

# VICTORIA ESTATES HOMEOWNERS ASSOCIATION DESIGN GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS

Adopted October 2011  
Amended January 2015 & October 2016 & December 2019

Architectural and landscape improvements are under the purview of the Design Review Committee, as specified in the CC&R's, page 5, Section 3.11 Design Review Committee. These Design Guidelines for Architectural Improvements (hereafter referred to as Architectural Guidelines) are in addition to the CC&R's and the Design Guidelines for Landscaping and are binding on all owners. The Design Review Committee may amend these Architectural Guidelines from time to time, as it deems appropriate. After the Declarant no longer owns any Lot or any portion of the Additional Property, the Board of Directors must approve any appeal or amendment of these Design Guidelines for Architectural Improvements. It is the responsibility of each owner to obtain and adhere to the requirements in the most recent Architectural Guidelines.

## ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and Restrictions for Victoria Estates (the "Declaration"), the Design Review Committee has adopted the following Architectural Guidelines, which shall apply to all Lots within Victoria Estates.

Each Lot owner should read, review and make himself acquainted with the CC&Rs recorded on his Lot with Pinal County and with these Architectural Guidelines as may be amended from time to time by the Design Review Committee. These documents are intended to enhance property values and the high standards of development that exist within Victoria Estates. The Architectural Guidelines are established to assist residents in preparing an application to the Design Review Committee for architectural and landscape improvements. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE DESIGN REVIEW COMMITTEE. Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval. Because each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. Exceptions to these Guidelines may be granted at the discretion of the Design Review Committee and/or Board of Directors. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable city, state and federal codes.

## APPLICATION PROCEDURE

### Submittal

Application and plans (which will be kept on file with the Association) should be mailed or hand delivered to:

Victoria Estates Homeowners Association 16625 S Desert Foothills Pkwy Phoenix, AZ 85048 E-mail to: victoriaestates@WeAreVision.com
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The following information should be included:

1. **Application Form** -- A completed application form (copies of which can be obtained from the management office).
2. **Plot Plan/Specifications** -- Two original sets of site plans showing dimensions of the Lot, the dimensions of the existing dwelling in relation to the Lot, and the dimensions of the proposed improvement in relation to the existing dwelling and property lines (setbacks). Clear measurements must be written on the plans. A photograph of the proposed location would be preferable. Plans will be reviewed by a third party architect selected by the Association, at a cost not to exceed \$250.00, to be paid by the homeowner. The Committee shall reject any application/plans deemed to be incomplete.
3. **Elevation Plan(s)** -- Plans showing finished appearance of the proposed improvement in relation to the existing dwelling. An accompanying photograph of the proposed addition (if available) may be helpful.

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4. **Specifications** -- Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Victoria Estates and the use and appearance of all land within Victoria Estates, shall comply with all applicable zoning and code requirements as well as the CC&Rs and these Guidelines.

Review -- Approval and/or Disapproval --

The Design Review Committee shall have forty-five (45) days after submittal of plans to approve or disapprove plans. Review and approval or disapproval will include, but not be limited to, consideration of architectural design, material, colors, harmony with the external design and color of existing structures on the Lot and on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Design Review Committee, nor the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The homeowner shall be responsible for obtaining any and all permits required by the Town of Queen Creek (if applicable). The review of plans by the Design Review Committee, Board of Directors and/or the Declarant is for aesthetic purposes only.

Approval Expiration/Construction Period – Upon receipt of approval from the Design Review Committee for any Construction or Modification, the Owner who had requested such approval shall commence the Construction or Modification approved by the Design Review Committee within ninety (90) days of the date the request was approved by the Design Review Committee and shall diligently pursue such Construction or Modification so that it is completed as soon as reasonably practicable within such time as may be prescribed by the Design Review Committee. If the Construction or Modification is not commenced within the time period prescribed by this Section, the Design Review Committee may revoke approval of the Construction or Modification.

Builder Installed Upgrades/Improvements – must be clearly indicated on plan.

Prohibited Structures – So long as the Declarant retains Class B membership, certain improvements/structures including but not limited to the following will not be approved: Patio enclosures (other than those installed by the builder during the original construction of the home) and room additions.

**GUIDELINES**

**ANTENNAS AND SATELLITE DISHES**

Antennas not regulated by the FCC (Unregulated Receivers), whether attached to a building or structure, or on any Lot, must be approved in writing by the Design Review Committee, with such screening and fencing as such Committee may require, prior to installation.

For Unregulated Receivers, larger than one meter in diameter, Antenna Concealment Rules are as follows:

- The highest point of the satellite dish must be no higher than (12) inches below the lowest fence elevation.
- The Design Review Committee reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the CC&R's.

The Association's preference for location of receivers, which are regulated by the FCC (television antennas and satellite dishes less than one meter in diameter), in descending order, is as follows:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the back yard of the Lot;

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3. On the roof, but below the roofline;
4. 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 other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

Any installation other than the backyard below the fence line must be painted to match its background in color.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible From Neighboring Property, the Association would prefer that such location be used for the Receiver rather than a higher-listed location at which the Receiver would be Visible From Neighboring Property, provided such location will not unreasonably delay or prevent installation, maintenance, or use of the Regulated Receiver, unreasonably increase the cost of installation, maintenance, or use of the Regulated Receiver, or preclude the reception of an acceptable quality signal.

### **AWNINGS**

Awnings must be approved by the Design Review Committee. Awnings over windows shall be (a.) canvas, (b.) a solid color matching one of the home's exterior paint colors, (c.) the same color on the interior and exterior face, and (d.) installed only on the sides and rear of the home. A minimum five-year guarantee is required from the manufacturer to ensure a high quality awning. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc. The Design Review Committee will consider retractable awnings on the rear of the home only.

Submit: The manufacturer, sample color swatch, type, and number of years' guarantee for approval prior to installation. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material used, along with the color and design of the proposed awning is required.

### **BASKETBALL STANDARDS**

No portable basketball standard or backboard shall be constructed, installed or maintained on any portion of any Lot. No permanent basketball goal shall be constructed, installed or maintained in any front yard. Permanent basketball standards may be installed in the rear yard only, provided that they meet the following guidelines. A basketball standard includes the pole, base, backboard, net and rim that make up the play system:

- Architectural approval must be submitted for and obtained in writing prior to the installation of any basketball standard.
- All basketball standards must be mounted in a sleeve in concrete. No portion of the basketball standard and/or backboard may be attached to the house.
- Plexiglas backboards must be clear. Backboards of any other material must be white in color.
- All non-clear surfaces, including metal supports and pole shall be painted to match the stucco color of the house.
- No portion of a basketball standard (pole, base, backboard, net, rim) may be located closer than eight (8) feet from any boundary wall.

- Basketball standards including the net must be maintained in good condition at all times.

### **CONCRETE ADDITIONS/DRIVEWAY EXPANSIONS**

A single, thirty-six (36) inch wide walkway from the driveway to the rear yard gate may be installed without prior approval provided that it matches the existing walkway in color and texture. All other concrete additions must be submitted for and approved in writing prior to installation.

Additional flagstone, tile or paver surfaces will be considered for approval provided the combined width of all concrete and/or paved surfaces in the front yard shall not exceed 45 percent of the total area of the front yard. Landscaping must be part of the plan submittal showing where and what will be added to soften the look of the concrete. The expanded driveway may be no closer than 18 inches to the side Lot line or 12 feet to the side Lot line if it is adjacent to a street. Variances will be considered on a case-by-case basis if the side yard gate is closer than 18 inches to the property line and provided the flow of runoff water from the rear yard to the front yard is not impeded. Plans may require deco drains to provide for adequate runoff from the rear yard. Expanded driveways and any other border material may be no closer than 18 inches to any property lines. No parking shall be permitted on a driveway expansion when within five (5) feet of the property line or when space in the existing driveway is available. Plans to be submitted must include:

Plot plan and specifications showing:

- All dimensions of front of the Lot (total area not enclosed by the rear yard perimeter fence).
- Measurements of existing driveway and paved surfaces.
- Measurements of proposed concrete and/or paved surfaces.
- Measurements of space between paved surfaces where applicable.
- Distance from proposed concrete and/or paved surface to property line.
- Landscaping to be installed to soften the look of the concrete and/or paved surfaces.
- Whether or not the curb adjacent to the proposed paved surface is a rolled curb or an L- shaped curb.
- All building materials and colors to be used.

**Note:** The homeowner is responsible for ensuring that proposed improvements do not interfere with the established drainage patterns on the Lot and do not direct drainage toward or trap water against the foundation of the home. The homeowner is also responsible for making sure allowance is made for expansion and contraction between proposed improvements and existing structures or surfaces.

### **DECORATIVE ITEMS (INCLUDING, BUT NOT LIMITED TO, BENCHES AND OTHER SEATING ITEMS, FOUNTAINS/WATER FEATURES, LIGHT POLES, ORNAMENTAL STATUARY, ETC.)**

Fountains/water features will be considered for approval with the following provisions:

- Except as approved by the Design Review Committee, fountains must be located in the 50% of the front yard (exclusive of tree-lined area) closest to the home.
- The maximum height is six (6) feet.
- It is recommended that the water be treated with algaecide.
- It is the obligation of the owner to keep the fountain well maintained and in good operating condition.

Benches/glidens and other seating items are permitted in front of the home and need not be submitted for architectural review provided the maximum height does not exceed four (4) feet and there are no awnings/canopies attached. Plastic furniture, folding chairs and furniture which exceeds four (4) feet in height and/or has an awning or canopy is not permitted in front of any home.

Other decorative items including but not limited to ornamental statuary, artistic work, craft work, figurines or ornamentation of any kind must be located in the rear yard and screened from view of neighbors, streets and common areas, unless approved in writing by the Design Review Committee. Hardscape and decorative items in or on a front courtyard need not be submitted for review.

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Exterior Lighting will be considered for approval with the following provisions:

- Lighting shall be shielded such that the light shines primarily in the Lot; lights that create glare visible from other Lots are prohibited.
- Colored light bulbs, lenses or reflectors are not permitted.
- Light fixtures shall not exceed an illumination intensity of more than one-foot candlepower as measured from the Lot line.
- Low-pressure sodium bulbs are not permitted.
- Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.

Decorations and lighting for Christmas and/or any other national or religious holidays or celebrations shall not be installed more than 2 weeks BEFORE such holiday or celebration and shall be removed no later than 2 weeks AFTER such holiday or celebration. With the exception of Christmas, decorations may be installed starting November 15 and need to be removed by January 15.

**FENCES AND WALLS (INCLUDING DECORATIVE WALLS)**

Plans for new fences or walls or additions or modifications to existing fences or walls must be submitted to the Committee for approval prior to construction. This includes decorative walls. Masonry planter and decorative walls must be no taller than 30" in height. Pillars/columns may not exceed 36" in height.

Any wall not made from stone or brick shall be painted and stuccoed to match the house.

**FIREPLACES, FIRE PITS AND BUILT-IN BARBECUES**

Fireplaces, fire pits, and built-in barbecues are permitted in rear yards and courtyards only and must be located a minimum of three (3) feet from any party wall. Any such structures that will exceed the height of the block portion of any rear yard fence must be submitted for architectural review.

**FLAGS AND FLAGPOLES**

As used herein, the term "flagpole" shall mean a ground-mounted metal pole and the term "staff" shall mean a rod, which is attached by a bracket to a dwelling, for display of the American Flag. The "union" portion of the American flag is the portion with the stars on the blue background.

- Prior to installing a flagpole on any Lot, the Owner of said Lot must, in writing, submit a request including specific plans detailing the height, type, location, method of installation and color of the flagpole to the Design Review Committee for approval. Staffs need not be submitted.
- Only one (1) flagpole of any type is allowed on a Lot.
- The flag, when it is in such condition that it is no longer a fitting emblem for display, should be removed and replaced with a new flag.
- Seasonal/decorative/sports banners are prohibited.
- The height of a flagpole cannot exceed the height of the home and can be no greater than the distance between the point of placement of the pole in the yard and the closest point of either of the following:
  - the sidewalk or the street if no sidewalk;
  - any common area; or
  - any neighbor's property line.

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There shall be no more than one (1) American flag displayed at any one time, and no flag shall be disproportionately large. An Arizona State Flag, the POW/MIA flag, an Indian Nations flag, a Gadsen flag or flags representing any of the five United States military branches (Army, Marine, Air Force, Coast Guard, Navy), may also be displayed, provided their display is in accordance with the Federal Flag Code. No more than two flags may be displayed on a pole at any time.

- If a homeowner stops displaying a flag on their flagpole for 30 days or more, the flagpole must be removed.
- No flag may be placed on Common Area (Common Elements) or Association-maintained property, e.g. rights-of-way, etc. without the express written permission of the Board of Directors.
- No other flag should be placed above or, if on the same level, to the right of the flag of the United States of America.
- If the flag of the United States is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from the windowsill, balcony, or front of a Unit, the union of the flag should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
- When displayed either horizontally or vertically against a wall, the union should be uppermost and to the flag's own right, that is, to the observer's left. When displayed in a window, the flag should be displayed in the same way, with the union or blue field to the left of the observer in the street.
- The American Flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.
- The American Flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.

**GATES**

Double gates may be installed at Victoria Estates to allow wider access ways to back yards. Double gates should be of the same type, design, color and location as the originally installed single gates unless approved in advance by the Design Review Committee. Shrubs, trees or other plants should be located between the house and the double gates, where possible. The installation of gates in a side fence running along a street where neighboring Lots have front yards facing the same street is prohibited.

When gates are in need of maintenance, homeowners with wood gates must stain or water seal them. Wood must remain natural in color and may not be stained in colors (i.e., redwood, dark brown or black, green blue, etc.) Homeowners with wrought iron gates with wood inserts must paint the wrought iron black, to match their masonry fence, or any builder installed wrought iron accents and must maintain the wood in its natural color as stated above.

Ornamental gates will be considered by the Design Review Committee provided they do not extend more than 60 inches above the ground, are adequately decorative in design, and do not close off the opening vertically.

**GUTTERS AND DOWNSPOUTS**

Gutters and downspouts are not required to be submitted for approval as long as they are a 6" OG pattern or 6" half round pattern. The gutters and downspouts should be a color that matches the part of the house that each is attached to.

## **HEATING, VENTILATING AND AIR CONDITIONING UNITS (INCLUDES EVAPORATIVE COOLERS)**

No heating, ventilating, air conditioning or evaporative cooling units or equipment related thereto may be mounted, installed, or maintained on the roof of any Residence or other building. All units must be ground mounted.

## **LANDSCAPING**

Refer to Victoria Estates "Design Guidelines for Landscaping".

## **MACHINERY AND EQUIPMENT**

No machinery, fixture or equipment of any kind including, but not limited to, heating, cooling, air conditioning, refrigeration equipment and clotheslines shall be placed, operated or maintained upon or adjacent to any Lot, except such machinery, fixture or equipment as is usual and customary in connection with residential use of property, and provided such machinery, fixture or equipment is properly screened or concealed from view of non-residential neighboring property or public property. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be concealed from view when not in use, i.e. when a vehicle is not parked above them.

## **MAILBOXES**

Victoria Estates Homeowners Association maintains the mailbox "structures" within the neighborhood, but does not maintain or re-key individual mailboxes. Homeowners are responsible for the maintenance and re-keying of their individual mailboxes and may use a locksmith of their choice or a contractor that specializes in mailbox repairs.

Homeowners who post flyers on mailboxes or on association common area fencing (block, stucco, or wrought iron) are subject to monetary penalties.

## **PATIO COVERS**

Plans for patio covers will be considered for approval. Non-wood materials will be considered for approval. The following minimum standards are required:

### Partial Shade Covers--

Horizontal shading members: minimum 2x2 rough sawn, with a maximum overhang of 6 inches past a support.

Horizontal support members: minimum 4x6 rough sawn or double 2x6 members.

Vertical support members: minimum 4x4 rough sawn

Color: to match one of the home's exterior paint colors

### Solid Patio Covers --

Flat roof pitch less than 1":12" must have a brai or other built-up roof application identical in color and quality to that installed by the Builder, must meet City code, and be behind a parapet wall.

Sloped patio cover with 4":12" and greater shall have tile to match existing dwelling.

All building materials and structural designs must meet City code and have a City permit.

Color: to match one of the home's exterior paint colors

**Please refer to "Prohibited Structures" on page two of these Guidelines.**

## **PLAY STRUCTURES**

Plans for play structures must be submitted for approval since in most instances they protrude over the fence. This is not intended to eliminate play structures, but to assure nothing unsightly is erected. The maximum height, which will be considered for approval shall be eight (8) feet, exclusive of awnings. Play structure awnings must be a solid color, i.e. dark green, beige, tan or brown only. Trampoline safety nets must be submitted for architectural review. When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure. When considering plan approval, the Design Review Committee will be concerned that the height of the structure not protrude above the perimeter fence more than two feet, exclusive of awnings.

All structures must be located a minimum of six (6) feet from any party wall, measured from the portion of the structure that is closest to any wall.

Portable play structures such as soccer goals, badminton nets, volleyball nets, tetherball standards, etc., must be stored out of view promptly when not in use.

## **POOLS AND SPAS**

All pool accessories, including but not limited to plastic slides, grotto slides, and water features must be submitted for approval. The maximum height, which will be considered for approval of any pool accessory shall be six (6) feet. All pool accessories must be at least six (6) feet from any party wall, measured from the portion of the accessory that is closest to any wall.

Pools and spas need not be submitted for architectural approval. **Note that perimeter "theme" walls on Lots bordering Association landscaped areas may not be torn down.** Access must be gained by tearing down a front wall on the side of the home, leaving the perimeter theme wall intact, assuring it matches in texture and color throughout the community.

**Pool fencing need not be submitted for architectural review, but pool fencing on lots with view panel fencing must be painted to match the view panel fencing or the body or trim color of the home.**

**Pools may not be backwashed into association common areas. Homeowners will be charged for the cost of any repairs or additional work necessary due to backwashing into association common areas.**

## **RAMADAS OR SIMILAR STRUCTURES**

These shall be limited to single story structures. No upper decks will be allowed. Structure design shall be harmonious with the dwelling and exterior landscape. Structures shall be considered for approval provided they do not exceed 12 feet six (6) inches in height above approved finished floor, are placed no closer than six (6) feet from any party wall, and do not violate any provisions of the CC&R's. Portable shade structures are not permitted for more than one (1) week or on any recurring basis.

**Please refer to "Prohibited Structures" on page 2 of these Guidelines.**

## **SECURITY DOORS**

**Security doors must be submitted for approval. Doors should be of quality construction and match the color of the front door or any builder installed wrought iron accent, i.e. black or brown/bronze. Decorative designs are permitted which are consistent with the exterior design of the home.**

Owners must ensure the following information is provided for approval consideration:

- Frame design and color (Please submit a picture)
- Door screen color
- Photo of the front elevation of the home which clearly shows the color of the front door or wrought iron accent the applicant is trying to match



## **SIGNS**

No signs which are Visible from Neighboring Property shall be erected or maintained on any Lot except:

1. Signs required by legal proceedings;
2. 'For Sale/For Lease/For Rent' signs not exceeding eighteen (18) inches by twenty-four (24) inches. No sign rider may exceed six (6) by twenty-four (24) inches. Signs must be commercially produced.
3. Political signs provided they comply with Town of Queen Creek ordinance.
4. Contractor Signs are Prohibited, e.g. Landscaping, Windows Screens, Pool Signs, Solar Signs, etc.

No other signs of any kind except for security company signs, no trespass/solicitation signs and beware of dog signs may be displayed on any Lot without the express written approval of the Architectural Committee.

Placement of any sign on any homeowner or association wall within Victoria Estates is prohibited. Placement of any sign on patio or balcony railings, in windows, or on the exterior of the home is prohibited except for those temporary signs required by the Arizona Registrar of Contractors. Signs posted on association property or community mailboxes will be removed and disposed of without notice to the homeowner.

## **SOLAR ENERGY DEVICES**

Except as may be initially installed by the Declarant, no solar energy collecting unit or panels shall be placed, installed, constructed, or maintained upon any Lot without the prior written approval of the Architectural Committee. The preferred location for all panels and equipment is ground mounted within the confines of the rear yard, concealed by a solid fence. Roof mounted solar panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar panels and equipment must not break the roof ridgeline. Submittals must include the following:

- Dimensions of panels.
- Dimensions of surface on which panels are to be installed.
- Location of the portion of the surface on which the panels are to be placed.
- Positioning of the panels on the surface.
- Photo or brochure showing the appearance of the panels and the materials and color of which they are constructed.
- Location of plumbing and what steps will be taken to conceal it.
- Explanation of why the panels cannot be installed in a less visible location.
- Confirmation that the power supply box will be located in the garage
- Confirmation that all cables/conduits will be located behind a return wall and any portion visible painted to match that portion of the house to which it is attached.

## **STONE VENEER**

A completed Architectural Plan Submittal Form must be submitted to the Architectural Committee for approval.

- No more than 30% of the front of your home elevation can be done in cultured stone.
- In addition to the completed form, a digital photo or CAD drawing with areas marked where stone is to be installed must be provided.
- A dry stack look is prohibited.
- Stone must be mortar set with a ½" wide raked grout joint.
- Grout must be tinted to match the color of the stone (no gray).
- Architecturally, all stone should have a natural stopping point and wrap into a window, garage door, wall, etc. and not have an exposed edge. Stone that wraps around the side of the house, should go back at least two (2) feet towards the side yard fence.

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- All pop-outs that surround stone should be 1” deeper than the depth of the stone.
- A sample or brochure of desired stone must be provided along with a photo of the front of the home showing existing paint colors.
- Builder Installed Stone Veneer need not be submitted for approval.

**Please note:** Columns or low walls are to be capped with a cantilevered stone or stucco cap that extends 1” past the stone. Homeowner will be responsible for choosing color of the cap, the color choice must be specified on the architectural submittal, and a sample or brochure showing the selection must be submitted.

Stone Veneer installation procedures must be strictly followed:

For wood frames, a typical installation sequence is: Sheathing, weather-resistant barrier, galvanized metal lath, mortar, cultured stone veneer, and mortar joint.

We have attached a list of local installers within a reasonable radius of our zip code, however, Victoria Estates HOA does not endorse one company over the other and they are in no particular order.

Homeowners have the option to install themselves with the approved manufacturer’s instructions. Please note that if a homeowner installs himself/herself or hires a non-certified installer, it is at the risk of the homeowner since the HOA Architectural Committee will have to approve the finished installation.

**Installers:**

Diversified Builder Supply, Inc.....210 N. Sunway Drive, Gilbert, AZ ..Ph # 480-961-3780  
Sun Valley Veneers.....3135 E. Gary St., Mesa, AZ .....Ph # 480-577-2385  
Rockstars of Arizona...2630 W. Deer Valley Road, Phoenix, AZ....623-748-1022  
Arizona Stone,,,,,4502 E. Virginia, Mesa, AZ....480-641-1042

**STORAGE SHEDS**

Sheds that are not visible from any neighboring property (Lot, Common Area, or street) need not be submitted for architectural review.

Sheds that will be visible from neighboring property (Lot, Common Area, or street) must be submitted for architectural review prior to installation. The maximum size that will be considered is 64 square feet with a maximum height of 72 inches.

Note: Homeowner should not pour cement for a slab on which to locate a shed until and unless architectural approval is received.

Submittals must include a plot plan of the lot showing the proposed location of the shed and a photo or brochure of the shed showing elevation, color, materials and all dimensions.

**Any structure with insulation, windows, plumbing, electrical service, air conditioning, or an overhead door will not be considered a shed and is strictly prohibited. Please refer to “Prohibited Structures” on page 2 of these Guidelines.**

**WINDOW COVERING MATERIALS**

Permanent draperies or other suitable window covering must be installed on all windows facing a street within sixty (60) days from the close of escrow. All window coverings facing a street must be constructed or lined so as to reveal a single, solid color of white, beige or tan. Wood shutters or blinds, which are stained a natural

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wood color are acceptable and need not be submitted for review. Clear aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors.

Beige, brown, bronze, charcoal or gray sunscreen material may be installed. The frame for window screens must match the existing window frames. As long as the guideline is met and the sunscreens are of high quality and professionally installed, an architectural request form need not be submitted for approval of sunscreens.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed.

**These Design Guidelines for Architectural Improvement may be amended by the Design Review Committee from time to time by a majority vote of the Design Review Committee. After the Declarant no longer owns and Lot or any portion of the Additional Property, the Board of Directors must approve any appeal or amendment of these Design Guidelines for Architectural Improvements.**