

**SUMMERFIELD AT LITCHFIELD  
SUBDIVISION HOMEOWNERS  
ASSOCIATION**

**ARCHITECTURAL COMMITTEE  
RULES AND GUIDELINES  
AND  
ASSOCIATION RULES**

**REVISED FEBRUARY 2006  
Implementation of Awnings-February 2006  
Amendment to Basketball Goals-February 2006**



**SUMMERFIELD AT LITCHFIELDS  
HOMEOWNERS ASSOCIATION  
16625 S DESERT FOOTHILLS PKWY  
PHOENIX, AZ 85048  
OFFICE: (480) 759-4945 FAX: (480) 759-8683**

February 1, 2006

Dear Summerfield at Litchfields Homeowners:

Recently, the Board of Directors has determined to implement Awning guidelines and amend the guidelines for Basketball goals.

**Awnings:** All Awnings must be approved by the Committee. Awnings over all windows shall be canvas or similar material, of solid color on both sides, which match the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning is required. Owner is responsible for maintenance and repair of awnings. The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, ect.

**Basketball Goals:** Homeowners must submit an application to the Committee for approval prior to the installation of a basketball goal. Permanent and portable basketball goals will only be allowed in front yards and only adjacent to the driveway. No basketball goals will be approved in rear or side-rear yards. Portable Basketball goals must be kept in an upright position at all times and kept adjacent to the driveway. Portable basketball goals shall not be positioned for use in the street and shall not be located in the street or on the public sidewalk. Portable Basketball goals must have all adjoining neighbors acknowledgment. Strict guidelines will be adhered to regarding the quality of equipment and installation and special attention will be paid to placement of the pole on the Lot. Backboards may be transparent or a standard type with highly visible logo material prohibited. Only nylon or similar cord nets are acceptable. Metal or chain nets are not acceptable. All equipment must be maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc constitute grounds for fines and/or removal. No lighting designed to illuminate basketball goals shall be installed without prior written approval of the Committee. The owner of the home with the basketball pole backboard is fully responsible for ball containment on his property. Any damage to neighboring property or landscaping from basketballs shall be the property owner's (with the goal standards) responsibility to repair or replace.

Please add these changes to your existing Rules and Guidelines. Should you have any questions, please contact management at (480) 759-4945

Sincerely,

Summerfield at Litchfield's Homeowners Association

# SUMMERFIELD AT LITCHFIELDS SUBDIVISION HOMEOWNERS ASSOCIATION

## TABLE OF CONTENTS

|   |          |
|---|----------|
| <b>OVERVIEW</b>                                     | <b>4</b> |
| COMMUNITY ORGANIZATION                              | 4        |
| ARCHITECTURAL REVIEW PROCESS                        | 4        |
| APPLICATION PROCEDURE                               | 5        |
| <b>ARCHITECTURAL COMMITTEE RULES AND GUIDELINES</b> | <b>6</b> |
| GENERAL PRINCIPLES                                  | 6        |
| PROTECTION OF NEIGHBORS                             | 6        |
| DESIGN COMPATIBILITY                                | 6        |
| WORKMANSHIP   | 6        |
| BUILDING ARCHITECTURE                               | 6        |
| GATES   | 6        |
| GUTTERS AND DOWNSPOUTS                              | 6        |
| PATIO COVERS AND STORAGE SHEDS                      | 7        |
| RAMADAS AND GAZEBOS                                 | 7        |
| PLAY STRUCTURES                                     | 7        |
| SATELLITE DISHES                                    | 8        |
| ROOF & WALL-MOUNTED EQUIPMENT                       | 8        |
| OUTDOOR FIREPLACES                                  | 8        |
| OUTDOOR LIGHTING                                    | 8        |

|  |           |
|--|-----------|
| SCREEN DOORS                               | 8         |
| WINDOW COVERINGS CRITERIA                  | 8         |
| BUILDING REPAIR                            | 8         |
| SWIMMING POOLS                             | 9         |
| BASKETBALL GOALS                           | 9         |
| DRIVEWAYS                                  | 9         |
| CLOTHESLINES                               | <b>10</b> |
| INITIAL LANDSCAPE INSTALLATION             | <b>10</b> |
| Maintenance                                | 10        |
| Plantings and Walkways                     | <b>10</b> |
| FLAGPOLES                                  | <b>10</b> |
| SIGNS                                      | <b>10</b> |
| <b>ASSOCIATION RULES</b>                   | <b>11</b> |
| GENERAL PROPERTY RESTRICTIONS              | 11        |
| TRASH/RECYCLING CONTAINERS AND COLLECTIONS | 11        |
| PETS                                       | 11        |
| HOLIDAY LIGHTING                           | 11        |
| MACHINERY AND EQUIPMENT                    | 12        |
| VEHICLES                                   | 12        |
| PARKING                                    | 12        |

### **Community Organization**

Every resident of Summerfield at Litchfield Subdivision is a member of the Summerfield at Litchfields Subdivision Homeowners Association (the "Association"), the entity responsible for the management of all common areas as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions (the "CC&R's"). The CC&R's set forth procedures, rules and regulations, which govern the community. The Guidelines for Community Living are an extension of the CC&R's and they are designed to be used in harmony.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the Association and has a wide range of powers. The Design Review Committee is established by the Board to review all improvements within Summerfield at Litchfields Subdivision including new construction and modifications to existing properties. The Design Review Committee has adopted architectural guidelines and standards to evaluate proposed construction activities.

### **ARCHITECTURAL REVIEW PROCESS**

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee. Residents with proposed changes should contact the Management Company, with whom the Association has contracted for full Association management, to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no new construction or remodeling, **including changes in exterior color, is to occur on any lot or exterior of any home from its improved state existing on the date such a property was first conveyed by Builder to a purchaser without the prior approval of the Committee.** The responsibility of the Design Review Committee is to ensure the harmonious, high quality image of Summerfield at Litchfield is implemented and maintained. Any owner requesting approval of the Committee shall follow the application procedures listed below. Submittals will be returned to you either approved, denied, or for more information.

## **Application Procedure**

The following information should be included:

- Application Form completed and signed (copy enclosed, additional copies may be obtained from the Association Management Office).
- Plot Plan-A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc) and the improvements to be installed.
- Elevation Plans-Plans showing finished appearance of the improvements in relation to the existing dwelling and property lines.
- Specifications-Description detailing materials to be used with color samples attached; drawing or brochure of structure indicating dimensions and color.

Submit the application and plans to:

**SUMMERFIELD AT LITCHFIELDS SUBDIVION HOMEOWNERS ASSOCIATION**

**By Mail: 16625 S Desert Foothills Pkwy | Phoenix, AZ 85048**

**By Fax: (480) 759-8683**

**By Email: [SummerfieldLitchfields@WeAreVision.com](mailto:SummerfieldLitchfields@WeAreVision.com)**

**Questions? Call: (480) 759-4945**

It is the homeowners responsibility o ensure that any propped construction is coordinated with, and where applicable, approved by all counties, local, state, and federal government agencies. The Committee, the Management Company, and the Association assume no responsibility for obtaining these reviews and approvals.

## ARCHITECTURAL COMMITTEE RULES AND GUIDELINES

### **General Principles**

The purpose of the Committee is to ensure consistent application of the Architectural Guidelines. The Committee monitors any portion of any lot or parcel, which is visible from other lots or parcels, the street, or Association common areas. This would include backyards, which are visually open to other lots or Association common areas. The Design Guidelines promote those qualities in Summerfield at Litchfields that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography, and overall design of the community.

### **Protection of Neighbors**

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, light and air, and other aspects of design, which may have a substantial effect on neighboring properties.

### **Design Compatibility**

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties, and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.

### **Workmanship**

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

### **Building Architecture**

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

### **Gates**

Double gates may be installed to allow wider accessways to yards. Double gates should be the same type, design, and color as the originally installed single gates. Shrubs, trees, and other plants should be located between the house and the double gates, where possible. All double gates require Committee approval except those installed by the builder during original construction.

### **Gutters and Downspouts**

Gutters and downspouts require Committee approval. The finish on same must match the adjacent surface of the home in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of materials used, warranty by the manufacturer, and the name and telephone number of the installer.



### **Patio Covers and Storage Sheds**

Backyard storage sheds detached from the house will be considered provided they are lower than the home's surrounding wall or fence so as not to be visible from neighboring property. Storage sheds, along with any permanent addition to the home, including patio covers and other buildings, except those installed by the builder during original construction, must be submitted to the Committee for approval prior to construction.

### **Ramadas and Gazebos**

Ramadas and Gazebos may be erected in rear yards subject to prior review and approval by the Committee, subject to the following guidelines:

1. Maximum square footage (under roof area) is 120 square feet.
2. Maximum roof height is 10 feet at the highest point
3. The structure must be set back a minimum of 7 feet from any perimeter wall.
4. The structure must be painted to match house color and maintained in good condition.
5. Any roof tile must also match the tile of the house.
6. Lighting of the structure must be approved by the Committee prior to installation.

### **Play Structures**

Play structures may be erected in rear yards subject to prior review and approval by the Committee, subject to the following guidelines:

1. May be erected in rear yards only and structure must be set back a minimum of 7 feet from any perimeter wall.
2. Maximum height allowed to top support bar or highest point of structure, is 10 feet.
3. Maximum height of any deck/platform is to be 4 feet above ground.
4. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
5. The Committee will take the appearance, height, and proximity to neighboring property into consideration.
6. Any shade canopy must be solid tan or earth tone color.
7. Submit a brochure or picture if possible.

### **Satellite Dishes**

While the Association does not prohibit the use of satellite dishes, the Association does regulate the size and location of the "dish" on the following basis.

1. Any "dish" larger than one meter (39 inches) that is visible from the street, neighboring property or the common area is prohibited.
2. All dishes are to be located in rear yards only.
3. Homes with "view" fencing must locate the dish in the most unobtrusive location possible while still receiving a quality signal.
4. All dishes that are visible from neighboring property, streets, or the common areas are to be painted to match the body color of the house.

5. All other antennae such as those used to receive signals from multichannel multipoint distribution services and television services and television broadcast stations will be reviewed on a case-by-case basis.
6. All dishes and antennae are to be submitted to the Committee with a diagram showing the location and size of the device.

#### **Roof and Wall Mounted Equipment**

No devices of any type, such as evaporative coolers or air conditioning units shall be placed on any roof. Any rooftop solar equipment must be integrated into the roof structure and requires advance approval by the Committee.

#### **Outdoor Fireplaces**

Installation of outdoor fireplaces requires advance approval by the Committee. Outdoor fireplaces may not exceed fence height

#### **Screen Doors**

Screen doors and “security” doors must be approved in advance by the Committee except for those installed by the builder during original construction. Submittals should be high quality wrought iron in a color that matches the house. Overly ornate designs will be discouraged. Pictures or brochures should be submitted.

#### **Window Coverings Criteria**

All windows within the Dwelling Unit constructed on any Lot shall be covered with appropriate window treatments within (60) days after occupancy. In no such event shall the interior or exterior of any window be covered with reflective material, such as foil, or with paper, bed sheets, or other temporary coverings. All such window coverings facing the street may show white, beige, earth tone, or pastel colors unless otherwise approved in writing by the Committee. Reflective materials may not be installed on the windows or any portion of the house or any other area of the Lot unless approved in writing by the Committee. Bronze or charcoal sunscreen material may be installed; frames for window screens must be the same as the existing window frames.

#### **Building Repair**

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

### **Swimming Pools**

Prior to construction of a swimming pool, homeowners should contact the Management Company to coordinate the point of construction access to ensure damage to common landscaped areas and common perimeter walls is avoided. In all cases, residents will be advised to enter through side yard wall, from the front of their homes. Pools may not be backwashed into the drainage ditches, natural washes, common landscaped areas, drainage ways, or streets. All backwash water is to be retained on the owners lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. Swimming pool fence requirements are regulated by the City. The City should be contacted to determine the safety fence requirement for our pool. For safety reasons, all openings in walls must be securing covered during construction to prevent anyone from entering and being injured.

Pools plans will not need prior approval unless there is a feature (pool slide or other structure) which would be visible above the top of the wall. All pool equipment shall be screened from view of neighboring property, street, and common area with walls, which match the architectural character and color of the house, or the existing wall. **IF POOL EQUIPMENT IS PLACED NEAR VIEW FENCING, SPACE MUST BE ALLOWED TO ACCOMMODATE THE SCREENING WALL.**

### **Basketball Goals**

Homeowners must submit an application to the Committee for approval prior to the installation of a basketball goal. Pole mounted goals only will be allowed as a permanent installation in front yards only adjacent to the driveway. No permanent goals will be approved in rear or side/rear yards and portable goals are prohibited. Strict guidelines will be adhered to regarding the quality of equipment and installation and special attention will be paid to placement of the pole on the Lot. Backboards may be transparent or a standard type with highly visible logo material prohibited. Only nylon or similar cord nets are acceptable. Metal or chain nets are not acceptable. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal. No lighting designed to illuminate basketball goals shall be installed without prior written approval of the Committee. The owner of the home with the basketball pole backboard is fully responsible for ball containment on his property. Any damage to neighboring property or landscaping from basketballs shall be the property owner's (with the goal or standards) responsibility to repair or replace.

### **Driveways**

Except for Driveways installed by the Builder, driveways may not be expanded without the prior approval of the Committee. All driveways must be kept clean of trash, trash containers, debris, oil, and rust stains. A minimum two-foot colored paver or landscape separation is required between a driveway and any extension.

**Clotheslines**

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

**Initial Landscape Installation**

Any front yard landscaping installed by Builders is pre-approved by the Committee. Any portion of any lot, which is visible to other lot's the street, or Association common areas must be landscaped within ninety (90) days of close of escrow. Landscaping plans shall be approved by the Committee prior to installation. This includes the installation of turf, groundcover, trees, plants, flowers, or decomposed granite. If decomposed granite is used, it should be of an "earth tone" color and not white, green, blue, red, or other bright colors. Native soil is not an acceptable groundcover.

**Maintenance**

All landscaping shall be maintained in a neat and attractive condition. Maximum maintenance requirements include watering, mowing, edging, pruning and removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.

**Planters and Walkways**

Planters, paved walkways, and other hardscape features visible from neighboring property must be reviewed and approved by the Committee. Surface textures and colors are to match the paint color and materials of the home.

**Flagpoles**

Flagpoles are not allowed in residential areas except for those temporarily by Homebuilders at the Models. Homeowners are advised to use brackets mounted on the house or garage to display flags. Brackets and flags are subject to review of the Committee.

**Signs**

No signs whatsoever shall be erected or maintained anywhere on the Property, except such signs as may be required by legal proceedings or otherwise approved herein.

## ASSOCIATION RULES

The following Association rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. Cooperation on the part of all residents in following these rules will make living at Summerfield at Litchfields an enjoyable experience.

### **General Property Restrictions**

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any re-zoning, variances or use permits.

### **Trash/Recycling Containers and Collection**

No garbage or trash shall be kept on any Lot except in covered containers as provided by the City. These containers must be stored out of sight except for days of collection.

### **Pets**

Residents are allowed to keep a reasonable number of generally recognized house pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog rums must have prior approval of the Committee. Dogs must remain on leashes at all times while on Association property. All owners must clean up after their pets.

### **Holiday Lighting**

Temporary holiday decorations are permitted from Thanksgiving through January 1. Any other temporary holiday decorations are permitted so long as they are removed after a reasonable period of time.

### **Machinery and Equipment**

No machinery or equipment of any kind shall be placed, operated, or maintained upon any lot or any street.

### **Vehicles**

No automobile, motorcycle, motorbike or other motor vehicle shall be constructed, reconstructed, or repaired upon any Lot or street in the project and no inoperable vehicle, including but not limited to vehicles with flat tires, may be stored or parked on any such a Lot or street so as to be visible from neighboring property or to be visible from common area streets; provided, however that the provisions of this section shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during and exclusively in connection with, the construction of any improvement approved by the Committee.

No motor vehicle classed by manufacturing rating as exceeding  $\frac{3}{4}$  ton, mobile home, travel trailer, tent trailer, camper shell, detached camper, boat, boat trailer, or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired on any Lot or on any street so as to be visible from neighboring property; provided, however that the provisions of this section shall not apply to pickup trucks of  $\frac{3}{4}$  ton or less capacity with camper shells not exceeding seven (7) feet in height measured from ground level and mini-motor homes not exceeding seven (7) feet in height and eighteen (18) feet in length which are used on a regular and recurring basis for basic transportation.

### **Parking**

Vehicles of all owners and residents, and those of their guests and invitees, are to be kept in garages, carports, residential driveways of the Owner and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a lot; provided, however, this section shall not be construed to permit the parking in the above described areas of any vehicle whose parking on the project is otherwise prohibited or the parking of any inoperable vehicle. Notwithstanding the foregoing, vehicles may not be parked on the streets overnight.