

**SUMMERFIELD AT LITCHFIELDS
SUBDIVISION HOMEOWNERS ASSOCIATION**

ARCHITECTURAL COMMITTEE
RULES AND GUIDELINES
AND
ASSOCIATION RULES

Revised June 2023

**SUMMERFIELD AT LITCHFIELDS SUBDIVISION
HOMEOWNERS ASSOCIATION**

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OVERVIEW

COMMUNITY ORGANIZATION

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

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

ARCHITECTURAL REVIEW PROCESS

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

Simply stated, no new construction or remodeling, **including changes in exterior color, is to occur on any lot or exterior of any home from its improved state existing on the date such a property was first conveyed by Building to a purchaser without the prior approval of the Committee.** The responsibility of the Architectural Committee is to ensure the harmonious, high-quality image of Summerfield at Litchfields is implemented and maintained. Any owner requesting

approval of the Committee shall follow the application procedures listed below. Submittals will be returned to you either approved, denied, or for more information.

APPLICATION PROCEDURE

The following information should be included:

Application Form completed and signed (copy enclosed). Additional copies may be obtained from the Association Management Office.

Plot Plan - A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks, etc.) and the improvements to be installed.

Elevation Plans - Plan showing finished appearance of the improvements in relation to the existing dwelling and property lines.

Specifications – Description detailing materials to be used with color samples attached; drawing or brochure of structure indicating dimensions and color.

Submit the application and plans to:

By Mail: Vision Community Management
16625 S. Desert Parkway
Phoenix, AZ 85048

By Fax: (480) 759-8683

By Email: SummerFieldLitchfields@wearevision.com

Questions: (480) 759-4945

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

ARCHITECTURAL COMMITTEE RULES AND GUIDELINES

GENERAL PRINCIPLES

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

PROTECTION OF NEIGHBORS

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

DESIGN COMPATIBILITY

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

WORKMANSHIP

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually

objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

BUILDING ARCHITECTURE

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

ARTIFICIAL GRASS

Any lot is limited to a maximum of 70% coverage in total using artificial turf. All homeowners must submit an ARC request prior to installation and receive approval before beginning any work. The request should include the following:

- A sample of the product including model name and style
- Complete manufacturer's specification sheet
- The manufacturer's warranty of the product being submitted
- Photo(s) of the area to be covered by the artificial grass
- Proper drainage plan if required
- Photo(s) of proximity areas as well as description of the method of installation.

AWNINGS

All awnings must be approved by the ARC. 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 home or roof color, and shall be installed only on the side and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning is required. Owner is responsible for maintenance and repair of awnings. The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

BASKETBALL GOALS

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

BUILDING REPAIR

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

CLOTHESLINES

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

DRIVEWAYS

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

FLAGS & FLAG BRACKETS/POLES

Acceptable Flags:

1. United States of America
2. Arizona State
3. Arizona Indian Nations

First Responder Flags:

1. Law Enforcement limited to colors blue, black & white with the words "law enforcement", "police", "officers", "first responder", "honor our", "support our" & "department" with the symbol of a generic police shield in a crest or star shape.

2. Fire Department limited to colors red, gold, black & white with the words "fire", "fighters", "F", "D", "FD", "first responder", "department", "honor our", "support our", and the symbol of a generic Maltese Cross.

3. Paramedics or Emergency Medical Technicians limited to colors blue, black & white with the words "first responder", "paramedic", "emergency

medical”, “service”, “technician”, “honor our”, support our”, and the symbol of a generic star of life.

4. A Blue Star Service Flag or Gold Star Service Flag

- Military
- POW/MIA
- Gadsden

Only permitted to fly two (2) flags at any time. Brackets may be attached to home.

Flag pole may be installed in front or back yard but shall NOT be more than the height of the rooftop of home. Flags must be maintained in pristine condition, and no faded or torn flags.

A picture of flag and dimensions to be submitted for approval.

GATES

Double gates may be installed to allow wider accessways to yards. Double gates should be the same type (wood) design, and stain color as the originally installed single gate. All double gates require Architectural Committee approval except those installed by the builder during original construction. Regular maintenance of the original gate is required, with new stain as required. All gates need to be stained, not painted. Acceptable stains are Spanish Brown, Red Mahogany, Dark Walnut, Special Walnut, or English Chestnut.

GUTTERS AND DOWNSPOUTS

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

HOUSE PAINTING AND COLOR SCHEMES

All painting of the outside of the home requires prior Architectural Committee approval and must adhere to the current approved six (6) Dunn Edwards Paint Color Schemes and painting guidelines as listed here:

Base of home is the base (or stucco) and the garage door.

Trim of home is the fascia (trim), accent (pop-outs) and the front/screen/security doors.

Thirty-four (34) homes fall under the gray color schemes #1 & #2; 108 homes fall under the brown/tan/beige color schemes #3, #4, #5, & #6.

Dunn Edwards has a website to view colors and will offer a discount to Summerfield at Litchfields homeowners.

INITIAL LANDSCAPE INSTALLATION

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

MAINTENANCE

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

OUTDOOR FIREPLACES

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

PATIO COVERS AND STORAGE SHEDS

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

PLANTINGS AND WALKWAYS

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

PLAY STRUCTURES

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

1. May be erected in rear yards only and structure must be set back a minimum of 7 feet from any perimeter wall.
2. Maximum height allowed to top support bar or highest point of structure is ten (10) feet.
3. Maximum height of any deck/platform is to be four (4) feet above ground.
4. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
5. The Committee will take the appearance, height, and proximity to neighboring property into consideration.

6. Any shade canopy must be solid tan or earth tone color.
7. Submit a brochure or picture if possible.

POLITICAL COMMUNITY SIGNS

Political signs permitted 71 days before Election Day and removed three (3) days after Election.

RAMADAS AND GAZEBOS

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

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

ROOF & WALL-MOUNTED EQUIPMENT

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

SATELLITE DISHES

While the Association does not prohibit the use of satellite dishes, the Association does regulate the size and location of the “dish” on the following basis:

1. Any “dish” larger than one meter (39 inches) that is visible from the street, neighboring property or the common area is prohibited.
2. All dishes are to be located in rear yards only.
3. Home with “view” fencing must locate the dish in the most unobtrusive location possible while still receiving a quality signal.
4. All dishes that are visible from neighboring property, streets, or the common areas are to be painted to match the body color of the house.
5. All other antennae such as those used to receive signals from multichannel multipoint distribution services and television services and television broadcast stations will be received on a case-by-case basis.
6. All dishes and antennae are to be submitted to the Committee with a diagram showing the location and size of the device.

SCREEN DOORS

Screen doors and security screen doors must be painted the same color as the approved trim for the house color scheme. All screen door changes or installation require Architectural Committee approval except those installed by the builder during original construction. Submittals should be high quality wrought iron; however overly ornate designs will be discouraged. Pictures or brochures should be submitted.

SIGNS

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

SWIMMING POOLS

Prior to construction of a swimming pool, homeowners must contact the Management Company to coordinate the point of construction access to ensure damage to common landscaped areas and common perimeter walls is avoided. In

all cases, residents will be advised to enter through side yard wall instead of from the front of their homes. Pools may not be backwashed into the drainage ditches, natural washes, common landscaped areas, drainage ways, or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide the needed capacity. Swimming pool fence requirements are regulated by the city. All city laws regarding fencing must be met. For safety reasons, all openings in walls must be securely covered during construction to prevent anyone from entering and being injured.

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

WINDOW COVERINGS CRITERIA

All windows within the Dwelling Unit constructed on any lot shall be covered with appropriate window treatments within sixty (60) days after occupancy. In no such event shall the interior or exterior of any window be covered with reflective materials such as foil, or with paper, bed sheets, or other temporary coverings. All such window coverings facing the street may show white, beige, earthtones, or pastel colors unless otherwise approved in writing by the Committee. Bronze or charcoal sunscreen material may be installed; frames for window screens must be the same as the existing window frames.

ASSOCIATION RULES

The following Association rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. Cooperation on the part

of all residents in following these rules will make living at Summerfield at Litchfields an enjoyable experience.

GENERAL PROPERTY RESTRICTIONS

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

HOLIDAY LIGHTING

Temporary holiday decorations are permitted from Thanksgiving through January 12. Any other temporary decorations are allowed for two (2) weeks before and two (2) weeks after the event.

MACHINERY AND EQUIPMENT

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

PETS

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

TRASH/RECYCLE CONTAINERS AND COLLECTIONS

No garbage or trash shall be kept on any Lot except in covered containers as provided by the City. These containers are to be stored out of sight except for days of collection. The containers can only be on street from 6pm the day before collection and removed by 6pm the day of collection. Any special pickups you must call the City of Surprise for an appointment.

VEHICLES/PARKING

No automobile, motorcycle, motorbike or other motor vehicles shall be constructed, reconstructed or repaired on homeowner driveway, except for emergency replacement of battery or tires. Inoperable vehicles or with expired tags are not allowed to be parked on lot or **street**.

No motor vehicles classed by manufacturing rating as exceeding $\frac{3}{4}$ ton, mobile home, travel trailer, tent trailer, camper, boat, boat trailer or other similar equipment or vehicle may NOT be parked, maintained, constructed, reconstructed or repaired on any lot. The provisions shall not apply to a pickup truck of $\frac{3}{4}$ ton or less capacity with camper shell NOT exceeding seven (7) feet in height and eighteen (18) feet in length which are used on a regular and recurring basis for basic transportation.