

Architectural Design Guidelines



Estrella Vista Homeowners Association
Goodyear, Arizona

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ESTRELLA VISTA HOMEOWNERS ASSOCIATION ARCHITECTURAL AND DESIGN GUIDELINES

PURPOSE

This document is intended to make the Architectural Committee approval process easier to understand. While the CC&R's govern the community, these Design Guidelines will clarify specific items regulated by the CC&R's. It is the Board's intent to allow some changes/additions/alterations to occur to homes without having homeowners go through the formal approval process. These Design Guidelines may be changed by the Architectural Committee, with approval of the Board of Directors, without a vote of the members of the community, thereby making certain changes easier for homeowners. It is NOT our intent to make things more difficult or to take more time than necessary to review the applications. Your request will be reviewed as quickly as possible, and your response will be in writing so that your files can be as complete as possible. Any changes made to your residence that have NOT been approved or meet the standards of the Declaration or these Design Guidelines could result in a violation being issued or cause a problem when you sell your home.

GENERAL

- **FEE:** At this time, there is no fee charged for the review of your request.
- **TIME:** The Architectural Committee must review your request within 30 days of submission to the Association, otherwise the application will be deemed automatically approved. Homeowners will receive acknowledgement that their submission was received by the Association and will receive approval/disapproval of their request as quickly as possible.
- **LEGIBILITY/COMPLETENESS:** Any plans sent with your Request Form MUST be legible. Incomplete or unreadable submittals will be deemed denied and returned for additional information; no approval will be granted until the submittal is complete. A new 30-day period starts with the submission of each new package of information about your project. Photos are always better than a drawing, if possible.
- **HEIGHT:** The height of any structure may be one of the most important items that the Committee considers. If any item extends above the rear yard fence, the Committee may seek at its discretion the acknowledgement of ALL neighbors adjacent to the lot's rear yard prior to making a final decision. The acknowledgement or non-acknowledgement of adjacent neighbors is not the sole determining factor for approval or disapproval of an application but, is just one of many factors the Committee may take into consideration when making a decision. All decisions of the Architectural Committee will be final. Notwithstanding any minimum or maximum building-code height standards, the maximum height allowed for any structure upon any lot will be no higher than 10 feet.
- **LIABILITY:** The Committee shall have no liability in connection with or related to approved or disapproved plans, specifications, or improvements. The approval of plans does not

mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is to check for compatibility with the CC&R's.

- IF ANY WORK REQUIRES THE ISSUANCE OF A PERMIT FROM THE LOCAL GOVERNING AUTHORITY (CITY, COUNTY, STATE), IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN THE PERMIT AND MEET ANY REQUIREMENTS THEREOF.
- It is suggested that the owner retain professional services for building design construction and landscape planning and design.

ADMINISTRATIVE

- **APPROVALS:** No building or Ancillary Unit (as defined by the Declaration) may be constructed or maintained on a lot and no exterior addition, change, or alteration may be made to any house or approved Ancillary Unit located until all plans and specifications are submitted to and approved in writing by the Architectural Committee. The Association is limiting the construction of all Ancillary Units to no more than two per Lot unless a variance is granted. This restriction does not include or apply to any non-Ancillary Units, such as temporary shade canopies or playground equipment addressed within this Guideline.
- **VARIANCE:** In the event a variance is requested, the following items must be submitted to the Committee:
 1. A typed letter referencing the address of the home involved, the name of the subdivision, a request for the variance, a description of the variance(s) requested, and the reason justifying the variance(s).
 2. Any plans, photographs or other visual aids to explain the variance(s) requested.
 3. If a landscape variance is requested, a landscape plan should be prepared and submitted which shows the footprint of the house and indicates plant varieties and locations. The Committee will respond in writing to a request for variance(s) within thirty (30) calendar days of submission to the Association.

SPECIFIC ITEMS

ANTENNAS / DISHES

Antennas and satellite dishes one meter or less in diameter or diagonal measurement which are designed for over-the-air reception of signals from direct satellites (OHS), multi-channel multi-point distribution (wireless cable) providers (MMSAS) or television broadcast stations (TYBS), together with their associated mounting hardware and mast, may be installed, placed, or maintained outside a residence in compliance with the Federal Communications Commission's Over-the-Air-Reception Devices (OTARD) Rule.

Antennas and satellite dishes should be installed in the least obtrusive location possible, so long as doing so does not impair reception, unreasonably delay installation, or increase costs. If an antenna system or satellite dish will be visible from any other lot, common area, or street, the antenna system should be screened if possible by landscaping or by some other means to minimize its visibility without impairing the user's ability to receive signals from the provider. Only one antenna or satellite dish system may be installed, including installed systems requiring more than one dish (sender/receiver) to function properly.

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

- A location within the Private Yard (back yard or enclosed side yard) of the Lot where the antenna or satellite dish will be below the top of the fence line
- On the fascia along the back or side of the house within the boundaries of the Private Yard
- On the fascia along the side of the house within the boundaries of the Public Yard
- A location in the side yard of the Lot where the antenna or satellite dish, and any pole or mast, will be screened from view by landscaping or other improvements;
- All wiring must be securely attached to the dwelling and painted to match the house colors where attached.

The installation of any antenna or satellite dish that does not meet the conditions set forth within the FCC OTARD rules will require the Architectural Committee approval before installation.

ARTIFICIAL and NATURAL TURF

The installation of artificial and natural turf upon the Public Yard of individual lots will require prior approval of the Architectural Committee. The Architectural Committee will ensure the following conditions are met prior to approving any request to install artificial and natural turf.

- No more than fifty percent (50%) of the Public Yard will be covered with artificial or natural turf
- No more than two separate areas of the Public Yard, totaling no more than fifty percent, will be allowed for either artificial or natural turf covering
- All artificial and natural turf must maintain a distance no less than 12 inches from neighboring property lines
- The height of artificial turf will be no higher than 2.5 inches (63.5 mm)
- Artificial turf will be of a color to match or simulate natural grass

Maintenance of natural turf is covered under the Declaration §5.5.

Artificial turf must be maintained in a serviceable condition at all times. Any indication of severe deterioration, staining, fading, missing patches of turf, or accumulation of excess debris may result in the issuance of violations.

The areas within the Public Yard covered with artificial or natural turf may not be used for putting greens or other similar recreational uses.

AWNINGS

Installation of awnings must be submitted for review by the Architectural Committee.

BASKETBALL GOALS

Portable basketball goals are approved for use on a lot in the Public Yard only when in use and must be stored in the Private Yard when not in use so as to minimize the structure being visible from neighboring property. If approved by the Architectural Committee prior to installation, basketball hoop(s), backboard(s), and other similar structures may be installed and maintained in the Public Yard of a Lot, or in the Private Yard, on a permanent or temporary basis as designated by the Architectural Committee.

CLOTHESLINES

Outside clotheslines or other outside facilities for drying or airing clothes, if installed, must not be visible from neighboring property. If the clotheslines or other facilities are not visible from outside the property wall, no approval is required.

DRIVEWAYS

Widening of driveways requires prior approval of the Architectural Committee. The submission must include a dimensioned plan of the existing lot showing the house, the front yard, and the existing and proposed driveway. Exact measurements of the proposed paved surfaces must be stated on the plan.

A twenty-four (24") inch concrete addition on each side of the driveway will be automatically approved so long as the concrete matches that placed by the builder. No approval is required for this 24" addition to either side (or both sides) of the driveway.

FENCING/WALLS

The exterior appearance, color, or finish of the side of any fence that is visible from any street located within or adjacent to the property may not be modified from the condition originally constructed by the Declarant (builder) unless approved by the Architectural Committee. The design, material, construction, or appearance (including interior and exterior appearance, color and finish) of any fence may not be altered or changed without the approval of the Architectural Committee.

Fences may not be painted a color or finished in a stucco texture other than what was previously in existence without prior approval of the Architectural Committee. If homeowners choose to paint their exterior walls they must only use the paint colors that the Association has preapproved. These specific colors were chosen to best blend in with adjacent walls and/or to best simulate the appearance of a new block wall. This applies to all areas of the fence that are visible from neighboring property.

The following fencing is NOT PERMITTED in areas visible from neighboring property or on the

property line: chain link, wood slat, wood picket, free standing on the property line. However, any type of fencing materials that 'have been installed by the Declarant (builder) may be used throughout the community, even after the Declarant (builder) is finished constructing new homes.

Garden walls (knee walls, decorative walls, etc.) are permitted to a maximum height of 36" and must match the architectural finish, texture, and style of the house. If these walls meet these requirements, Architectural Approval is not required. Owners should remember to consider the drainage patterns on the lot.

LIGHTING and HOLIDAY DECORATIONS

The use of outside lighting is allowed with the following restrictions:

- Exterior lighting must be soft and indirect; no light source may shine onto neighboring properties or create a nuisance.
- No colored light bulbs, lenses, or reflectors are permitted if they shine onto neighboring properties or create a nuisance.
- No outdoor floodlights are allowed to shine onto a neighbor's property.
- Low-pressure sodium bulbs are discouraged.
- All outside lights placed on the ground shall be screened with walls, plant materials or internal shielding, wherever possible.
- Malibu type lights and low voltage lighting are permitted without Committee approval.
- Seasonal decorative lights may be displayed between November 15 and January 31
- The display of religious and holiday signs, symbols, and decorations of the type customarily and typically displayed inside or outside single family residences may be displayed anywhere on the residence's lot, main dwelling unit or ancillary building no earlier than 15 days prior to the designated holiday and must be removed no later than 15 days after the designated holiday. The Association reserves the right to determine the type, size, and quantity of signs, symbols, and decorations that are "customarily and typically displayed."
- Homeowners must ensure that any display does not impede or impair the view of any pedestrian or vehicle traffic.
- The display of flags are covered under the Association Rules and Regulations for Free Standing Flag Poles and Flag Display

If any outdoor lighting or religious and holiday signs meet these requirements, Architectural Committee approval is NOT required.

MECHANICAL EQUIPMENT

In general, roof-mounted mechanical equipment is prohibited. However, solar panels are allowed. If solar panels must be located on the roof where they will be visible, homeowners should ensure the panel colors blend in with the roof on which they are installed. If the solar panels must be ground mounted, the equipment that is visible from any neighboring property should be screened in a manner that does not impair or restrict its use. Screening must be compatible with the building design. All roof-mounted mechanical equipment to include solar panels require Architectural Committee approval.

PATIO COVERS

Patio covers must be painted to match the existing house or trim color. Roofing materials must match that which was installed by the builder on the roof of the home, or that was offered as a patio cover option by the builder. All patio covers not installed by the builder need to be reviewed by the Architectural Committee prior to construction.

PLAY STRUCTURES

Play structures may be erected only in the private yard and will require approval by the Architectural Committee prior to installation. The Committee may request the signatures of all adjoining neighbors who will be able to see the structure above the fence line by using the Neighbor Acknowledgement Form. It is suggested that you submit this form with your application for approval. If owners intend to install a shade canopy over the play structure, the canopy must comply with the requirements for Shade Canopies.

POOLS AND SPAS

Plans for pools and spas will require Committee approval. Pool slides that are visible from neighboring properties will also require approval and will be considered based upon appearance, height, and proximity to other properties. If a slide will be taller than the exterior fence the approval of all adjoining neighbors may be required by using the Neighbor Acknowledgement Form.

Perimeter walls on lots bordering common landscaped areas may not be torn down for access during pool construction. Access must be gained elsewhere, leaving the perimeter wall intact, thereby assuring texture and color consistency throughout the community.

Any walls removed for pool construction must be rebuilt and finished to match the original, and must be re-built as soon as possible. When walls are removed, temporary fencing **MUST** be placed to ensure the safety of neighboring children.

REPAIRS

The minor repair of Detached Dwellings and Ancillary Units is allowed without prior approval under the following conditions.

- The repair area should be no greater than 10 x 10 feet (100 sq. ft.). For the purpose of this rule, a repair area is any portion of the existing house's or ancillary unit's exterior walls, foundation, lighting, roofing, entry and security doors, garage doors, fencing and gates, windows, driveways, sidewalks, or any other exterior areas that are damaged and in need of repair.
- After repair, the repaired area must match to the maximum extent possible, the existing color, texture, composition, and design of the adjacent areas not needing repair or to the same undamaged condition it was in prior to repair.
- Any repairs that do not meet the conditions above will be considered major repairs, such as an entire house painting, complete roofing replacement, or reconstruction after fire or storm damage, and must have the Architectural Committee's approval before repairs can begin.

ROOFING

Roof covering materials must be made of tile, slate, fired clay, concrete, or similar material. No metal, composite shingle roofing or shake shingles will be allowed, unless previously installed by the Declarant (builder).

All vent pipes extending through a roof and flashing must be painted to match or compliment the roof tile.

Patio roofs and other similar structures shall be integrated into the design of the home and constructed of materials and color to match or complement the home. All such roofs must be submitted to the Committee for approval prior to installation.

SECURITY/SCREEN DOORS

Security and/or screen doors do not require approval so long as they are painted to match or compliment the color of the house or the exterior trim of the house. Doors not meeting these requirements require Architectural Committee review prior to installation.

SHADE CANOPIES

The use of shade canopies is allowed without prior approval under the following conditions. For clarification, a shade canopy is considered any temporary shade structure that is not defined within the Declaration as an "Ancillary Unit".

- Homeowners or tenants may set up and use their shade canopies at any time from April 1st through September 30th of each year.
- The installation or use of the shade canopy must not be considered permanent or remain in continuous use year-round.
- The total number of shade canopies allowed may not cover more than fifty (50) percent of the lot's Private Yard (backyard) area.
- Each shade canopy in use may not encroach or extend beyond the lot's boundary walls.
- The four sides of the canopy must be open in order to be considered a shade. Canopies with enclosed sides will be considered a portable shed requiring Architectural Committee approval.
- No shade canopy will be installed at a height greater than 10 feet
- Free standing or pop-up canopies must not have a dimension greater than 10 x 20 feet
- Patio, sail, and/or other tethered canopies must not have a dimension greater than 24 x 24 feet
- Shade canopies will be utilized only within the Private Yard of any lot.
- All shade canopies will be maintained in good repair. Torn, frayed, excessively dirty, or severely faded shade canopies will be considered unserviceable.
- The shading material must be a type of fabric.
- Shade canopies may not contain any form of writing, lettering, or language that would be considered offensive, profane, or vulgar.
- Shade canopies must be tethered or secured in a manner to ensure their safe use. However, they must not be tethered or attached to any common wall or tree.

- Each shade canopy must be taken down during high winds to prevent possible damage to neighboring properties or vehicles.
- Shade canopies will not be used to shade any vehicle or Recreational Vehicle Parking Area.
- Shade canopies that permanently cover pools, spas, and playground or other equipment must have Architectural Committee approval.

Any shade canopy that does not meet the preceding conditions, or any structure that is defined within the Declaration as an “Ancillary Unit”, must have the Architectural Committee’s approval before use or installation.

STORAGE SHEDS

Storage sheds that will be visible to neighboring property must have Architectural Committee approval prior to installation. The Committee may require signatures from all adjoining neighbors who will be able to see the structure above the fence line by using the Neighbor Acknowledgement Form. Sheds that are constructed using material similar to those used on the main dwelling (wood, plywood, stucco, etc.) must have their exterior surfaces finished and painted to match the main dwelling and the roof must have tiles that match the tiles on the main dwelling. Sheds that are assembled (metal sheds, etc.) must have an exterior paint scheme that matches or compliments the color scheme of the main dwelling. The shed structure may not exceed ten (10) feet at the highest peak.

UMBRELLAS

The use of patio, pool, and table umbrellas are allowed without prior Architectural Committee approval under the following conditions.

- Must be freestanding and not permanently attached to any concrete patio, pool deck, lawn, dwelling, or tree
- No higher than 10 feet
- Must not have a diameter greater than 12 feet round or square
- Utilized only within the Private Yard of any lot
- Not encroach or extend beyond the lot’s boundary walls
- Maintained in good repair. Torn, frayed, excessively dirty, or severely faded umbrellas will be considered unserviceable
- The shading material must be a type of fabric
- May not contain any form of writing, lettering, or language that would be considered offensive, profane, or vulgar.
- Must be secured or taken down during high winds to prevent possible damage to neighboring properties or vehicles

Any umbrella that does not meet the preceding conditions must have Architectural Committee approval before use or installation.

WATER FEATURES

Water features are permitted within rear yard areas without Architectural Committee approval so

long as they do not exceed the fence height. Water features may be permitted in the front yard; however, they must be submitted to the Architectural Committee for approval prior to installation.

WINDOW COVERINGS

Permanent draperies or suitable window treatments must be installed on all front and side windows facing a street (corner lots) within sixty (60) days of occupancy. Newspaper, sheets, or reflective materials (including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material) shall not be installed or placed on the outside or inside of any windows. Bright colors are discouraged if they are visible from neighboring property. No approval is required for window coverings.

Sunscreen material that is charcoal-colored or matches the house color may be installed without prior approval of the Architectural Committee; any other colored material for screens requires Committee approval prior to installation. The frame on window/sun screens must match the screen material, the existing window frames, the house color, or the house trim color. Anything else requires approval of the Committee.