought iron** is FZ5742m Sand Dune (Product-9x Syn-Lustro oil base).

B. Windows: The original construction of Townhomes units installed single-pane windows, which are not as energy efficient as newer dual-pane windows. Unit owners may replace their single-pane windows with or without the subdividing panels, however, all replacements must retain the dark brown frames matching the original window frames. Provided this requirement is met, unit owners may have their windows replaced without submitting an Architectural Improvement Request form.

C. Gates: Homeowners are responsible for the gate to the back of the property. When replacing gates, one must duplicate the structure and design of the original gate and use the paint color of **wood trim** cited above in **paint colors**.

D. Awnings: Only three colors are permitted for awnings. **Dark Brown, Tan or Adobe**. Installation of awnings in the front of the property must be reviewed by the Architectural Control Committee.

E. Garage Doors: If the occasion arises to replace a garage door, the original design must be adhered to including windows and panels.

F. Shrubbery: There are numerous varieties of shrubbery and ornamental flowering plants that may be chosen to fill planting areas along sidewalks and in front of patios. Currently there are no restrictions on the types of varieties of shrubbery and hedges that unit owners may plant. As stated in Paragraph 2.B, owners should consider whether they will prune shrubs themselves or have the landscape maintenance contractor do it.

G. TREES: No existing tree may be removed without requesting prior permission from the Landscape Maintenance Director and approval from the AMTA Board of Directors. Where possible, and with

approval by both homeowners, we are trying to replace two trees in front of adjacent homes with one tree mid-way between those homes to lessen the interference between tree roots and irrigation pipe in the ground. All trees removed shall be replaced by one selected from the following list of desert friendly trees recommended by Ultimate Lawn Care.

Cascalote: Slow-moderate growth, evergreen, low litter, medium thorns, 15' x 15', stunning winter flowers followed by seed pods.

Chinese (Evergreen) Elm: Fast-growing, semi-evergreen, seasonal litter, no insect or pest problems, lawn tolerant, can reach 35' x 35'.

Chinese Pistache:

Feather Bush: Moderate growth, semi-evergreen, high litter, no thorns, 15' x 15', lush appearance as shrub or small tree.

Fruitless Olive: Slow-moderate growth, evergreen, low litter, no thorns, 25' x 25', gray-green leaves.

Mastic Tree: Slow growth, evergreen, low litter, no thorns, 15' x 20', shrublike.

Mediterranean Fan Palm: Slow growth, evergreen, low litter, thorns on stems, 10' x 10', multi-trunked for small areas and containers.

Texas Ebony: Slow growth, evergreen, moderate litter, thorns, 20' x 15', irregular growth, bark sunburns if over-pruned.

4. THIS DOCUMENT is being distributed to all unit owners of record as of the date of publication and new owners shall be furnished with a copy along with the CC&Rs and Bylaws at the close of escrow. Owners of rental units shall provide a copy of this document to their occupying tenants.

INSTRUCTIONS FOR PREPARING ARCHITECTURAL IMPROVEMENT REQUEST

1. Print full name as recorded on deed and sign. If more than one name appears on deed, only one name is required.
2. Provide the name of any person or agent acting on behalf of recorded owner.
3. Provide only lot number if submitted by owner; otherwise, provide complete mailing address of agent or other person.
4. Phone numbers of person submitting request.
5. Describe the planned change/improvement in words.
6. Provide attachments to facilitate understanding as follows:
 - Construction Plan - Include dimensional drawings, description of materials used, types and color of finishes, etc.
 - Landscape Plan - Provide a detailed plan describing location and type of all plants, grading changes, retaining walls, masonry, ground cover, etc.
 - Plat map or plot plan showing top view including relationship to neighboring structures and walls.
 - Any photo that will assist in understanding the appearance of the planned change.
 - Any sketch that will define the scope of the change, appearance and materials.
 - Any other information that will aid the AMTA Board and AMCC ACC in their review and approval process.
7. Remember to allow a maximum of 30 days for AMTA and 30 days for AMCA processing of your request. The AMCA does not provide any expedited handling since the Architectural Control Committee meets only once a month.
8. Provide the best estimate of a completion date to enable inspection of the completed project by architectural control officials.
9. Architectural control approval is required by the AMTA director within 30 days; otherwise the requestor is permitted to present his request directly to the AMCA ACC for their approval, which also must be answered within 30 days from its submission.
10. AMTA Architectural Director must sign to authenticate decision in number 9.
11. Items 12 and 13 are contingent upon agreement between AMTA and AMCA architectural control officials. If approval from AMCA ACC is not required, the AMTA director shall so state in the comments section of item 9.

**ALTA MESA TOWNHOMES ASSOCIATION
ARCHITECTURAL IMPROVEMENT REQUEST**

1. Owner: _____ Signature: _____

2. Person or Agent Submitting for Owner: _____

3. Property Lot Number: _____ Address of Agent (if used) _____

4. Telephone Number (submitter): Day _____ Night _____

5. Description of Improvement: _____

6. Attachments (place an "X" on appropriate line):

_____ Plans (construction) _____ Photos _____ Sketches _____ Other

_____ Plans (landscaping) _____ Plat Plan and/or Map

7. Tentative Start Date: _____

8. Approximate Completion Date: _____

9. Architectural Control Action/Decision:

Approved: _____ Disapproved: _____ Partial Approval: _____

Comments/Directions: _____

10. AMTA Architectural Control Director Signature _____

11. Date Submitted to Townhomes Assn. Board: _____ File No. _____

12. Date Submitted to Alta Mesa Community ACC: _____

13. Alta Mesa Community ACC Representative Signature: _____