



# CANYON HEIGHTS

*owners' association*

Section 1: Rules, Guiding Principles and Elaborations

Section 2: Enforcement Policy and Guidelines



*effective April 15, 2026*



# SECTION 1

**Rules, Guiding Principles and Elaborations**



# CANYON HEIGHTS HOMEOWNERS ASSOCIATION

## ***Rules, Guiding Principles & Elaborations*** *an addendum to the Canyon Heights'* **CONVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)**

*effective 4/15/2026*

### **The Canyon Heights Neighborhood**

*The Canyon Heights neighborhood, located on the southern edge of Phoenix, is known for its proximity to South Mountain and its vast desert habitat. Homeowners in Canyon Heights take pride in the community and appreciate the warm, welcoming atmosphere it offers. The neighborhood's architectural style reflects a Southwestern and Spanish influence, featuring clay tile roofs, archways, and stucco exteriors. The Canyon Heights Owners Association is dedicated to preserving this aesthetic and ensuring that the community's charm and character are maintained.*

*The Rules outlined below, together with their corresponding Guiding Principles and Elaborations, include updated language and details designed to provide greater clarity and guidance on how homeowners can voluntarily comply with the CC&Rs to help preserve the charm and overall aesthetics of the Canyon Heights neighborhood.*

### **Architectural Control Committee/Architectural Committee**

*The existence of the Architectural Control Committee (ACC), now referred to as the Architectural Committee (AC), is established in the first amendment to the Declaration of Covenants, Conditions, and Restrictions of FS-19. Changes or modifications to the exterior of the home, lot, or exceeding the height of the wall surrounding the yard require approval from the AC. Additionally, it is the responsibility of the homeowner to ensure compliance with city and county ordinances, building codes, permitting and inspection requirements.*

*Prior to starting any modifications on the home's exterior, homeowners should plan to submit a detailed Application for Design Review to the AC at least four weeks in advance of the anticipated project start date. Work is not to begin on the project until approval is received from the AC and required city or county permits have been obtained. The AC strives to respond as quickly as possible to all submitted applications; however, incomplete applications or questions that arise regarding the information on the application may extend the overall approval timeline. For more details about the application process for project approval, click [here](#).*

*Please note that the existence of an architectural feature within the community does not automatically constitute permission to replicate it.*

## **RULES, GUIDING PRINCIPLES, and ELABORATIONS**

(4/15/2026)

### **1. Additions or Modifications to the Exterior of the Home**

Structural additions and/or modifications to the front- and visible side-yard exterior of the home or visible above the home's perimeter wall must be consistent with the character and architectural aesthetic of Canyon Heights. All such modifications must be approved by the AC prior to starting construction or installation.

#### *Guiding Principles and Elaborations:*

- Structural additions or modifications include room additions, stacked stone facades, entry doors, raised hardscaping or decorative walls, balconies or raised decks, patio covers, etc.
- Conduit, piping or panels installed to the exterior of the home should be camouflaged or painted to match existing paint.
- It is the individual homeowner's responsibility to obtain necessary city, county, or state permits and to follow pertinent city, county, or state codes and/or laws.

### **2. Maintenance of the Home's Exterior:**

All exterior surfaces of the house and surrounding walls shall be maintained to prevent chipping, staining, peeling, fading or structural issues.

Prior to painting the exterior of the home, approval of the new paint color scheme is required. (See approved guidelines for color schemes.)

#### *Guiding Principles and Elaborations:*

- Exterior paint colors should be selected in a way to ensure variety so that each home is distinct from that of adjacent houses.
- Pop-outs on a house should be painted the same color as the body.
- Roofs tiles should be maintained to keep with the aesthetics of the community. If replacement tiles are necessary, homeowners should match the style, material and color of existing tiles as closely as possible.
- It is the homeowner's responsibility to maintain and repair the home's perimeter fences and walls in the event of deterioration, cracks or structural integrity issues due to settlement, corrosion or excess water.

### **3. Landscaping:**

Regular upkeep of front- and visible side-yard landscaping is required to maintain a clean, visually appealing, safe, open and accessible look throughout the community.

#### *Guiding Principles and Elaboration:*

- Acceptable landscape materials for front- and visible side-yards include rock, granite, ground cover, lawn grass or artificial turf. Exposed dirt is not considered an acceptable groundcover.

- Removal of visible weeds and dead plants, shrubs, tree limbs and trees is integral to routine upkeep and maintenance.
- Trees, hedges and shrubs should not encroach upon streets, sidewalks or driveways and/or adjoining properties.
- Natural landscape barriers such as hedges planted near the front sidewalk should be maintained at a low height to be consistent with an open and accessible look.
- Dead palm tree fronds anywhere on the property should be removed at least once per year. Palm tree pods are to be removed prior to full flowering of the seed pods.
- To prevent roof rats in citrus trees, harvest fruit promptly, clean up fallen fruit, and prune branches to prevent contact with structures.

#### **4. Driveways, Parking and Vehicles**

Recreational/utility vehicles such as expandable campers, pull campers, trailers, boats, or motorhomes cannot be parked in the neighborhood for more than forty-eight (48) hours.

Inoperable vehicles shall not be parked or stored in public view.

No parking spaces or driveways on the property are permitted in front of the visible living space of the home (i.e., the front interior room).

Driveways may not exceed a three-car width. Driveway extensions or widening require approval by the AC.

Homeowners must comply with all city or county ordinances and regulations.

##### Guiding Principles and Elaborations:

- Approved surfaces for parking are poured concrete or concrete pavers. The use of two tracks is not a permitted option.
- All parking surfaces should be maintained in a safe and visually appealing manner.
- Driveways that are widened should maintain a minimum buffer of at least four (4) feet between the extension and the neighboring property line.

#### **5. Windows:**

Window replacements resulting in a change to style, size, material or placement require approval from the AC.

Exterior awnings and fabric shades attached to the house and visible from the street require approval from the AC.

##### Guiding Principles and Elaborations:

- Windows and window screens should be maintained in good condition.
- Front-facing and exposed side windows should match all other front-facing windows (i.e., color, material, slider style, etc.).
- All window frames should be dark bronze, white, or off-white in color.
- The glass of front-facing and exposed side windows on corner lots, should not be mirrored, rippled, frosted or etched; exceptions to this are the glass in entry doors and side panels.
- Windows may not be covered with decals, sheets, blankets, newspaper, or foil.

## **6. Free-Standing Structures:**

Permanent free-standing structures such as gazebos, ramadas, patio covers, balconies, playsets, flag poles and/or anything similar are permitted in the backyard and some side lots. Installation of such free-standing structures that may be visible from the street or exceed the height of the perimeter walls on the property require approval by the AC.

Structures should be placed at least 5 feet from any wall or fence and should not have any deck surface that is higher than the adjacent perimeter walls.

### *Guiding Principles and Elaboration:*

- Basketball poles/standards are not to be attached to the house. If placed in a front driveway, the backboard should be perpendicular to the street, approximately twenty feet from the front plane of the house, and approximately twenty feet from the street. Backboards should be white, gray, clear, black or match the color of the home and maintained in good repair. Metal nets are not allowed.

## **7. Doors, Gates, and Garages:**

All gates and doors (including garage doors) must complement the house and maintain the general aesthetic of the community. Any significant changes to existing garage, front-entry and/or security screen doors require AC approval.

Decorative wrought iron gates may be installed in front of the main entry door; however, no gate or fencing shall be placed forward of the front plane of the living area of the house. Approval from the AC is required prior to installation.

### *Guiding Principles and Elaboration:*

- All entry doors and/or security screen doors should match and/or complement the main house color.
- Gates on perimeter walls should be designed to block one's view into the side- or backyard. Gates should be repaired and maintained as necessary. Broken parts should be replaced in a manner that blends seamlessly with the existing gate. Gates should be stained or painted to complement the color scheme of the house.
- Garage doors should be maintained and painted within the approved color scheme of the house. If a home has more than one garage door, all such garage doors should match each other in design and color.

## **8. Holiday Decor:**

Exterior holiday decor may be displayed for a reasonable period prior to any holiday or traditional event, and may be limited in appropriateness, size, and quantity as determined by the Board of Directors. Following any such holiday or traditional event, all exterior decor should be removed within a reasonable period.

## **9. Lighting:**

Installation of lights, spotlights and/or security-type lights must be done in a manner that is not deemed a nuisance to a neighbor nor infringe upon a neighbor's privacy.

### Guiding Principles and Elaboration:

- Spotlights and/or security-type lights should not shine directly onto a neighbor's property nor into a neighbor's window(s).
- The placement of exterior decorative and/or landscape lights in the front of the property should be in harmony with the character of the neighborhood.

## **10. Trash Collection:**

Waste containers must be stored out of sight behind the home's perimeter wall/side gate.

### Guiding Principles and Elaboration:

- Waste containers may be placed curbside the evening prior to collection day. By the end of collection day, waste containers should be removed from the curb and placed once again behind the home's perimeter wall/side gate.
- Per city ordinance, placement of waste containers should not interfere with pedestrian or vehicular traffic.
- The city does not collect overflow trash bags placed on the ground next to the city-approved waste container for weekly collection.
- Large, bulky items may be placed outside up to one week prior to scheduled pick-up. Bulk trash should not interfere with pedestrian or vehicular traffic in accordance with City of Phoenix regulations.

## **11. Assessments and Fees**

Homeowners are responsible for the timely payment of all Canyon Heights Homeowner Association assessments and fees, including regular dues and special assessments. Payments must be made by the due date established by the Board. Failure to comply may result in late fees, interest charges, and further collection actions as outlined in the governing documents.

### Guiding Principles and Elaboration:

- Regular assessments are billed semi-annually in January and July. It is the homeowner's responsibility to note the amount billed prior to sending in payment as the assessment may change slightly from year to year.
- Homeowners will receive notification of approved special assessments and due dates for payment.

## **12. Other/Miscellaneous:**

Animals such as livestock, fowl, poultry and other non-domestic species are not permitted to be maintained on property.

In accordance with the City of Phoenix, homeowners shall not permit the discharge of pool water or backwash water into public streets.

## The Application for Design Review Process

*Common modifications or actions that require approval from the AC prior to starting work are listed below. Please refer to the rules, guiding principles and elaborations described above prior to submitting an application for more detail and specifics.*

Rule #1: Additions or modifications to the home's exterior

Rule #2: Repainting of the home's exterior

Rule #4: Driveway extensions or widening

Rule #5: Window replacements or the addition of awnings/shades

Rule #6: Installation of permanent free-standing structures

Rule #7: Installation of new doors, decorative gates or walls and fencing

### ***Where to locate the Application for Design Review:***

The application can be found within the community management company webpage.

Click [here](#) to access the portal, select "Homeowner Documents", then "Architectural Documents", and then click on the "CYH Architectural Application".

### ***What to include in the Application for Design Review:***

Provide as much detail as possible about the proposed project to expedite the review process. Depending on the scope of the project, details requested may include, but are not limited to: design, dimensions, placement plot plan, grade plans, roof plans, floor plans, photo or illustration, materials, colors and a brief statement describing overall changes.

Prior to making any major modifications or additions to the exterior of a house or on the property, homeowners are encouraged to initiate a conversation with the HOA Board or the AC to assess feasibility and ensure a smooth approval process.

### ***Where to submit a completed Application for Design Review:***

Email: [CanyonHeights@WeAreVision.com](mailto:CanyonHeights@WeAreVision.com)

U.S. Mail: Canyon Heights Owners Association  
c/o Vision Community Management  
16625 S Desert Foothills Pkwy  
Phoenix, AZ 85044



# SECTION 2

## **Enforcement Policy and Guidelines**



# **CANYON HEIGHTS OWNERS ASSOCIATION**

## **RULES AND REGULATIONS**

### **CC&R VIOLATION AND ENFORCEMENT POLICY AND GUIDELINES**

Canyon Heights Owners Association has established the following Enforcement Policy and Guidelines ("Policy") regarding implementation and enforcement of Covenants, Conditions and Restrictions (CC&R's), and potential penalties for continuing violations. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by majority vote of the Board.

#### **Informal Reminder**

If a situation arises in which a rules violation has been identified, it is anticipated that the association or its agent will informally contact the homeowner to discuss the nature of the violation and the corrective measures required to cure it within a reasonable timeframe prior to sending a written first notice.

#### **First Notice**

A written first notice will be sent to the owner of the property outlining the rules violation. In the event the owner of the property is identified as an absentee owner, a copy of the notice may also be sent to the tenant at the property address. Notice to the Owner will be deemed notice to the Tenant. Notice to the Tenant will be deemed notice to the Owner. The owner will be requested to cure any violation or make other arrangements with the Association within fourteen (14) calendar days of the date of the Notice. The first notice shall indicate that if the owner does not make reasonable efforts to contact the Association or to otherwise cure the violation, it is anticipated that a fee of forty (40) dollars will be assessed. Per ARS 32-2199.01, this letter and all subsequent violation notices will state that the owner may petition the Arizona Department of Real Estate for an administrative hearing.

#### **Second Notice**

A written second notice will be sent if the owner has not complied with the first notice, or if, in the determination of the Association, the rules violation has returned or has been repeated. The second notice will inform the owner that a forty (40) dollar fee has been assessed. The second notice will also include a warning that, at the discretion of the Association's Board of Directors, if the violation is not cured or other arrangements are not

made with the Association within fourteen (14) calendar days from the date of the second notice, it is anticipated that an additional fee of sixty-five (65) dollars will be assessed.

### **Third Notice**

A written third notice will be sent if the owner has not complied with first and second notices or if the rules violation has returned or has been repeated. The third notice will inform the owner that an additional fee of sixty-five (65) dollars has been assessed. The third notice will also inform the owner that it is anticipated the Association's Board of Directors will assess an additional one hundred (100) dollar fee or take other action with regard to the violation as it deems appropriate and as contemplated by the CC&Rs and/or Arizona law. If the Association's Board of Directors determines that further actions are appropriate, the Owner will be informed of that determination and given a reasonable opportunity to address the Board of Directors prior to any further action taking effect.

### **Exception to Notice Procedure**

Violations which may pose a threat to the health, safety, and welfare of the community as a whole or any one or more other owners may require immediate action and thus create exceptions to the foregoing notice provisions. Examples of health, safety, and welfare violations include, but are not limited to, the following: accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties; an escaped pet; or a collapsed structure or tree blocking the road or drivers' lines of vision.

### **Opportunity to be Heard**

The Association recognizes each owner's right to explain the reasons why there is a violation of the CC&Rs and related documents. Before any fee is assessed or other action is taken, an owner has the opportunity to request a hearing before the Canyon Heights Board of Directors. Such requests must be submitted in writing and within a reasonable timeframe.