

ARIZONA GREENS COMMUNITY ASSOCIATION
ARCHITECTURAL GUIDELINES
Approved 1/28/2021

ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and Restrictions for Arizona Greens (the “Declaration”), the Board of Directors has adopted the following Guidelines for Architectural Improvements (the “Guidelines”), which shall apply to all Lots within Arizona Greens.

Each Lot owner should read, review and make himself acquainted with the Declaration and Tract Declaration recorded on his Lot with Maricopa County (the “Tract Declaration”) and with these Architectural Guidelines as the same may be amended from time to time by the Board of Directors. These documents are intended to enhance property values and the high standards of development that exist within Arizona Greens.

The Guidelines are established to assist residents in preparing an application to the Board of Directors for structural and landscape improvements. **FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE BOARD OF DIRECTORS.** 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 difference conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. 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 codes.

APPLICATION PROCEDURE

Submittal –

Application and plans (which will be kept on file) should be mailed to:

Arizona Greens Homeowners
Association c/o VISION Community
Management 16625 S Desert Foothills
Parkway
Phoenix, AZ 85048
Fax to 480-759-8683
Email to ArizonaGreensHOA@wearevision.com

The following information should be included:

1. **Application Form** – A completed application form (copies of which can be obtained from the management office or Web site).
2. **Plot Plan** – A site plan showing dimensions of the lot, the dimensions of the existing dwelling in relation to the lot, and the dimensions of the proposed addition in relation to the existing dwelling and property lines (setbacks). Measurements must be written on the plans. An accompanying photograph of the proposed location would be helpful as well, or
3. **Elevation Plan(s)** – Plans showing finished appearance of the proposed addition in relation to existing dwelling. An accompanying photograph of the proposed addition (if available) would be helpful.
4. **Manufacturer's Product Brochure and Specifications** – Detailed description of materials to be used and color samples must be submitted.

Please refer to the specific guidelines set forth in these Architectural Guidelines for further detail on what to include with your plans.

All buildings and structures erected within Arizona Greens and the use and appearance of all land within Arizona Greens, shall comply with all applicable City of Phoenix zoning and code requirements as well as the Declaration, the Tract Declaration and these Guidelines. ***All buildings and structures erected within Arizona Greens must also meet a minimum setback requirement of five (5) feet from all block walls.***

Review – Approval and/or Disapproval –

The Board of Directors shall have 45 days after submittal of plans to approve or disapprove the plans. Please note that all architectural applications must be submitted to both the Arizona Greens Board of Directors, and the Foothills Club West Architectural Committee, and owners must wait for approval from both groups before proceeding with the proposed improvement / project.

Review and approval or disapproval will include, but not be limited to, consideration of material, quality of workmanship, colors, consistency 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 will also be considered.

The Board of Directors 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 addition nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only. ***The Board of Directors retains the right to re-evaluate any architectural modification that creates a nuisance.***

Approval Expiration – Construction must be started within 90 days of the approval date or the plans must be resubmitted.

Construction Period – The Association expects continuing progress toward completed construction within six months.

Temporary Buildings or Structures during construction – Per Section 2.10 of the Amended Tract Declaration of Covenants, Codes and Restrictions, no temporary structure of any kind shall be used as a residence, including trailers and/or recreational vehicles, during construction.

Temporary removal or demolition of walls for access during construction – any construction project that requires the temporary removal of any common walls, or any owner front yard walls for back yard access, must be disclosed in an architectural application. A security deposit may be required, until the wall is reconstructed back to its original state/appearance.

Construction materials in view - materials, supplies, equipment, finished or semi-finished products or articles of any nature stored outside a building that were approved in advance by the Architectural Committee or the Board of Directors shall be removed from the lot immediately upon the completion of work.

Construction dumpsters- Any dumpsters or other containers used for the temporary storage of any construction or remodeling debris shall be removed from the site within 21 days of their initial placement on the lot. The Management Company shall be notified in advance, and provided with the description, requested location, and the dates in which the dumpster or container will be in use, which under no circumstances shall exceed the 21 day period.

Appeal –

Any appeal of the Board of Director’s decision must be submitted in writing to Arizona Greens Homeowners Association, c/o Vision Community Management (16625 S Desert Foothills Parkway | Phoenix AZ 85048), within 30 days following the date of mailing of the Board of Directors’ decision.

GUIDELINES

ANTENNAS, POLES, TOWERS AND DISHES

Refer to the Tract Declaration recorded on your subdivision for specific provisions. In summary, no antenna, satellite dish, pole, or tower will be permitted that is visible to surrounding properties. In all other cases, plans for the location and concealment of an antenna, pole or tower must be submitted to and approved by the Board of Directors.

For antennas not regulated by the FCC, larger than one meter in diameter,

Antenna concealment guidelines are as follows:

- The highest point of the satellite dish must be no higher than 12 inches below the lowest fence elevation.
- The Board of Directors reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the Declaration and the Tract Declaration.

The Association's preference for location of receivers regulated by the FCC, one (1) meter or less 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;
3. On the roof, but below the roof line;
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 roof line;
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. 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 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, or preclude the reception of an acceptable quality signal.

AWNINGS

Awnings must be approved by the Board of Directors. Awnings over windows shall be (a) canvas, (b) a solid color matching the exterior body or roof color on the home, (c) the same color on the inside and exterior face, and (d) installed only on the side and rear of the home. A minimum five-year guarantee is expected from the manufacturer to insure 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.

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.

CONCRETE ADDITIONS TO FRONT YARD LANDSCAPING

The following is a discussion of varying types of concrete additions to front yard landscaping. Any addition must be pre-approved by the Arizona Greens Community Association Board of Directors and approval must be received by the homeowner before any work may be initiated.

Driveway expansion will be considered for approval provided the combined width of existing driveway plus the proposed expansion does not exceed fifty percent (50%) of the total width of the front yard, when measured from the widest section of the driveway with expansion. 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. Plans must include:

Plot plan and specifications showing:

- All the dimensions of front of the lot (total area not enclosed by the rear yard perimeter fence).
- Measurements of existing driveway.
- Measurements of paved surface.
- Measurements of space between paved surfaces where applicable.
- Landscaping to be installed to soften the look of the concrete (refer to "Trees and Shrubs" in the Landscaping Guidelines).
- Whether or not the curb adjacent to the proposed paved surface is a rolled curb or L-shaped curb.
- All building materials and colors to be used.

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.

Patio Area

A concrete slab may be installed in the front yard with the following guidelines:

- Area may not exceed more than 25% of front yard area.
- Distance between front of area and sidewalk must be no less than 15 feet.
- Any seating items must be submitted for approval by including a picture of items. (See next page – Decorative Items)
- It shall be the responsibility of the homeowner(s) to ensure that the additional concrete complies with the drainage guidelines provided by their builder.
- Plans must be submitted to the Arizona Greens Homeowners Association Board of Directors and approval must be received by the homeowner before any work may be initiated.

Driveway Aprons

Driveway aprons may be installed with the following guidelines:

- Each Apron shall be no more than two feet in width.

- Installation may be installed along each side of the original driveway and the length of the original driveway.
- It shall be the responsibility of the homeowner(s) to ensure that the additional concrete complies with the drainage guidelines provide by their builder.
- Plans must be submitted to the Arizona Greens Homeowners Association Board of Directors and approval must be received by the homeowner before any work may be initiated.

Pathway to Single Side Yard

Gate

Concrete walkways from the driveway to the Single Side Gate may be installed with the following guidelines:

- Width is not to exceed three (3) feet and must be no closer than 12 inches from the property line.
- Concrete material and color must match existing driveway.
- It shall be the responsibility of the homeowner(s) to ensure that the additional concrete complies with the drainage guidelines provided by their builder.
- Plans must be submitted to the Arizona Greens Homeowners Association Board of Directors and approval must be received by the homeowner before any work may be initiated.

FENCES AND WALLS (INCLUDING DECORATIVE WALLS)

Plans for new fences or walls or additions to existing structures must be submitted to the Board of Directors for approval prior to construction. (This includes decorative walls). No fence shall exceed six feet in height when measured from original grade, and fences closer to the front lot line that the walls of the dwelling may not exceed three (3) feet in height, unless approved in writing by the Committee.

Stucco and paint must match the existing dwelling in texture and color or the color and texture of the existing fence, if the wall is an extension of an existing perimeter fence wall. Block walls must be painted to match the main body color of the home and must be one color.

GATES

When gates are in need of maintenance, homeowners with wood gates must paint them to match their fence or may stain the wood in its natural color and homeowners with wrought iron gates with wood insets must paint the wrought iron black or to match their fence and may maintain the wood in its natural color.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts may be considered for approval. The finish on same must match the dwelling in color. High-quality materials that offer long life are recommended as the homeowner will be required to maintain the addition in good repair. Plans must include:

- The proposed locations of the gutters and downspouts.
- The quality of materials to be used.
- Warranty by the manufacturer.
- The name and telephone number of the installer.

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

All units must be ground mounted. Specific provisions are included in the Tract Declaration

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 without screening or concealment 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.

PATIO COVERS

Plans for patio covers will be considered for approval. The following minimum standards are suggested:

Partial Shade Covers –

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

Horizontal support members: minimum 4 x 6 rough sawn or double 2 x 6 members. Vertical support members: minimum 4 x 4 rough sawn.

Color: to match existing trim.

Solid Patio Covers –

Flat roof pitch less than 1":12" must have a built-up roof application in a color to match the existing roof tile. San Tan Roofing installed Brai roofing on the UDC Homes built within Foothills Club West. This type of built-up roof or its equivalent is acceptable. Asphalt shingles (including rolled shingles) are expressly prohibited.

Sloped patio cover with a pitch of 4":12" or more shall have tile to match existing dwelling.

RAMADAS AND SIMILAR STRUCTURES

These shall be limited to single story structures. No upper decks will be allowed. Structure design shall be harmonious with dwelling and exterior landscape.

Structures shall be considered for approval provided they do not exceed twelve feet, six (6) inches in height above approved finished floor, are placed no closer than five (5) feet to any fence, and do not violate any provisions of the recorded Declarations on the subdivision.

RE-PAINT PROCEDURE

Any exterior painting work being done to a home must be submitted and approved by the Board of Directors, prior to the work being performed. This includes painting work in which the same colors will be used, so that the selected colors can be confirmed against the currently approved color palette, which consists of Dunn Edwards Paint colors. If needed, Dunn Edwards provides an InstaColor mobile app for iOS and AndroidOS from their web site to help match current home paint colors with the equivalent Dunn Edwards paint colors.

The Architectural Paint Application form can be obtained from the documents section of the Arizona Greens community web page, under the Architectural Documents section, or by contacting the Management Company. You must include an estimated completion date for the painting work. After your application has been reviewed, you will be notified in writing of the committee's decision. Please note that the review process can take up to 30 days to be completed.

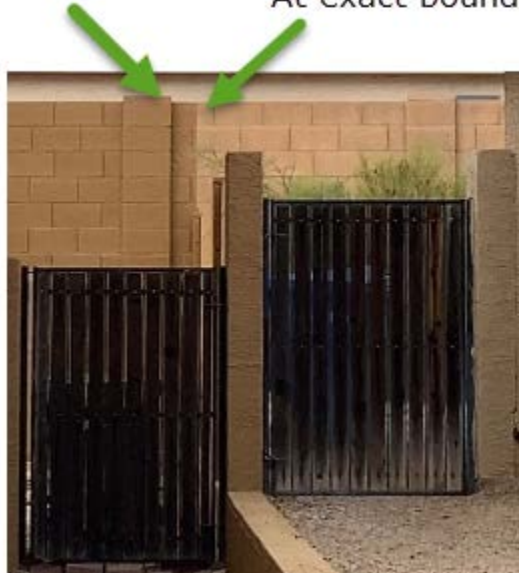
Re-painting only a small section of an exterior wall of a home that is visible from other properties must result in the new paint matching the existing paint in color and sheen. If the original color cannot be matched, the entire home should be re-painted.

INTERIOR SIDE OF LOT WALLS

The interior side of any boundary walls around a lot that are visible from the street or neighboring properties should be painted the same color as the home's main body color.

The location or line where one lot's wall color should end, and the adjacent job's wall paint color should begin, should be decided by the owners. It is suggested that if wall boundary line is located close to a point where the wall height varies between the 2 lots, that the paint color line is positioned at the full pillar or post location of the higher wall section, for aesthetic reasons. If there is no difference in wall heights between the lots, then the owners should decide if the paint color should change exactly on the boundary line, or if it could start/end at the location of the full block or pillar (see example below)

At pillar or block line At exact boundary line



SECURITY/SCREEN DOORS

Security doors/screen doors will be considered for approval. When considering security or screen doors for approval, the committee will be concerned about the quality of the door, its color and design and its ability to blend with the color of the original dwelling door. It would not be considered desirable if the door was so ornate or cluttered that it was the first thing that you would notice when you looked at the home. The Association will allow character designs on doors provided they are in good taste and they do not exceed one character per door. Owner must submit the following information for approval consideration:

- Frame design and color
- Door screen color
- Color of the existing dwelling door

SOLAR PANELS

The preferred location for all panels and equipment is within the confines of the rear yard, concealed by a solid fence. If this is not possible, plans 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.

After installation, all lines / wires and boxes mounted on the exterior of the home should be painted the same color as the home's body color.

STORAGE SHEDS OR STRUCTURES

Prefabricated storage buildings are prohibited. Plans for buildings which match the construction of the dwelling will be considered for approval, and must meet all of the following requirements:

1. The storage building shall be stuccoed and painted to match the dwelling on the same Lot;
2. The roof of the storage building shall be tiled to match the roof of the dwelling on the same Lot;
3. The storage building shall be no higher than eight (8) feet at its highest point;
4. The storage building shall comply with all laws, ordinances and regulations (including, but not limited to, City set back requirements);
5. The storage building shall not be attached at any point to any fence (including any block wall fence).

SUN SCREENS AND WINDOW TINTING

Clear aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors.

Bronze, charcoal, almond/beige or dark gray sunscreen material may be installed. The frame for window screens must match the existing window frames. As long as this guideline is met and the sunscreens are of high quality and professionally installed, a sunscreen request form need not be submitted

for approval.

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

Sunscreens that are faded or damaged must be removed and/or replaced.

REPLACEMENT WINDOWS AND DOORS

Replacement windows should not be substantially different from the original windows. The window manufacturer's product brochure, including photos and specifications (sizes, colors, grid designs, mounting details, etc.) should be included with the Architectural application, with the selected window types and installation locations clearly noted on the product brochure or supporting documents provided with the application. Measurements on any exterior flange that will be exposed should be included. Any replacement windows with oversized flanges (over three (3) inches in width) should be avoided, as the Board's intent is to not allow the installation of these types of windows that give the visual appearance of cheap or lower quality windows, such as the following examples:



THESE ARCHITECTURAL GUIDELINES MAY BE AMENDED BY THE BOARD OF DIRECTORS FROM TIME TO TIME.