

**LAS COLINAS MORADAS HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS  
AND ARCHITECTURAL GUIDELINES**

**FRONT YARD LANDSCAPING**

New or modified front yard landscaping **SHALL** require approval of the Architectural Control Committee and must conform to the following general guidelines:

1. Irrigation of plant materials shall be provided by a permanent underground watering system.
2. All required landscape areas shall be occupied by plant material or groundcover. All bare earth surfaces must be covered. (Exception: flower beds)
3. Ground cover may be of two types:
  - a) Grass or Vegetative ground cover consisting of living plant materials characterized by horizontal, as well as vertical, growth generally not exceeding eighteen (18) inches in height. If grass, grass shall be kept neatly trimmed and mowed.
  - b) Inert ground cover consisting of no less than 1/4", and smaller than 2" decomposed granite with accent areas of river rock, riprap.
4. No artificially colored rock shall be allowed. Acceptable colors are desert hues and other earth tones including muted reds and oranges. Other colors may be approved upon submittal to the Architectural Committee
5. No artificial turf shall be allowed. Unless approved by the Architectural Committee
6. Hardscape accents (i.e. saltillo tile and brick pavers) used to construct stepping stones and borders will be permitted if colors are compatible with the community. Acceptable colors are desert hues and other earth tones, including muted reds and oranges.
7. Must have at least one (1) 15" or greater box tree or cactus planted in the front yard.
8. Lawn ornaments, bird baths, statues, fountains, etc. **SHALL** require prior written approval by the Architectural Control Committee. (Exception: holiday decorations)
9. Hard-scape (i.e. concrete, brick, flagstone, tile, etc.) used to construct:
  - a) New or modified walkways
  - b) New driveways or driveway extensions
  - c) Free standing walls or retaining walls
  - d) Porch, patio or seating area **SHALL** require prior written approval by the Committee.

The Architectural Control Committee **SHALL RESERVE THE RIGHT** to request reasonable modifications to front yard landscaping if deemed appropriate.

**REAR YARD AND SIDE YARD IMPROVEMENTS/ALTERATIONS**

New or modified rear yard and side yard improvements/alterations **SHALL NOT** require approval of the Architectural Control Committee if it conforms to the following general guidelines:

1. Pools and spas placed in rear yards will not require approval and must be constructed within the following guidelines:
  - a) Only front walls or (return walls) contained on the Owner's Lot may be removed during construction. Removal of shared common wall lot; a street right-of-way or a common area is not permitted. Any wall removed shall be replaced in its original condition immediately after the construction is complete (including paint).
  - b) Water resulting from the back washing of pools must be contained on an Owner's Lot. The use of a dry well to retain backwash water is encouraged. Backwashed water shall not be permitted to seep onto an adjoining Lot or Common Area.
  - c) A safety net is required while the wall is down.
2. Irrigation systems must be directed away from walls to eliminate seeping through, staining and draining onto other properties.
3. Non-deciduous trees are encouraged for side and rear yards. Trees shall be placed in locations, which will not encroach upon other lots.
4. Tree shall be installed 4-5 foot away from the nearest wall.

The following rear yard and side yard improvements **SHALL** require approval of the Architectural Control Committee.

1. Ancillary components of pools and spas (gazebos, etc.) visible from the street or adjoining property **SHALL** require the prior written approval of the Architectural Control Committee.
2. Any structure (i.e. play equipment, storage shed, patio fireplace, etc.) which is visible from neighboring property or from the street **SHALL** require prior written approval of the Architectural Control Committee.
3. Any increase in rear yard wall or side yard wall height **SHALL** require the prior written approval of the Architectural Control Committee.
  - a) Changes made to a "shared" wall must be a joint request signed by both adjoining Lot owners.
  - b) The City of Glendale must approve any increases in wall height, and all permits if required must be acquired.

The Architectural Control Committee **SHALL RESERVE THE RIGHT** to request reasonable modifications to rear yard and side yard landscaping if deemed appropriate.

### **REPAINTING OF HOMES and WALLS**

Using the builder's original exterior color options **SHALL NOT** require approval from the Architectural Control Committee. This list does not imply use of only these brands of paint, but defines the tinting formula.

(Original colors used by builder)

Any other exterior color combinations **SHALL** require prior written approval of the Architectural Control Committee.

### **LIGHTING**

1. New or modified light fixtures visible from neighboring property **SHALL** require approval of the Architectural Control Committee.

3. Security lights, whether or not installed by the builder, **SHALL NOT** cause excessive glare or excessive light spillage onto adjacent lots.
4. Rear yard and side yard lighting shall be confined to patio and pool areas and **SHALL NOT** cause excessive glare or excessive light spillage onto adjacent lots.

### **GATES**

Repainting gates with the natural wood color originally installed by the builder or the same color, and the block wall **SHALL NOT** require approval of the Architectural Control Committee. No gate will be approved if it adjoins to the common area walls.

#### **New gate installations:**

- a) Must conform to the color and construction (wrought iron and wood slat) of those originally installed by the builder.
- b) Different types of gates **SHALL** require prior written approval of the Architectural Control Committee.

### **DISPLAY OF FLAGS**

Display of the American flag shall be permitted by a bracket mount only. Flagpoles will be allowed, per the Flag Flying Resolution.

### **SIGNS ALLOWED ON LOTS**

1. One "For Sale" sign on a Lot placed by a professional residential brokerage company **SHALLNOT** require Architectural Control Committee approval.
2. One "For Sale", Open House" or "Garage Sale" sign on a Lot which has been purchased or made by an Owner **SHALLNOT** require Architectural Control Committee approval; the Architectural Control Committee **SHALL RESERVE THE RIGHT** to request reasonable modifications to such signs if deemed appropriate.
3. Signs on Lots **SHALL NOT** block any sidewalk traffic.

### **SWINGSETS/PLAYSETS ("PLAY EQUIPMENT")**

1. All Play Equipment shall be placed in the rear yard a minimum of four (4) to six (6) feet from any wall adjoining the yard of a neighbor. If the yard is too small to accommodate this footage please submit rear yard size.
2. All Play Equipment that exceeds the height of the rear yard wall **SHALL** require Architectural Control Committee approval. The Committee shall consider for approval Play Equipment that adheres to the following guidelines:
  - a) Elevated play platforms may require the consent of the adjoining neighbors to avoid privacy issues and cannot exceed a 4' platform with a 10-ft. maximum height.
  - b) Equipment visible from neighboring property shall be screened from that property by shrubs or trees at maturity and within the reasonable amount of time will at least equal the height of the Play Equipment.
  - c) No colorful canopies, roofs or other visual distractions are allowed. Canopies must be of a natural or earth tone color. No lights or nighttime illumination of the Play Equipment shall be allowed. (Exception: yard security lighting)

## **BASKETBALL STANDARDS**

1. Permanent basketball poles must be painted to match the house, and the backboard must be of solid color.
2. Basketball goal must be placed on the driveway on the side of the home that is the furthest from home next door.
3. Portable basketball goals are not permitted under any circumstances

## **SHEDS**

Sheds which are installed in the backyard, **SHALL NOT** require the approval of the Architectural Control Committee as long as they meet the following guidelines:

1. Commercially made sheds that do not exceed the height of the fence and are maintained clean and rust free on all four sides.
2. There will not be any storage of any materials on top of the shed.
3. Sheds that are visible must be painted/stucco to match the body of the home. The roof must be tiled to match the roof of the home. Unless another material is approved by the Architectural Committee.

## **SATELLITE DISHES**

The installation of a satellite dish **SHALL NOT** require the prior approval of the Architectural Control Committee as long as it meets the following guidelines:

1. The height of the satellite dish shall not exceed the height of the fence.
2. The Satellite dish shall not be visible from the front of the house. Shrubs, trees, etc. may be used to camouflage the dish.
3. No antennas visible from neighboring properties shall be allowed (antennas may be installed in the attic of the residence).

A Satellite dish that exceeds the wall height **SHALL** require the approval of the Architectural Control Committee.

## **DRIVEWAYS/SIDEWALKS/ROADWAYS**

1. Driveways must be kept clean of all oil and rust stains.
2. Sidewalks and roadways must be kept clean of gravel, trash and debris.

## **TRASH CONTAINERS**

1. Trash containers must be stored out of sight on non-collection day.
2. Trash containers may not be placed out for collection before 5:00 PM the day before collection, and must be removed by 6:00 am the day after.

## **COMMERCIAL VEHICLES & RECREATIONAL VEHICLES**

1. No vehicle in excess of 7 foot in height, or 18 feet in length.
2. No vehicle classed by manufacturer exceeding 1 ton may be parked as to be visible within the community.
3. No mobile homes. Boats, or trailers, may be seen in the community except for loading and unloading.
4. RV loading and unloading time frame shall not exceed 72 hours per 7-day period.
5. Commercial vehicles will not include vehicles with commercial advertising on it. If a vehicle has commercial writing or advertising on it, the lettering must be covered so as not to be visible from

neighboring properties, common areas, or the street.

6. Commercial vehicles are to be parked on garage driveways, or behind the fence. No part or apparatus of the vehicles shall block pedestrian or motorist access at any time.

### **PARKING**

1. Owners, guests, and invitees are to park all vehicles in the garage or driveway. Short-term parking for social occasions is permitted. Overnight parking on street is prohibited.
2. No "inoperable vehicles" may be parked as to be visible. Inoperable vehicles include but are not limited to (flat tires, expired registration, vehicle is on jacks for repair).
3. All areas surrounding operable vehicles, which are not used, on a regular basis, must be kept clean of dirt, and debris.

**NOTE:** Owners are cautioned not to change the grades adjacent to their foundation or flatwork so as to cause waters to pond against or seep into the ground near concrete work. To do so will void builders warranty.