

# The Carrillo Ranch Homeowners Association Design Guidelines And Association Rules & Regulations

Adopted: August 1992  
Revised: December 1993  
Revised: June 2008  
Revised: March 2013  
Revised: February 2014  
Revised: August 2018

## Overview

### *Community Organization*

Every Lot Owner is a member of the Carrillo Ranch 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, Assessments, Charges, Servitude's, Liens, Reservations and Easements (the CC&R's). The CC&R's set forth Procedures, rules and regulations, which govern the community. The Association Rules and Design Guidelines are an extension of the CC&R's and are 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 (the "Committee") is established by the Board to review all improvements within the Carrillo Ranch community including new construction and modifications to existing properties. The Committee has adopted Design Guidelines and standards to evaluate proposed construction activities.

### *Design Review Process*

In accordance with the Declaration of Covenants, Conditions and Restrictions for the Carrillo Ranch Homeowners Association (the CC&R's), the Board of Directors has adopted the following Guidelines for Architectural Improvements (the Guidelines) which shall apply to all Lots within the Carrillo Ranch Homeowners Association.

Each lot owner should read, review and made themselves acquainted with the CC&R's recorded on their lot with Maricopa County and with these Architectural Guidelines as 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 the Carrillo Ranch Homeowners Association. The Guidelines are established to assist residents in preparing an application to the Architectural Committee for structural and landscape improvements. **FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS, DRAWINGS, ETC., FOR APPROVAL BY THE ARCHITECTURAL 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, i.e. 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 (CC&R's), the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable City codes.

Residents with proposed changes should contact the Association's Community Manager, with whom the Association has contracted for full Association management services, to obtain the necessary architectural guidelines and submittal documentation and/or required forms.

### *Application Procedure*

The following information should be included:

1. An "Architectural Request Form" completed and signed (forms may be obtained from the Management Company or submitted on-line via the community's website, [www.WeAreVision.com/CRR](http://www.WeAreVision.com/CRR)).
2. Plot Plan - A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc.) and the improvement to be installed.
3. Elevation Plans - Plans showing finished appearance of the improvements in relation to the existing dwelling and property lines. A accompanying photograph of the proposed location would be helpful.
4. Specifications - Detailed description of materials to be used with color samples attached; drawing or brochure of structure indicating dimensions and color.
5. All buildings, additions, structures erected within the Carrillo Ranch Homeowners Association and the use and appearance of all land within the Carrillo Ranch Homeowners Association, shall comply with all applicable City of Chandler zoning ordinances, building codes and other ordinances as well as the CC&R's and these Guidelines.

Submit the Architectural Request Form and plans, drawings, etc., and any questions to:

#### **The Carrillo Ranch Homeowners Association c/o Vision Community Management**

16625 S Desert Foothills Pkwy  
Phoenix, Arizona 85048

Office: 480-759-4945  
Fax: 480-759-8683  
Email: [CarrilloRanch@WeAreVision.com](mailto:CarrilloRanch@WeAreVision.com)  
Website: [www.WeAreVision.com/CRR](http://www.WeAreVision.com/CRR)

## Design Guidelines

### *General Principles*

The purpose of the Committee is to insure consistent application of the Design Guidelines. The Committee monitors any portion of any lot or parcels which is visible from other lots or parcels, the street, or the Association common areas. The Design Guidelines promote those qualities in the Association that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structure, vegetation, topography and overall design of the community.

### *Design Compatibility*

The proposed construction or improvement 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, material, 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 that can cause functional problem and create safety hazards, the Association, the Board, the Committee nor the Management Company assume any responsibility for the safety or livability of the new construction by virtue of design and 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.

## ***Building Repairs***

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 also be kept in good repair at all times.

## ***Awnings – Revised 2018***

All awnings and shade screens which are visible by other lots 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 should only be installed on the sides and/or rear of the home. All awning and shade screen submittals must include a drawing with the location of the proposed awning or sunscreen installation. A sample of the material to be used, along with the color and design of the proposed awnings is required. Owner is responsible for maintaining all repairs of awnings and shade screens. The Association retains all right to determine when an awning must be repaired and/or replaced due to weather fading, tearing, etc.

## ***Basketball Goals***

1. Backboards shall not be attached to the house, garage, or roof.
2. Permanently installed basketball poles must be black, white, or painted to match the color of the body of the home.
3. Backboards must be of a predominately neutral color (black, white or match the color of the body of the exterior of the home). Clear Plexiglas backboards are also acceptable.
4. All equipment must be constantly maintained. Broken backboards, disfigured, rusted or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitutes grounds for fine and/or removal.
5. Only nylon or similar cord nets are acceptable. Metal or chain type nets are prohibited.
6. Courts may not be painted or permanently outlined on the driveway.
7. Lighting for night use of equipment is prohibited.
8. Portable basketball goals are allowed, without Architectural Committee approval, but **ARE NOT** allowed in the streets, stored on Lots in a tipped over condition, stored in front side yards or in any state of disrepair. Portable basketball goals are allowed on driveways only. If not on the driveway, they must be stored in the backyard or garage of the home.
9. You must have prior approval of the Architectural Committee before installing a permanent basketball goal.

## ***Clotheslines***

Clotheslines or other outside facilities for drying cloths are not permitted unless they are placed exclusively within the fenced yard and not visible above the top of the block wall or otherwise concealed. No clothes, carpets, rugs, etc., may be hung on or draped over fences/block walls anywhere within the community.

## ***Driveway Extensions***

Driveway extensions will be reviewed on a case-by-case basis with strong consideration of any impact on the architectural features of the neighborhood, existing utilities, etc. All driveways must be kept clean and clear of debris, oil, rust and other stains.

## ***Flagpoles and Flag Display***

Flagpoles are allowed in residential areas provided they meet the following criteria:

1. Flagpole height cannot exceed the height of the rooftop of the home.
2. Flagpole must be anchored in concrete.
3. Flag must be kept in good repair, as per the United States Flag Code
4. If a flag is flown between dusk and dawn, appropriate lighting, as per the United States Flag Code, must be used.
5. Flagpole must be pre-approved prior to installation.

Homeowners are advised they may use brackets mounted on the house or garage to display flags as well.

The following flags are allowed, as per ARS 33-1808: the American flag or an official or replica of a flag of the United States Army, Navy, Air Force, Marine Corps or Coast Guard by an Association member on that member's property if the American flag or military flag is displayed in a manner consistent with the Federal Flag Code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10). If the American flag is displayed between dusk and dawn, lighting as per the Federal Flag Code must also be provided, however, lighting installation must be approved by the board/committee prior to installation. In addition to the above flags the other flags allowed to be displayed on a member's property are the POW/MIA flag, the Arizona State flag, an Arizona Indian Nations flag and the Gadsden flag. All other flags are not allowed. Flags are not allowed to be displayed in windows from inside the home or used as window coverings/ treatments. Two flags only may be displayed at one time.

## ***Fences and Walls***

Plans to raise the height of a party wall must be submitted for approval with written permission from the adjacent neighbor(s). Plans for new fences or walls must be submitted to the Committee prior to construction. Copies of City approved permit(s) must be submitted with the Architectural Request Form. Walls must be stuccoed and painted to match the existing dwelling and/or in texture and color.

## ***Gates – Revised 2018***

Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be the same material, design and color as the originally installed single gate unless appropriate architectural approval is obtained. Composite materials are acceptable. Shrubs, trees and plant material should be installed and maintained between the house and double gates whenever possible.

## ***Gutters and Downspouts***

Gutter and downspouts will be considered for approval. The finish on same must match the color of the trim on the house. The Association strongly recommends use of high quality materials that offer long life, as the gutter must be maintained in good condition.

## ***HVAC***

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior approval of the Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of non-residential neighboring property.

## ***Outdoor Fireplaces***

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

## ***Outdoor lighting***

Any outdoor lighting installed on a lot or dwelling, subsequent to initial lighting installed by the builder, must receive advance approval by the Committee. Permanent lighting sources shall not be directed towards streets, common areas or neighboring property.

## ***Patio Covers***

Patio covers must receive prior approval from the Committee prior to any work being performed. All materials and colors must match that which was installed by the builder, if applicable, of the original roofs and/or exterior walls of the home. The type of materials used, color of supports and materials used must match the color of the body or trim of the home unless otherwise approved by the Committee.

### ***Ramadas and Gazebos***

Ramadas and gazebos may be erected in rear yards only subject to prior review and approval by the Committee. City of Chandler permits, if applicable, must be submitted along with the Architectural Request Form.

### ***Play Structures***

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

1. May be erected in the rear yards only and structures must be set back a minimum of 7 feet from any perimeter wall or more depending on City of Chandler Codes, if applicable.
2. Maximum height allowed, measuring to the highest point of structure, is 10 feet.
3. Maximum height of any deck or platform must be no more than 5-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 appearance, height, and proximity to neighboring properties into consideration.
6. Any shade canopy must be solid tan or earth tone color.
7. You must also submit a brochure or picture along with the Architectural Request Form.

### ***Pools and Spas – Revised 2018***

Pools and spas do not require approval of the Committee. Perimeter walls on lots bordering common areas and shared Homeowner Association walls may not be torn down to allow access to rear yards.

Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be made in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. Any pool equipment visible above the fence line (such as slides, etc.) must be pre-approved by the Committee.

### ***Pool Fencing***

The specifications for rear yard wrought iron pool fencing installation on a lot with view fencing shall be neutral earth tone color to match or blend with the existing home color or match the existing wrought iron fence color. Pool fencing cannot exceed the height of the backyard perimeter walls.

### ***Satellite Television Dishes – Revised 2018***

While the Association does not prohibit the use of satellite dishes, the Association does regulate the size of the "dish" being less than 39 inches (1 meter) in diameter per the Telecommunications Act.

While Homeowners shall make every attempt to remove abandoned equipment no longer in use.

### ***Security/Screen Doors – Revised 2018***

All security/screen doors must be submitted for approval and must be painted to match the exterior body color or trim of the home, or the color of the home's front door unless architectural approval is obtained for additional colors. Silver-colored aluminum doors are prohibited.

### ***Signs***

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

1. Signs used by Declarant to advertise the lots and residents thereon for sale.
2. One temporary "For Sale" or "For Rent/Lease" sign shall be in conformance with the industry standard size sign, which shall not exceed eighteen by twenty-four inches. The signs used must be commercially produced. Sign riders cannot exceed six by twenty-four inches in size.

3. Temporary signs such as "open house" signs are allowed to be placed in the community from 8:00am to 6:00pm only, however, these signs are not allowed to be placed in any Common Areas within the community.

### **Solar Panels/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 prior written approval of the Committee. Solar window screens colored to match the body or trim color of the home or that are the traditional dark charcoal color are permitted without prior approval but must be maintained and replaced when needed.

### ***Storage Sheds***

1. Storage sheds installed in backyards require prior written approval of the Committee and are subject to the following guidelines:
2. Storage sheds are subject to rear setback of 5 feet.
3. Sheds may not be visible above the top of the block wall without prior Committee approval.
4. Quality materials and construction shall be required.
5. Shed must be in harmony with the exterior of the residence including siding, color, and roofing materials.

### ***Interior Window Coverings/Treatments***

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty-days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to decorate, or shelf openings must be compatible, with respect to materials and color, with the style and color of the home. For exterior window screens, please see "Solar Panels/Devices" above. The frame for window screens must match the trim or body color of the home or be of a neutral color.

### ***Security Devices***

Home security alarm systems do not need prior Committee approval for installation by a licensed company in the business of installing such security systems. Other security features such as, but not limited to, lighting, window and/or door coverings, etc., must have prior approval of the Committee before installation.

## **Landscape Guidelines**

### ***Maintenance – Revised 2018***

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and/or replacement of dead or dying plants and trees, removal of weeds and noxious grasses, pods and seeds, as well as any removal of trash. Trees in front yards must be trimmed so they don't encroach on sidewalks, streets or neighboring properties. Every effort should be made to clean up after trees or bushes that drop flowers, pods, or seeds so as not to encroach on neighboring properties.

### ***Hardscape – Revised 2018***

Any Hardscape items proposed for front yard installation must be approved by the Committee. Hardscape items that will be visible from neighboring property in the backyard will also require approval. Materials included in Hardscape are concrete, brick, tile, wood, and artificial turf, etc. Examples of Hardscape items are planters, walkways, retaining walls, decorative walls, driveway extensions and fountains or other water features. Hardscape in backyards, such as patio slabs, pavers, pool decking, must be installed without changing the original drainage pattern established by the builder/Declarant.

## ***Rock and Ground Cover***

If decomposed granite or other landscape rock is used, it must be an "earth tone" color and not white, green, blue or other bright colors.

Artificially colored rock(s) or granite is prohibited. All rock areas should be treated with a pre-emergent weed control at regular intervals to prevent weed growth. River rock shall be three (3) to six (6) inches in diameter. Not more than 10% of the front yard landscape may be in river rock.

## ***Fine Grading and Mounding***

Fine grading is a critical aspect of landscaping. Each lot has been graded in such that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berms are proposed. In all cases, the installation must comply with the city grading and drainage plan. Every effort should be made to make mounding appear natural.

## ***Water Features, Statuary, Etc.***

Items such as fountains, statuary, etc. are permissible within the backyard and do not require submittal to the Committee as long as they do not exceed the height of the backyard walls/fencing. Such items must be approved by the Committee for installation in the front yard. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as backyards with viewing fences. Statuary must be of earth tones, no painted finishes, and must be approved by the Committee. All functional and/or decorative items must be approved before being placed in the front yards or backyards with viewing fencing.

## ***Lighting***

1. Lighting, other than that put in by the builder, must be approved by the Committee. The following outlines the minimum standards for lighting:
2. Lighting shall be shielded such that the light shines primarily on the lot in which it is installed. Lights that create a glare visible from other lots or streets are prohibited.
3. Light fixtures shall not exceed an illumination intensity of more than one (1) foot-candle. This is measured from the closest lot line.

## ***Plant Requirements***

All front yard areas are required to be completely landscaped. All landscaping shall be maintained by the property owner and/or their tenants at all times. Dead or dying trees, plants, etc., must be removed and replaced in a timely manner. All grass must be mowed, watered and fertilized on a regular basis to maintain a healthy and appealing appearance. If winter lawns are not planted, grass areas must still be maintained, and weeds removed while the summer grass is in its dormant state. If backyards are not landscaped, they must be maintained in a weed free condition.

1. Plants/shrubs/trees must be kept trimmed and not encroach on sidewalks or streets.
2. Trees should not be planted close to sidewalks or streets as roots will cause damage to these areas.
3. Landscape ornamentation such as wagon wheels, sculptures, etc. must be approved by the Committee prior to installation.
4. Special design features such as low walls, trellis, water features or other structures must be approved in advance by the Committee.

## ***Irrigation***

With an average rainfall of less than nine inches, most plant material requires a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Each homeowner should provide a complete irrigation system compatible with the front yard design. Time clocks should be cycled for efficient deep watering. Turf areas shall have spray irrigation with 100% head to head coverage, designed to minimize overspray onto any paved or granite areas. All supplemental plants should be watered by any underground drip system to provide deep watering.

## **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 the residents in following these rules will make living in the Carrillo Ranch Community an enjoyable experience for everyone.

## **General Property Restrictions**

### ***Rentals/Leasing***

Owners may rent/lease only the entire lot or dwelling unit. Rentals/Leases must be made to only a single family. Rental/Lease contracts must be for a minimum of six (6) months. All Owners who rent/lease their homes, **MUST** complete a Tenant Registration Form within 10-calendar days of renting/leasing your home and mail, fax or email the completed Tenant Registration Form to the Association's Community Manager.

### ***Operating a Business on Lots***

No gainful occupation, trade or other non-residential use for business purposes may be conducted on the property for the purpose of delivering and/or receiving products and/or services related to such usage. Owners must receive Board permission to apply for any rezoning, 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 of Chandler. All trash and/or recycle containers must be stored inside the garage or behind gate in backyard, except for days of collection. Containers must not be placed outside for collection prior to 5:00pm the evening before the collection day and must be returned to the garage or backyard no later than 7:00pm on the collection day.

### ***Pets – Revised 2018***

Residents are allowed to keep a reasonable number of generally recognized pets, such as dogs and/or cats. 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 runs must have prior approval of the Committee if any portion of the dog run will be visible from the street or neighboring properties or will exceed the height of the backyard wall/fence. **Pets must be kept on leashes at all times when in the Common Areas of the community.** All owners must clean up after their pets immediately and deposit dog/cat droppings in their trash containers or pet waste receptacles. **Homeowners with cats are not allowed to permit their cats to roam freely outside of their home and/or backyard areas at any time.**

### ***Holiday/Seasonal Decorations and Lighting***

Temporary Holiday and seasonal decorations and lighting for the traditional December Holidays are permitted to be installed the weekend before Thanksgiving and must be removed on or before January 15th. All other Holiday and seasonal decorations and/or lighting such as for Memorial Day, the 4th of July, Labor Day, etc., are also permitted, however, these decorations and/or lights cannot be installed more 10-days before the Holiday or seasonal event and must be removed from the Lot no later than 5-days after the Holiday or seasonal event.

### ***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 vehicles in driveways must be removed when not in use so as not to be visible from the street and/or neighboring properties.

No flammable liquids or other flammable materials (except for a small amount of gasoline for lawn mowers or other types of normally used household items) are permitted stored in or on the Lot.

***Vehicles/RV's /Trailers/Boats, Etc. – Revised 2018***

No motor homes, recreational vehicles, travel trailer, tent trailer, utility type trailers, camper shells, detached campers, boat trailer, hang glider, ultra-light, or other similar equipment or vehicle may be parked or maintained on any lot or parcel or any street in the community so as to be visible from neighboring property. Temporary parking of boats or trailers is permitted for loading and unloading purposes only.

No automobiles, motorcycle, motorbike or other vehicle shall be constructed, reconstructed or repaired upon any lot, parcel or street in the community, and no unregistered and/or inoperable vehicle, including but not limited to vehicles with flat tires, up on jacks, etc., may be stored or parked on any lot, parcel or street so as to be visible from neighboring property or to be visible from common areas or streets; provided, however, that the provisions of this section shall not apply to emergency vehicle repairs such as flat tires, jumping or charging of battery, etc.

***Fireworks***

Lighting and discharging of any kind of fireworks, sparklers, etc., is strictly prohibited on the Common Areas within the Carrillo Ranch Homeowners Association.

***Reasonable Accommodation and Reasonable Modification Requests***

The Carrillo Ranch Homeowners Association, Inc. ("Association") has an obligation under the federal and state fair housing laws to make reasonable accommodations in rules, policies, practices, or services, when such accommodation is necessary to afford a handicapped person equal opportunity to use and enjoy their dwelling, including the Association's Common Area. Furthermore, the Association has a duty to allow owners and residents who are handicapped to make reasonable modifications, at their own expense, to the Common Area and their Lots if such modification will allow the handicapped person full use and enjoyment of their dwelling. This policy provides procedures for residents, including both owners and tenants, to request an accommodation or modification from the Association and for the Board of Directors to evaluate, respond, and implement appropriate action on the request. Persons making a request can do so without fear of retaliation, harassment or intimidation, which would be a violation of state and federal fair housing laws.

To obtain a complete copy of the Carrillo Ranch Association's Reasonable Accommodation and Reasonable Modification Request Policy and/or the Accommodation/Modification Request Form, please contact the Community Manager.