

DESIGN GUIDELINES AND ARCHITECTURAL RULES FOR RANCHO SANTA FE HOMEOWNERS ASSOCIATION, INC.

The Design Guidelines and Architectural Rules (“Rules”) as set forth in the document, shall (“Committee”) review and standards, including but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage and wall design. These documents are intended to enhance property values and high standards of development that exist within the Rancho Santa Fe Community. Unless specifically identified within this document, as not requiring submittal for approval, prior approval from the committee is required. The Rules are established to assist residents in conforming to the standards, and are amended from time to time by the Board of Directors. Each application will be reviewed on a case by case basis.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED TO THE COMMITTEE, IF REQUIRED. FOLLOWING THE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS, UNLESS SPECIFICALLY NOTED. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE.

APPLICATION PROCEDURE: Application and plans need to be emailed, faxed, mailed or hand delivered to:

Rancho Santa Fe Homeowners Association, Inc.
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
Phone (480) 759-4945 Fax (480) 759-8683
Email: RanchoSantaFe@WeAreVision.com

All applications are kept on file. It is strongly recommended that applicants retain a copy for their records. The following information must be included with the submittal. One (1) project per application.

- 1. Application Form/Architectural Design Review Form:** a completed application form. Copies may be obtained from the management office (see address above) or website: www.visioncommunitymanagement.com/communities/rancho-santa-fe
- 2. Appropriate Checklist:** checklist can be obtained from management office, or website. **IF ALL ITEMS ON CHECKLIST ARE NOT PROVIDED, THE APPLICATION IS INCOMPLETE AND WILL BE AUTOMATICALLY REJECTED.**
- 3. Plot Plan (if required):** a site plan showing dimension, relation to existing dwelling and property lines. Measurements must be shown on plans. Plot plans may be hand drawn.
- 4. Elevation Plans (if required):** plans showing finished appearance of improvement in relation to the existing dwelling.
- 5. Specification:** detailed description of materials to be used, color samples and dimensions.
- 6. Photograph(s):** if submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal form.
- 7. Neighbor Letter (if required):** an acknowledgement of design change letter signed by appropriate parties.

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All buildings, structures and other improvements, erected within Rancho Santa Fe, and the use and appearance of all land within Rancho Santa Fe, shall comply with all applicable City/County/State zoning and code requirements, as well as the Declaration and these Rules. Homeowners are responsible for obtaining all necessary permits. Permits (copies) need to be submitted along with application. If preliminary Architectural Committee approval is desired, please submit for conditional approval to above address.

REVIEW- APPROVAL AND/OR DISAPPROVAL

The Committee shall have thirty (30) days after submittal of **all required documents** to approve or disapprove the application. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Postal Service.

Review will include, but is not limited to, consideration of material, quality of workmanship, colors and consistency with the external design and color of existing structures on the lot, and impact on neighboring lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Committee, nor the Board of Directors, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvement. The approval of the plan does not mean that judgement is passed on the structural soundness of the improvement, nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Disapproval: If a project is disapproved, a new, revised application, attached to the original and marked "resubmission", is required.

Approval Expiration: Construction must be started within Ninety (90) days of the date of the Committee's approval of the application, or the committee's approval shall be deemed withdrawn, and plans must be resubmitted in accordance with these rule.

Construction Period: Once started, construction shall be pursued diligently, to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the committee's discretion) such construction shall be completed within a date set on the application of the Committee's approval of the application.

Improvements requiring a permit from the City of Avondale, shall be completed within the date stated on the city's permit. **The Owner is required to provide a copy of the permit to the Committee.**

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ADDITION TO RESIDENCE: All additions to a residence must be submitted to the Committee and require a City of Avondale permit.

ANTENNAS: To the extent permitted by applicable law, the installation for antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation, shall be subject to the prior written approval of the Committee, unless applicable law prohibits the Committee from requiring such approval. If the applicable law prohibits the Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows:

All cable and wiring must be securely attached to the dwelling, hidden as much as possible and painted to match the house and/or trim.

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

- a. A location in the back yard of the lot, where the receiver will be screened from view by landscaping or other improvements.
- b. An unscreened location in the back yard of the lot.
- c. A location in the side yard of the lot, where the receiver and any pole or mast will be screened from view by landscaping or improvements.
- d. On the roof above the roofline.
- e. An unscreened location in the side yard.
- f. A location in the front yard of the lot, where the receiver will be screened from view by landscaping or other improvements.

AWNINGS: All awnings, including shade sails, must be approved by the Committee. Awnings over windows shall be constructed of canvas or a similar material. Both sides of awnings shall be a solid color only, matching one of the colors on the dwelling (either body, trim, accents or roof). Awnings and shade sails shall be installed within the side and/or rear of the home only. Submittals for approval must include a drawing indicating size of awnings/shade sails, location on lot, including distance from lot lines. A sample of the material to be used, along with the color and design of the proposed awning/shade sail is required. The Owner is responsible for maintenance and repair of awnings/shade sails. The Association retains the right to determine when an awning/shade sail must be repaired and/or replaced, due to weathering, fading, tearing, etc.

BASKETBALL GOALS: House mounted permanent basketball goals are prohibited within the Association. Portable goals will be considered, and need to be submitted for approval, if they meet the following requirements:

1. All basketball poles used in the front of the home, must be placed on the interior side of the driveway, furthest away from the neighboring property.
2. Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear backboards are acceptable, without painting.
3. Basketball poles must be painted to match the color of the exterior of the home or black in color.
4. All equipment must be well maintained at all times. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. should be promptly repaired or replaced.
5. Only nylon, or similar cord nets, are acceptable. Metal or chain nets are expressly prohibited.
6. Painting of "keys" on driveways is prohibited
7. Lighting of courts for night play is prohibited

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CHIMNEYS: All chimneys shall be submitted for approval. Chimneys shall be constructed of the same material, texture and color of the home. Exposed flues are prohibited. A gas fireplace must comply with any City of Avondale requirements. Any applicable permits (copies) shall be submitted to Committee.

DECORATIVE ART ON HOME: Decorative Art on houses shall be neutral in color, and may be limited in number, so as not to dominate the appearance of the home. Dimensions of the decorative art shall be no greater than three (3) feet in length, width and height. Submission for approval by the Committee is required.

DECORATIVE ITEMS: Front yard item(s) must be submitted for approval by the Committee. The Board of Directors reserves the right to require removal of decorative items in front yards, based on size, color, location and any other criteria. The board of Directors, at its sole discretion, shall make its determination on a case by case basis.

DRIVEWAY EXTENSIONS AND SIDEWALKS:

1. Driveway extensions must be submitted for approval, providing the following conditions are met:
2. Only driveway extensions located in the side yard of property will be considered.
3. Submittals must include a plot plan with the following noted thereon:
 - a. The location and dimensions of the proposed extension
 - b. The existing driveway dimensions
 - c. The total linear feet of the lot width
4. The total area width (existing plus extension) may not exceed fifty percent (50%) of lot width. Pie shaped lot line width is measured at setback, which is front of garage
5. City permits are required for changes to curbing and a copy needs to be attached to submission to Committee.
6. Lots that will have a problem complying with the provisions directly above are permitted to submit a request to the Committee for the following option:
 - a. A sidewalk no more than three (3') feet in width, from the rear of the yard to the existing driveway. Additionally, the sidewalk may not exceed three (3') feet past the front edge of the home and shall run parallel to the driveway. Sidewalks can be of concrete or pavers. Pavers need to be installed on appropriate base, such as paver sand, decomposed granite, etc.

Additional Sidewalks:

Sidewalks installed to utilize the side gates, shall be submitted to the Committee and meet the following conditions:

1. The additional sidewalk is three feet (3') or less in width, and is one foot (1') or more from the home.
2. The area between the home and sidewalk addition must have groundcover installed, per the landscaping guidelines, or match the existing front yard ground cover.
3. The Committee reserves the right to review and request changes to the addition per the above requirements.

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FENCES AND WALLS INCLUDING DECORATIVE WALLS: Plans for new fences or walls, or for the alteration of existing walls, such as party walls, must be submitted to the Committee and meet the following requirements:

1. Walls must match the existing texture and color of house.
2. Decorative Walls in front yard may not exceed forty-two inches (42") in height and be three feet (3') from sidewalk.
3. Any wall closer than three feet (3') to the adjacent lot and/or higher than forty-two inches (42") requires a written letter from the adjacent neighbor(s).
4. Side and rear walls may not exceed six feet (6') in height, from ground level, as measured from the lowest side of the wall.
5. Information of height of all existing walls that will be involved, must be included.
6. Materials to be used must be listed.

FLAGS AND FLAGPOLES: Only the flag of the United States or Arizona State or home state or a Branch of Service (only one) may be displayed. Flag display requirements are as follows:

1. The maximum size of any flag shall be three feet (3') by five feet (5').
2. The maximum height of a temporary or removable pole shall be sixteen feet (16').
3. Wall mounted poles shall be a maximum of five feet (5') long, with attaching brackets painted to match the attachment area, and will not require prior approval.
4. All poles and flags must be maintained in excellent condition, according to the United States Flag Code, U.S.C., and Chapter 10.
5. Only one (1) permanent, removable wall mounted or freestanding flag pole will be permitted per residence or lot.
6. A three foot (3') distance to lot line is required for all locations.
7. It is the responsibility of the homebuyer or resident of the lot on which a flag is displayed to do so with proper respect and flag etiquette.

These requirements are within the context of A.R.S. 33-1808

FLAGS – SEASONAL AND DECORATIVE: Seasonal and decorative flags must be removed within thirty days (30) after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times:

1. Flags that are torn, ripped, faded, etc. constitute grounds for fines and removal.
2. Flags shall not be offensive to the Association. The Board of Directors shall make its determination at its sole discretion.
3. Holiday flags are permitted on house mounted poles only.

GATES: All requests for additional gates or gates other than those which were offered by the original developer/builder of the lot/home, must be submitted to the Committee for approval:

1. Placement of the gate(s) must be approved by the committee
2. Double gates may be installed to allow wider access to rear yards.
3. All gates (double or single) should be of the same material, design and color as the originally installed gate(s), unless approved by the Committee.
4. Wooden portions of gates may be a natural wood color, or be painted to match the trim or base color of the house. The metal part of the gate(s) must be black.

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FLAGS

Purpose

The purpose of this Section is to establish standards for the display of flags and the installation of flag holders and flagpoles in a manner that preserves the architectural character of the Community while recognizing the rights of Owners under applicable federal and Arizona law.

Applicability

The Architectural Committee's review and enforcement of this Section shall be limited to flags, flag holders, flagpoles, and related appurtenances visible from a public street, neighboring Lot, or Common Area, except where otherwise authorized by the Association's governing documents or applicable law.

General Requirements

Nothing in this Section is intended to prohibit or restrict any flag display or the installation of any flagpole expressly protected by applicable federal or Arizona law. In the event of a conflict between these Guidelines and applicable law, applicable law shall control.

The following standards shall apply to all flags, flag holders, and flagpoles:

- a. All flag holders, flagpoles, mounting hardware, and related equipment shall be installed in a neat and workmanlike manner.
- b. All flag holders, flagpoles, and mounting hardware shall be maintained in good condition and free from rust, deterioration, or damage.
- c. All flags shall be maintained in good condition and shall not be torn, frayed, faded, excessively soiled, or otherwise deteriorated. Flags in such condition shall be promptly repaired, replaced, or removed. United States flags shall be displayed and maintained in a manner consistent with the United States Flag Code.
- d. Flags, flag holders, and flagpoles shall not create a safety hazard or unreasonably interfere with the use and enjoyment of neighboring Lots or the Common Area.

1. Protected Flags and Flagpoles

Certain flags and flagpoles are protected under federal law and Arizona Revised Statutes § 33-1808, as amended.

The following standards shall apply to the extent permitted by applicable law:

1. Installation of a new wall-mounted flag holder or freestanding flagpole shall require prior written approval from the Architectural Committee unless otherwise prohibited by applicable law.
2. A maximum of two (2) wall-mounted flag holders may be installed per residence.
3. No more than two (2) flags may be displayed at any one time.
4. A maximum of one (1) freestanding flagpole may be installed per Lot.
5. Freestanding flagpoles shall be located a minimum of three (3) feet from all property lines.
6. Freestanding flagpoles shall not be installed within any recorded easement or in a location that interferes with utilities, drainage, sidewalks, or vehicular or pedestrian visibility.
7. Flag holders and flagpoles shall be securely attached to the residence or securely anchored to the ground or a foundation, as applicable.

2. Holiday and Seasonal Flags

Definition

Holiday and Seasonal Flags are temporary flags displayed in connection with a federally recognized holiday, religious holiday, or seasonal observance.

The following standards shall apply:

1. Holiday and Seasonal Flags may be displayed no more than thirty (30) days prior to the applicable holiday or seasonal observance and shall be removed within fifteen (15) days following the holiday or seasonal observance.
2. Holiday and Seasonal Flags may be displayed:
 - a. On a wall-mounted flag holder attached to the residence; or
 - b. As a decorative garden or planter flag placed within landscaping, a flower bed, or a flower pot.

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3. Holiday and Seasonal Flags shall be maintained in good condition in accordance with the General Requirements of this Section.
4. Holiday and Seasonal Flags shall not contain obscene, sexually explicit, profane, or unlawful words, images, or symbols visible from a public street, neighboring Lot, or Common Area.
5. Holiday and Seasonal Flags shall not create a safety hazard or unreasonably interfere with the use and enjoyment of neighboring Lots or the Common Area.

3. Decorative Flags

Definition

Decorative Flags are non-commercial flags displaying decorative themes, artwork, animals, plants, welcoming messages, or similar residential designs that are not otherwise classified as Protected Flags or Holiday and Seasonal Flags.

The following standards shall apply:

1. Decorative Flags may be displayed only: a. On a wall-mounted flag holder attached to the residence; or b. As a decorative garden or planter flag placed within landscaping, a flower bed, or a flower pot.
2. No more than one (1) Decorative Flag may be displayed at any one time.
3. Decorative Flags shall be maintained in good condition in accordance with the General Requirements of this Section.
4. Decorative Flags shall not contain obscene, sexually explicit, profane, or unlawful words, images, or symbols visible from a public street, neighboring Lot, or Common Area.
5. Decorative Flags shall not create a safety hazard or unreasonably interfere with the use and enjoyment of neighboring Lots or the Common Area.

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GUTTERS AND DOWNSPOUTS: Gutters and downspouts must be submitted for approval, and will be considered if the finish matches the color of the home or trim. The Association strongly recommends use of high quality materials at all times.

HOLIDAY DECORATIONS: Holiday decorations may be installed thirty (30) days prior to the holiday and must be removed within thirty (30) days after the holiday.

HVAC INCLUDING EVAPORATIVE COOLERS: Except as initially installed by the builder, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot, without the prior written approval of the committee.

1. All units shall be ground mounted, located within the perimeter of the rear yard, and screened from view of all neighboring property.
2. Coolers, if installed, must be behind gate and not visible.
3. Any wiring must be painted to match house color.

LANDSCAPING GUIDELINES:

1. **Front Yard Landscaping:** Any changes or alteration to the front yard landscaping must be approved by the Committee, prior to making the change or alteration. Dead plant material must be removed from the front yard within fifteen (15) days.
2. **Rear Yard Landscaping:** All lots with view fencing must submit plans for the rear yard landscaping. Written approval is required prior to installation of rear yard landscaping with view fencing.
3. **Hardscape:** Any hardscape items proposed for front yard installation must be approved by the Committee, prior to installation. Materials included in hardscape are concrete, brick, tile, wood, pavers etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.
4. **Rock Ground Cover:** if decomposed granite or other landscaping rock is used, it must be an "earth tone" color, and not painted white, green, blue, or any other bright colors. No more than two (2) different colors of rock are allowed in the front yard. River rock shall be three (3) to six (6) inches in diameter, and not more than ten percent (10%) of the front yard landscaping.
5. **Outdoor Turf:** Shall be submitted to the Committee for review. Turf must be of high quality. A sample must be submitted for review.
6. **Prohibited Plant Material:** The following vegetation types and varieties are expressly prohibited:
 - a. Olive Trees (*Olea Europaea*) other than "Swan Hill" variety
 - b. (*Nerium Oleander*) other than the dwarf variety and *Thevetia* species
 - c. Fountain Grass (*Pennisetum Setaceum*) or Pampas Grass (*Contandaria Selloana*)
 - d. Mexican Palo Verde (*Parkinsonia Aculeata*)
 - e. All varieties of mulberry trees
 - f. All types of artificial plants, flowers, trees and shrubs
7. **Fruit Bearing Plants:** Fruit-bearing trees, shrubs, and plants – including, but not limited to, all citrus varieties – are prohibited in the front yard areas and are permitted only within the confines of the rear yard.
8. **Fine Grading and Mounding:** Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing for the landscaping design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City of Avondale grading and drainage plan. Every effort should be made to make the mounding appear natural.

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LIGHTING

Purpose

The purpose of these standards is to provide exterior lighting that enhances the safety, security, and appearance of the community while preserving the architectural character of the neighborhood and minimizing light trespass onto neighboring properties.

Applicability

The Architectural Committee's review and enforcement of these standards shall be limited to exterior lighting visible from a public street, neighboring Lot, or Common Area, except where otherwise authorized by the Association's governing documents or applicable law.

General Requirements

1. All exterior lighting shall be installed in a neat and workmanlike manner and shall complement the architectural style of the residence and the community.
2. All wiring, cables, clips, mounting hardware, and associated equipment shall be securely installed and, whenever practicable, concealed from view.
3. All exterior lighting shall be maintained in good working order. Burned-out bulbs, damaged fixtures, exposed wiring, and inoperable lighting shall be repaired or removed promptly.
4. Exterior lighting shall not create glare, light trespass, or a nuisance for neighboring properties or public streets.
5. Exterior lighting shall not be installed or operated in a manner that detracts from the architectural character of the community.
6. Exterior lighting or illuminated displays shall not contain profanity, obscene or sexually explicit content, or other material inconsistent with the residential character of the community.
7. Blinking, flashing, strobing, chasing, twinkling, animated, moving, multicolored, and color-changing lighting effects are permitted only as part of a Holiday Lighting display and only during the permitted holiday display period.
8. Replacement front door and garage light fixtures do not require prior written approval, provided the fixtures are of matching design or are from the same manufacturer's design collection or product line. All other exterior lighting installations and modifications require prior written approval from the Architectural Committee.
9. All exterior lighting shall comply with the requirements of the applicable subsection of these Guidelines.

1. House and Security Lighting

House and security lighting includes front entry lights, garage lights, porch lights, address lights, wall-mounted fixtures, and security lighting intended to illuminate the residence for safety and security.

1. House and security lighting shall be installed primarily to illuminate entrances, walkways, driveways, and other areas necessary for the safety and security of the residence.
2. House and security lighting shall not be installed or operated primarily for decorative purposes. Lighting installed primarily for decorative or architectural enhancement shall be considered Decorative Exterior Lighting and shall comply with the requirements of Section 2.
3. House and security lighting shall emit only steady white or soft white illumination and shall not be excessively bright or cause glare or light trespass.
4. Security lighting shall be directed downward or otherwise shielded to illuminate only the intended area.

2. Decorative Exterior Lighting

Decorative exterior lighting is lighting installed primarily for aesthetic or architectural enhancement rather than for safety or security.

1. Decorative lighting may be installed only along the roofline or eaves of the residence, as approved by the Architectural Committee.
2. Decorative lighting shall not be installed around windows or window frames, around garage doors, around entry doors, or between separate roof sections or across open architectural spaces on the front elevation of the residence.
3. Decorative lighting shall emit only steady white or soft white illumination.

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4. Icicle lighting is considered Holiday Lighting and is permitted only in accordance with the Holiday Lighting provisions of these Guidelines.
5. Decorative exterior lighting shall not be installed or used in a manner that creates the appearance of a permanent holiday lighting display.

3. Holiday Lighting

Holiday Lighting is temporary decorative lighting installed solely for the purpose of celebrating a federally recognized holiday, religious holiday, or other widely recognized seasonal observance.

Examples include, but are not limited to: Christmas, Hanukkah, Easter, Independence Day, Halloween, Thanksgiving, Memorial Day, Veterans Day, New Year's Day, Valentine's Day, and Kwanzaa.

1. Holiday lighting may be installed no more than thirty (30) days prior to the applicable holiday.
2. Holiday lighting shall be removed within thirty (30) days following the applicable holiday.
3. Holiday lighting may include blinking, flashing, strobing, chasing, twinkling, animated, moving, multicolored, and color-changing lighting effects only during the permitted holiday display period.
4. Holiday lighting shall be maintained in a neat and orderly condition throughout the display period.

4. Landscape Lighting

Landscape lighting includes pathway lights, accent lights, uplights, downlights, and similar fixtures intended to illuminate landscaping, walkways, trees, walls, and architectural features.

1. Landscape lighting shall be designed to enhance the residence and landscaping without creating glare or light trespass.
2. Landscape lighting shall emit only steady white or soft white illumination.
3. Fixtures shall be positioned to illuminate only the Owner's property and shall be as unobtrusive as practicable during daylight hours.

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LIGHTING: PLEASE REFER TO SECURITY LIGHTING

MACHINERY AND EQUIPMENT: No machinery, fixtures or equipment of any type, including but not limited to. Heating, cooling, air conditioning, refrigeration equipment and clotheslines, may be placed on any lot or parcel, unless required by the Association for operation or maintenance of the Common Area.

MOTORIZED VEHICLES (various types): All terrain vehicles, motorized scooter, dirt bikes, sand rails, go-karts, and all similar motorized vehicles are prohibited on the streets, sidewalks and common areas within the community, unless properly licensed and insured. Oil pans, carpet, boards, or any other object used to collect oil spills from driveways, must be removed when not in use. These items are not to be left where visible.

OUTDOOR FIREPLACES: Outdoor fireplaces, requiring a permit by the City of Avondale, must be approved by the Committee in advance of their installation or construction.

PAINTING OF EXTERIOR OF HOUSE: If repainting using the original colors, no approval is required. Changes in color must be submitted for approval by the Committee. Changes to color must follow the general color palette utilized throughout Rancho Santa Fe. Paint finish must be flat or satin. Semi-gloss and gloss finishes are prohibited.

1. Changes to a color scheme other than listed on the approved Rancho Santa Fe color scheme list, require submission of paint chips. Approval of these color schemes, is at the discretion of the Committee and on a case by case basis.
2. Garage doors must be painted to match either the body or the accent color of the house.
3. Security doors must be painted the color of the house or trim (high quality bronze doors are allowed with committee approval)
4. Painting of front doors must be submitted for approval to the Committee, if color is not one of the colors of the house and will be approved on a case by case
5. Painting of driveway must be submitted. Paint must be concrete paint. No bright colors are allowed. Paint finish must be flat or satin. Glossy finishes are prohibited. Approval is at the discretion of the Committee on a case by case basis.

PATIO COVERS: Plans for patio covers will be considered for approval. **All structures attached to the house require a City of Avondale Permit.** All applicable permits must be submitted to Committee along with application. The following Minimum Standards are suggested:

Partial Shade Covers: Wood.

1. Horizontal shading members: Minimum 2x2 rough sawn, running parallel to the dwelling unit, with a maximum overhang of six (6) inches past a support.
2. Horizontal support members: Minimum 4x6 rough sawn.
3. Vertical support members: Minimum 4x6 rough sawn.
4. Color: to match trim or house color

Aluminum and Vinyl Shade Covers:

1. Must be installed by a licensed contractor or bought in an approved engineering kit.

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Solid Patio Covers:

1. Flat roof pitch less than 3": 12" must have a rolled or built-up roof application with colored granules that match the existing roof. Built-up roof surface must be identical in color and quality to that installed by Declarant.
2. Sloping patio cover with pitch greater than 3": 12" shall have tile or shingles to match the existing dwelling.
3. Asphalt shingles, other than provided for above, are expressly prohibited.

PLAYGROUND EQUIPMENT: Plans for play structures and similar recreational equipment must be submitted for approval, since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors and to assure aesthetic appeal. When considering plan approval the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a plot map or drawing, indicating the proposed location, height, and its proximity to adjacent property lines.

1. The maximum height considered for approval of swing sets is ten (10) feet.
2. The maximum height for any deck/platform is four (4) feet above ground level.
3. The play structure may be no closer than five (5) feet to any lot line, plus the height of the structure above a six (6) foot fence.
 - a. Example: structure total height is 8 feet: 5ft from lot line + 2ft above fence= required distance to lot line 7f
4. The color canopy of the play structure must be one of the following:
 - a. A neutral color of off white, beige or light brown.
 - b. A single color or red, blue, green or yellow.
 - c. Striped with white or one (1) other primary color.
 - d. Prints and multi-colored stripes are prohibited
5. In the case of safety nets used with trampolines, they must be brown or black in color.
6. Sports nets used for golf or baseball must be taken down when not in use.
7. Neighbor letters are required for any of the above.

POOLS AND SPAS: Pools and spas do not require the prior approval from the Committee. Installation guidelines are as follows:

1. Perimeter walls on lots bordering common areas (non- stucco walls) and shared Association walls may not be torn down to access rear yards.
2. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely fashion and include repair of the wall to match the existing color and texture of the remaining wall.
3. All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for screening to the Committee.
4. Pools may not be backwashed into any common area, on or off the lot on which the pool has been installed. Check with your pool contractor considering City of Avondale ordinance requirements for backwashing.
5. Damage to common areas due to backwashing, including erosion, will be repaired by the Association, and all expenses incurred by the Association will be billed to the homeowner. (Avondale ordinance of pools for backwash)

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POOL FENCING AND EQUIPMENT: Rear yard wrought iron pool fencing on a lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior of the home and meet all city, county, state and federal requirements.

1. Pool equipment with view fencing must be screened from view from common areas.
2. Hardscape enclosures do not require approval if the enclosure does not exceed four (4) feet in height and is painted the base color of the home.
3. All other screening material requires approval from the Committee.

RAMADAS AND GAZEBOS: Ramadas and gazebos may be constructed in the rear yard of the lot only. Prior written approval from the Committee is required. Any ramada or gazebo approved for construction must meet the following criteria:

1. Will not cover under its roof more than two hundred (200) square feet.
2. Will be no more than twelve (12) feet at its highest point.
3. Must be located at least five (5) feet on all sides from all perimeter walls, if height is up to ten (10) feet at highest point. Structures taller than ten (10) feet, must be no less than fifteen (15) feet from lot perimeter.
4. Must be painted the same color as the house on the lot.
5. Prefab gazebos/ramadas will be considered for approval by the Committee on a case by case basis.
6. If the gazebo/ramada roof is visible from neighboring property, the roof of any approved gazebo/ramada must be roof tile that matches the main house. (except pre-fab metal gazebo kits)
7. Any lighting or plumbing associated with the gazebo/ramada requires a City of Avondale permit (hardwired lighting only) and needs to be submitted along with the application to the Committee.
8. Any lighting approved by the Committee must be installed within the gazebo/ramada as to not shine into any neighboring property.
9. Neighbor letters are required for any of the above, unless distance to closest adjacent neighbors is twenty-five (25) feet or more.

ROOF AND ROOF STRUCTURES: Unless specifically authorized in this document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall be located or installed on any roof. (See SOLAR PANELS).

1. If the dwelling unit has a pitched roof, the roofing material for that portion visible from neighboring property must be concrete tile.
2. Any such equipment or structures shall not be located or installed or maintained anywhere on a lot if it is visible from neighboring property.
3. All roofs must be maintained and kept in original condition. If tiles need replacement they must be as close to the original as possible.
4. Painting or coating of roof tiles is strictly prohibited.
5. Roof replacement requires Committee approval and is addressed on a case by case basis.
6. Charcoal-colored roof tiles are prohibited on any dwelling that does not have black solar panels installed. If a dwelling unit has installed black-colored solar panels, charcoal-colored roof tiles may be approved by the Architectural Committee only if the dwelling is painted in one of the following Sherwin Williams color schemes: 11, 13, 16, 17, 22, or 23, as listed on the Association's website. Prior written approval from the Architectural Committee is required for the installation of charcoal-colored roof tiles and for any associated exterior painting.

DESIGN GUIDELINES AND ARCHITECTURAL RULES FOR RANCHO SANTA FE HOMEOWNERS ASSOCIATION, INC.

SANITATION/GARBAGE AND TRASH: No garbage or trash may be placed on any lot or parcel, except in covered containers meeting city specifications, and must be stored out of sight.

1. Each owner shall be responsible for removal of rubbish, debris and garbage from his lot or parcel. It shall not be allowed to accumulate on the lot.
2. Each owner is responsible for the removal of garbage/trash from all public right of ways, either fronting or alongside his lot or parcel, excluding public streets.
3. Trash cans will be placed at the curb the evening prior to pick-up day and removed from view at end of pick-up day.
4. Please see City of Avondale website for regulations for bulk trash.

SECURITY LIGHTING/ DEVICES:

1. Front door and garage lights must be of matching design and color and need not be submitted for approval.
2. Security devices, including, but not limited to, lights, doors and window coverings, must be submitted for approval. Security alarms need not be submitted.
3. Security lighting must be directed as not to shine on neighboring property.
4. At the property line, the security lighting should not exceed general intensity of one foot candle.
5. Security features including, but not limited to, doors and windows, must be submitted for approval.
6. Security surveillance system plans must be submitted for approval, including alignment of camera(s). Cameras should not be directed toward a neighbor's property, but should survey mostly within the confines on the owner's property. Property must be posted with a notice that the property is under surveillance.

SECURITY/SCREEN DOORS, SUNSCREENS:

1. Wrought iron security/sunscreen doors must be submitted for approval. Such doors shall be painted one of the colors of the house or trim. High quality bronze doors are allowed with committee approval.
2. Silver colored aluminum security/screen doors and/or wire screen mesh doors are strictly prohibited on front doors.
3. Bronze, gray, charcoal, brown or beige sunscreen material may be installed and not submitted for approval, provided the screen frame matches either the sunscreen material or the existing window frame.
4. Reflective window films are expressly prohibited. Bronze or charcoal non reflective window tinting may be installed without Committee review.

SIDEWALKS: Refer to DRIVEWAY EXTENSIONS AND SIDEWALKS.

SIGNS: No signs shall be displayed on any lot except the following:

1. One (1) temporary "for sale" or "for rent" sign. Said sign may have a maximum face area of five hundred (500) square inches.
2. Such signs as may be required by law.
3. One (1) residential identification sign, not to exceed nine (9) inches by thirty (30) inches. (9"x30")
4. Signs approved by the Committee.
5. All signs shall conform and comply with City of Avondale ordinances. Signs advertising landscaping, pool contractors, or other businesses performing services, must be removed within forty-eight (48) hours of completion of the work.
6. One (1) political sign is permitted, with a maximum face area of five hundred (500) square inches. Sign may be displayed 71 days before an election and must be removed within three days after election.

DESIGN GUIDELINES AND ARCHITECTURAL RULES FOR RANCHO SANTA FE HOMEOWNERS ASSOCIATION, INC.

SHADE STRUCTURES

The Association shall not prohibit the lawful installation or use of a shade structure in the backyard/rear yard, as required by applicable law.

Shade structures include gazebos, ramadas, patio covers, awnings, canopies, pergolas, shade sails, and similar commercially produced or professionally manufactured movable or permanent structures designed to provide protection from sunlight.

All shade structures require prior written architectural design approval from the Architectural Committee before installation or construction.

Shade structures exceeding 200 square feet require a City of Avondale permit. Any shade structure attached to the residence also requires a City of Avondale permit. A copy of the permit shall be provided at the time of submission of the application.

1. General Requirements

- a. All shade structures shall be installed in a neat and workmanlike manner and shall complement the architectural style of the residence and the community.
- b. All shade structures shall comply with applicable City of Avondale zoning, building, permitting, and safety requirements.
- c. Shade structures shall be maintained in good condition. Torn, faded, damaged, deteriorated, or unsightly materials shall be repaired or replaced promptly.
- d. Shade structures shall not be finished or covered in bright, highly saturated, or fluorescent colors, including bright blue, red, yellow, or similar colors. Colors shall be muted and compatible with the residence and the architectural character of the community.
- e. Shade structures shall be constructed of durable, weather-resistant materials appropriate for exterior use. Materials may include wood, aluminum, vinyl, canvas, fabric, or other commercially produced materials of comparable quality and appearance. Materials shall be compatible with the residence and maintained in good condition.
- f. Wood shade structures shall have a finished appearance and shall use colors that match or complement the residence.
- g. Aluminum, vinyl, canvas, fabric, and other manufactured materials shall be of a quality and appearance compatible with the residence and community.
- h. Shade structures shall not create an unreasonable nuisance or interfere with neighboring properties, required visibility, utilities, drainage, or recorded easements.

2. Front Yard

- a. Shade structures shall not be permitted in the front yard.

3. Backyard/Rear Yard

For purposes of these Guidelines, the backyard/rear yard shall be identical to the City of Avondale zoning definition of the rear yard: the area extending from the rear property line to the nearest line of the principal building.

- a. Shade structures may be installed in the backyard/rear yard subject to these Guidelines and applicable law(s).
- b. The maximum height for a shade structure shall be 15 feet.
- c. Shade structures shall be located no closer than 3 feet from the rear property line, except where a greater setback is required by applicable law(s).
- d. On a corner lot, a detached shade structure shall not be located closer than 10 feet from the applicable property line, except where a different setback is required by applicable law(s).

4. Side Yard

- a. The requirements of A.R.S. § 33-1816.01 regarding shade structures apply to backyard/rear-yard installations and do not apply to side-yard installations. Side-yard shade structures are subject to the jurisdiction of the Association, shall comply with the General Requirements for Shade Structures set forth in these Guidelines, shall be located no closer than 3 feet from the side property line, and shall not exceed 10 feet in height.

5. Application Requirements

DESIGN GUIDELINES AND ARCHITECTURAL RULES FOR RANCHO SANTA FE HOMEOWNERS ASSOCIATION, INC.

- a. The application shall include the proposed location, dimensions, materials, colors, and design of the shade structure.
- b. A site plan shall identify the residence, property lines, and existing and proposed structures in sufficient detail to demonstrate compliance with applicable City requirements.
- c. Architectural Committee review shall be limited to the requirements of these Guidelines and applicable law(s).
- d. Approval shall not be withheld or conditioned on requirements that would prevent the lawful installation or use of a backyard/rear-yard shade structure, impair its functioning, restrict its use, or unreasonably affect its cost.

DESIGN GUIDELINES AND ARCHITECTURAL RULES FOR RANCHO SANTA FE HOMEOWNERS ASSOCIATION, INC.

SECURITY SIGNS: Security signs must be a maximum distance of two (2) feet from the front of the home. Security signs must not exceed twelve (12) inches by twelve (12) inches (12"x 12"), and must be maintained in good condition at all times.

SOLAR PANELS AND EQUIPMENT: Roof mounted solar equipment must comply with federal, state laws and City of Avondale building codes and ordinances. If installed by a licensed contractor no approval is needed from the Committee. All required permits must be obtained.

STORAGE SHEDS: Storage sheds may be located in the back or side yard only, and require approval from the Committee before being installed. Storage sheds not visible above the fence line need not be submitted.

Any storage shed/building with electrical wiring and/or plumbing requires a City of Avondale permit. A copy of permit must be submitted to the Committee along with the application.

Sheds two hundred (200) square feet and larger require a City of Avondale permit. A copy of permit must be submitted to the Committee along with the application.

1. Prefab Storage Sheds:

- a. Maximum size is one hundred and twenty (120) square feet.
- b. Maximum height at highest point is not to exceed eight (8) feet.
- c. Distance to **all** lot perimeter walls must be a minimum of three (3) feet.
- d. Color of body and roof must match house and roof as closely as possible.
- e. If adjacent to an Association wall, and exceeding Association wall height, must be screened from view with approved plant material, or set back as to not be visible from common areas.

2. Prefab Storage Sheds on lots with view fencing:

- a. Maximum size is one hundred and twenty (120) square feet.
- b. Maximum height at highest point is not to exceed eight (8) feet.
- c. The shed may not be placed adjacent to the view fence.
- d. The shed must be screened from view with approved plant material.
- e. Color of body and roof must match house and roof as closely as possible.
- f. Placement of shed will be approved by Committee on a case by case basis.

3. Storage Sheds/ Buidlings exceeding one hundred and twenty (120) square feet:

- a. Maximum height at highest point is not to exceed nine (9) feet.
- b. Shed **must be stuccoed** and painted to match house, and roof must have **concrete tiles** matching those of the house.
- c. Distance to lot perimeter must be a minimum of three (3) feet.

DESIGN GUIDELINES AND ARCHITECTURAL RULES FOR RANCHO SANTA FE HOMEOWNERS ASSOCIATION, INC.

WATER FEATURES, STATUARY, ETC.: Items such as fountains, statuary etc. are permissible within the rear yard and do not require submittal to the Committee, except on lots with view fencing. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as in rear yards with view fencing.

1. Any items installed in the rear yard must not exceed wall or fence height.
2. Such items must be approved by the Committee, prior to installation in the front yard.
3. Water features may not exceed four and a half (4 ½) feet in height.
4. It is recommended that water features be chlorinated.

WINDOWS: No enclosures, draperies, blinds or other items affecting the exterior appearance of a residence shall be constructed or installed without the approval of the Committee.

1. No paper, bed sheets or reflective screens or glass, mirrors or similar items shall be installed or placed upon the outside or inside of any windows of a residence without prior approval of the Committee.

WEATHER STATIONS: SEE ANTENNAS

ACCESSORY DWELLING UNIT: An accessory dwelling unit shall include any detached residential structure, including, but not limited to, guest houses and casitas, on a lot. An owner must obtain written approval from the Association's Architectural Committee BEFORE commencing construction of an accessory dwelling unit.

For the Architectural Committee to consider the approval of an accessory dwelling unit, the following requirements must be met:

1. The lot must be at least 8,000 square feet in size.
2. The accessory dwelling unit shall NOT exceed fifteen (15) feet in height.
3. The accessory dwelling unit shall only be a single story.
4. The maximum allowable size of any accessory dwelling unit (ADU) is 500 square feet.
5. For a non-corner lot, the accessory dwelling unit shall be at least five (5) feet from any lot line.
6. For a corner lot, the accessory dwelling unit shall be at least ten (10) feet from any lot line.
7. The accessory dwelling unit shall NOT have a balcony or roof terrace.
8. The exterior style of stucco and exterior paint color of the accessory dwelling unit shall be the same as the main residential structure on the owner's lot.
9. The roof tile of the accessory dwelling unit shall be the same as the main residential structure on the owner's lot.
10. The accessory dwelling unit shall NOT be used for vacation rental or short term rental.
11. The accessory dwelling unit shall be used for single family residential use.
12. The accessory dwelling unit shall only be used as rental if the owner of the lot resides permanently at the main residential structure.
13. An owner shall only construct an accessory dwelling unit in the rear yard of a lot.

DESIGN GUIDELINES AND ARCHITECTURAL RULES FOR RANCHO SANTA FE HOMEOWNERS ASSOCIATION, INC.

14. The Main Residence and any approved Accessory Dwelling Unit shall be occupied by persons constituting a single family household, defined as individuals related by blood, marriage, or legal guardianship, or a single functional household operating as one housekeeping unit. Occupancy by separate or unrelated tenant groups is prohibited

Along with a completed Architectural Design Review form, an owner who is seeking approval to construct an accessory dwelling unit shall submit the following documents:

1. Plat Plan – a site plan showing dimensions of the accessory dwelling unit residential structure and any improvements (such as pool, spa, driveway, patio, retaining walls), scale, showing boundary lot lines, and building envelopes
2. Elevation Plans - showing heights, materials, and colors; finished appearance of accessory dwelling unit in relation to the residential structure
3. Copy of the permit from the City of Avondale for the accessory dwelling unit

The Architectural Committee has sole discretion to approve or deny an owner's Architectural Design Review submittal based on its review of the architectural design, placement of buildings, exterior finishes and materials, and other features of the lot and proposed accessory dwelling unit.



Rancho Santa Fe

Architectural Approval Request Check List

Driveway Extension

- ☐ Plot Plan- showing location of driveway and proposed extension
- ☐ Measurements
 - Entire lot width at front of lot (if pie shaped, setback is at front of garage)
 - Width of existing driveway
 - Width of driveway extension
- ☐ Neighbor letter
- ☐ Photograph of front yard with driveway
- ☐ Completed application form indicating start and completion date of project.

Incomplete applications will automatically be denied. Photographs are helpful, but will not replace plot plans, drawings and measurements. Each project requires a separate application form. Please attach checklist to application. Applications without checklist are considered incomplete.



Rancho Santa Fe

Architectural Approval Request Check List

Gazebos/Shade Structures/ Patio Roof Extensions

- ☐ Plot Plan indicating distance of structure from lot lines.
- ☐ Elevation drawing, indicating height, width and length of structure.
- ☐ Materials list (if purchased kit, manufacturer and model#).
- ☐ Color samples.
- ☐ Copy of City permit for structures larger than 200sq feet and any size structure attached to the main residence.
- ☐ Completed application form indicating start and completion date of project.
- ☐ Neighbor Acknowledgement

Incomplete applications will automatically be denied. Photographs are helpful, but will not replace plot plans, drawings and measurements. Each project requires a separate application form. Please attach checklist to application. Applications without checklist are considered incomplete.



Rancho Santa Fe

Architectural Approval Request Check List

Landscape Changes

- ☐ Detailed list of existing and proposed plants.
- ☐ Plot Plan indicating:
 - Placement of existing plants (please indicate species).
 - Placement of proposed plants (please indicate species).
- ☐ Completed application form indicating start and completion date of project.

Hardscape Changes/Additions

- ☐ Plot Plan
- ☐ Placement of improvement on lot (example: distance to lot lines, house etc.).
- ☐ Measurements of improvements such as height, length, depth etc.
- ☐ Detailed description of materials, such as color, brand, size etc.
- ☐ Neighbor Acknowledgement (if required).
- ☐ Completed application form indicating start and completion date of project.

Incomplete applications will automatically be denied. Photographs are helpful, but will not replace plot plans, drawings and measurements. Each project requires a separate application form. Please attach checklist to application. Applications without checklist are considered incomplete.



Rancho Santa Fe

Architectural Approval Request Check List

Painting of Home and/or Walls

- ☐ Dunn Edwards Paint Scheme # from approved list for RSF
 - If color matching using a different brand of paints, color chips and names/codes must be included.
- ☐ Paint chips, if colors chosen are not from approved paint scheme list.
- ☐ Detailed breakdown of areas to be painted with correlating color list (example: trim, body, pop outs, front door, security door, ect.).
- ☐ Completed application form indicating start and completion date of project.

Please note, homes repainted the *identical* original colors do not require architectural approval.

Incomplete applications will automatically be denied. Photographs are helpful, but will not replace plot plans, drawings and measurements. Each project requires a separate application form. Please attach checklist to application. Applications without checklist are considered incomplete.



Rancho Santa Fe

Architectural Approval Request Check List

Security/Screen Door

- ☐ List size and material
- ☐ Manufacturer's name and model number OR
- ☐ Photograph or advertisement of door
- ☐ Color sample(s)
- ☐ Completed application form indicating start and completion date of project.
- ☐ I have read the corresponding section in the Architectural Guidelines.

Security/Screen Doors must be one of the colors of the house (body, accent, or trim color). High quality bronze doors are allowed with committee approval.

Incomplete applications will automatically be denied. Photographs are helpful, but will not replace plot plans, drawings and measurements. Each project requires a separate application form. Please attach checklist to application. Applications without checklist are considered incomplete.



Rancho Santa Fe

Architectural Approval Request Check List

Neighbor Acknowledgement Form

The neighbor acknowledgement below hereby approve the Architectural Design Request to _____ (Project Description) submitted by _____ (Homeowner) at the property located at _____.

Adjacent homeowner(s) acknowledgement and approval:

Name: _____

Address: _____ Lot: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Name: _____

Address: _____ Lot: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Name: _____

Address: _____ Lot: _____

Phone: _____ Email: _____

Signature: _____ Date: _____