

**PINEVIEW HOMEOWNERS ASSOCIATION**

ARCHITECTURAL COMMITTEE GUIDELINES  
&  
RULES AND REGULATIONS

REVISED & ADOPTED--MAY 2002

## **FOREWARD**

Welcome to the Pineview Homeowners Association. Pineview is a planned community created and governed by recorded deed restrictions (CC&R's). The purpose of this concept is to ensure the development of your community will continue on as a beautiful, well-maintained community into the future.

This handbook is the official Rules and Regulations for the Pineview HOA. All old Rules and Regulations have been evaluated and compiled into this one handbook of Rules and Regulations. These Rules and Regulations are the compilation of many hours of commitment from the current Board of Directors, as well as previous Boards who have served your Association.

The Board believes in a community that is enhanced by the beautification of common grounds and the individual lots. It is the Association's responsibility to maintain the common grounds. Please do your part in taking care of your responsibilities as defined in the CC&R's and Rules and Regulations. Ultimately, we share a common goal of increasing the home values throughout the Pineview community.

The Board would appreciate all investor property owners to keep their tenants informed of these Rules and Regulations by giving them a copy of this handbook.

### **MOST COMMONLY BROKEN RULES**

1. Trash bins left out after collection. Page 10, Section 3.9 states, "In no event shall such containers be maintained so as to be visible from neighboring properties except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection".

**The Association will allow trash containers to be put on the street after 6:00 P.M. the day before collection.**

**The Association expects the trash containers to be removed from the street by 11:00 P.M. the day of collection.**

2. Landscape maintenance in the front yard. The Association expects the owners to maintain a weed free front yard. Also, the Association expects the owners to maintain a healthy and manicured yard.
3. Backwashing pools into common area. Backwashing your pool will not be allowed into the common areas. Please refer to the Architectural Guidelines for all pool backwashing guidelines.

# **PINEVIEW HOA ARCHITECTURAL COMMITTEE GUIDELINES**

## **ARCHITECTURAL REVIEW PROCESS**

In accordance with the Declaration of Covenants, Conditions, and Restrictions for Pineview Homeowners Association (the "Declaration"), the Architectural Committee has adopted the following Amended and Restated Architectural Committee Guidelines (the "Guidelines") which shall apply to all Lots within Pineview HOA and shall replace all previously published Guidelines.

Each Lot owner should read, review, and make himself acquainted with the CC&R's, Rules and Regulations, and Architectural Guidelines. These documents are intended to enhance property values and the high standards of the development that exist within Pineview HOA. 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 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, 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 of Chandler codes.

## **APPLICATION PROCEDURE**

### Submittal

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

**Pineview HOA  
C/O Cornerstone Properties  
P.O. Box 62073  
Phoenix, Az 85082  
(602)-433-0331**

The following information should be included:

- Application Form—A completed application form (which may be obtained by calling Cornerstone Properties).
- Plot Plan—A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.

- Elevation Plans—Plans showing finished appearance of addition in relation to existing dwelling. An accompanying drawing or picture of the proposed location would be helpful.
- Specifications—Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Pineview HOA and the use and appearance of all land within Pineview HOA shall comply with all City of Chandler zoning and code requirements as well as the Declaration and these Guidelines.

### **REVIEW-Approval and/or Disapproval—**

The architectural committee shall have 30 days after submittal of plans to approve or disapprove the plans.

Review and approval or disapproval will include, but not 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 improvements with respect to the topography and finished grade elevation will also be considered.

Neither the Architectural Committee nor the Board shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgement 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 and to ensure improvement(s) conform to the Architectural Guidelines and CC&R's, and are in harmony with the neighborhood.

Construction Period- The Association expects continuing progress toward completed construction within 120 days from the date of the start of construction, or as defined by the City of Chandler construction permit. In all cases, the required City of Chandler construction permit is the final determinant

### **Appeal--**

Any appeal of the Architectural Committee's decision must be submitted to the Pineview Architectural Committee, c/o Cornerstone Properties, Inc., P.O. Box 62073, Phoenix, AZ, 85082, within 30 days following the date of mailing of the Architectural Committee's decision.

*Cornerstone Properties, Inc.*

## **GUIDELINES**

### **ANTENNAS AND SATELLITE DISHES GREATER THEN 1 METER IN DIAMETER**

Refer to the declaration recorded on your subdivision for specific provisions. In summary, antennas, satellite dishes greater than 1 meter in diameter, poles, or towers are generally not permitted if visible to surrounding properties. Except as defined in the following paragraph: Plans for the location and concealment of a receiver not regulated by the FCC, greater than 1 meter in diameter, pole, or tower whether attached to a building or a structure, or any lot, must be approved in writing by the Architectural Committee with such screening and fencing as such committee may require prior to installation.

### **SATELLITE DISHES OF 1 METER IN DIAMETER OR LESS**

The Association's preference for location of receivers regulated by the FCC, in descending order, is as follows:

- A location in the back yard of the lot where the receiver will be screened from view by landscaping or other improvements;
- An unscreened location in the back yard of the lot;
- On the roof, but below the roof line;
- 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;
- On the roof above the roof line;
- An unscreened location in the side yard;
- 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 that such location be used for the receiver rather than a higher-level location which the receiver would be Visible From Neighboring Property, provided such location will not unreasonably delay or prevent installation, maintenance or use of the 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 over windows shall be 1) Canvas and, 2) of color(s) complimenting or matching the exterior body or roof color on the home. As is with all additions or modifications to your home, the appearance of the awnings must be maintained, free of unsightly deterioration. Please submit the manufacturer, sample color swatch and type for approval prior to installation.

## **BASKETBALL GOALS OR SIMILAR STRUCTURES**

Approval by the Architectural Committee will be required.

- Backboards must be standard gray, white, beige, or clear.
- Poles must be standard black, white, or painted to match the color of the house, including galvanized steel poles.
- No garage or house-mounted poles will be permitted.

All basketball goals must be maintained at all times in good condition, free of unsightly deterioration, and in good working order (i.e. net attached and in good condition)

## **COMMUNICATION/CABLE WIRES**

Communication cable wires may be installed on the outside of the dwelling if they are not obviously visible and are securely fastened along the entire length. They are painted to match the exterior color of the dwelling.

## **CHILDREN'S PLAY STRUCTURES**

Permanent children's play structures must be submitted for approval, because in most instances they protrude over the fence.

- The maximum height, which shall be considered for approval for pool ladders, swing sets, and jungle gym equipment, shall be nine feet, excluding awning.
- Wood may remain natural wood stains or must be painted to match the dwelling color.
- The play structure can be placed no closer than five feet to neighboring lot lines.
- The structure must be kept in a quality condition that will not detract from the high quality of the community.

## **DECORATIVE ITEMS**

### **FOUNTAINS, LIGHT POLES, AND ORNAMENTAL STATUARY**

Fountains will be considered for approval with the following provisions:

- Except as approved, no fountain shall be placed or maintained nearer to the property line than the walls or attached open porch of the dwelling erected on the lot.  
The maximum height is five feet.
- Water must be chlorinated.
- It is the obligation of the owner to keep the fountain well maintained and in good operating condition.

## **DRIVEWAYS/SIDEWALKS**

In most cases, driveways may be widened to a maximum of 30 feet, which will accommodate three vehicles. Plans **MUST** include a plot plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surface must be stated in the plan.

Any additions, removal/replacement to driveway and sidewalks provided by the builder (i.e. colored concrete, exposed aggregate, stamped concrete, etc.) must be submitted on landscaping plans with color specifications, etc. for approval.

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

Plans for new fences or walls or additions to existing structures must be submitted to the Architectural Committee for approval prior to construction. (This includes decorative walls.)

Stucco and paint must match the existing dwelling in texture and color. All neighbors directly affected must approve additions or modifications to Party Walls.

## **FLAGPOLES**

The Architectural Committee will review flagpoles for approval on a case-by-case basis.

## **GAZEBOS AND RAMADAS**

Gazebos and/or Ramadas shall be submitted for approval. No upper decks will be allowed. Structure design shall be harmonious with the dwelling and exterior landscape.

## **GATES**

Modification an/or additions to gates must be approved. Double gates may be installed at Pineview HOA to allow wider access to back yards.

The installation of gates from individual lots to the Common Area must be approved.

Gates must be maintained.

## **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts must be submitted for approval. High-quality materials that offer long life are preferred, as the homeowner will be required to maintain the addition.

**HEATER, VENTILATING AND AIR CONDITIONING UNITS  
(INCLUDES EVAPORATIVE UNITS)**

All units must be ground mounted. Specific provisions are included in the Declaration, Page 15, Article 3, Section 3.26.

**LANDSCAPING**

Major changes of the original landscaping or changes in the overall look of the front yard landscaping must be approved.

Owners of corner lots must maintain the area outside of their perimeter fence adjacent to the street running alongside the lot.

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

**PARKING ON THE LOT**

Article 3, Section 3.19 of the CC&R's recorded on the property have specific prohibitions about parking on a lot so as to be visible from neighboring property without prior written approval of the Architectural Committee. To assist the homeowners in determining the acceptability of the parking of normal passenger vehicles such as automobiles, trucks or vans, not exceeding 7 feet in height from ground level and 18 feet in length, this guideline offers that approval as follows. So long as such automobiles, trucks or vans as described above are used on a regular basis and recurring basis for transportation, they may be parked in the **designated** driveway.

**PATIO COVERS**

All patio covers must be submitted for approval. At a minimum, all future patio covers must match original construction materials used on the homes by the builder.

**POOLS AND SPAS**

Pools and spas may be constructed without plan submittal provided the following guidelines are met:

- Pool ladders/slides shall not exceed eight feet in height. Check with your local pool contractor concerning the Chandler ordinance requirements on fencing and backwashing the pool. Access must be gained from the front of the lot. Perimeter "theme" walls on lots bordering Association landscaped areas may not be torn down.



Backwashing **MUST** be done on the resident's property. It may not be done in the sewer, alley, streets, neighboring property, or COMMON AREA. "Free" pool permits can be obtained from the City of Chandler to drain the pool. For purposes of draining or backwashing water from your pool or spa, drainage onto the Association's common area or neighboring properties is strictly prohibited. Please contact the City of Chandler for more information.

## **SIGNS**

Please refer to Section 3.17, Page 12 of the CC&R's.

## **SOLAR PANELS**

Solar panels must be submitted for approval of layout and location. Trim and pipes should be of such a color as to compliment or match the exterior body of roof color on the home. Solar panels must meet all Federal, State, and City guidelines.

## **STORAGE BUILDINGS (a.k.a. Accessory Buildings)**

Plans for permanent buildings must be submitted for approval. Storage Buildings:

- Cannot be a permanently inhabited dwelling.
- Must have a center pitched roof.
- Must be stucco, roofed, and painted to match the building.

## **SUNSCREENS, WINDOW TINTING, AND SECURITY DOORS**

Silver aluminum screen doors are prohibited on front entries. All security doors for front entries must be submitted to the Architectural Committee for approval.

Bronze, charcoal, or gray sunscreen 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.

Security doors must be submitted for approval. Owners must submit the frame design and color and the door screen color.

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

**The Architectural Committee from time to time per the Association's documents may amend these Architectural Guidelines.**

**Thank you for your help in keeping Pineview HOA a beautiful community!**