

# THE MEADOWS EAST COMMUNITY ASSOCIATION RULES & REGULATIONS



# RULES & REGULATIONS

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## THE MEADOWS EAST COMMUNITY ASSOCIATION

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## I. INTRODUCTION

The Meadows East Community Association is a community designed to respect the climate and regional character of its location, minimize environmental impact and maximize water and energy conservation principles. In order to implement and preserve these principles, these Design Guidelines and Association Rules have been established to maintain certain standards by which the community may grow and develop.

The Design Guidelines and Association Rules provide an overall framework and a comprehensive set of guidelines by establishing criteria for the design, size, location, style, structure, materials and color of architecture and landscaping, as well as relevant criteria for the construction or modification of all Improvements made by any party other than the “Declarant”. They also establish a process for the judicious review of proposed Improvements or alterations. However, the Design Guidelines and Association Rules are not the exclusive basis for decisions of the Design Review Committee, and compliance with the Design Guidelines and Association Rules does not guarantee approval of any application.

All terms used but not defined herein shall be given the meanings ascribed to them in the Declaration of Covenants, Conditions and Restrictions for The Meadows East Community Association (the “Declaration”) and any supplements or amendments thereto, unless the context requires otherwise. The Design Guidelines and Association Rules will be administered by the Design Review Committee pursuant to Section 5.8 of the Declaration.

In the event of conflict between the Design Guidelines and Association Rules and any government ordinance, building code or regulation, the more restrictive standard shall prevail.

## II. ARCHITECTURAL REVIEW PROCESS

**Request forms are available on the community website. Responses will be sent electronically, please verify that the email address on file is correct.**

### **Submittal**

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

THE MEADOWS EAST COMMUNITY ASSOCIATION  
c/o Vision Community Management  
16625 S. Desert Foothills Pkwy  
Phoenix, AZ 85048  
Phone: 480-759-4945  
Fax: 480-759-8683  
Email: [TheMeadowsEast@WeAreVision.com](mailto:TheMeadowsEast@WeAreVision.com)

The following information must be included with each submittal;

1. Application Form – a completed application form (copies of which can be obtained from the Management office)
2. Plot Plan – A site plan showing dimensions, relationship to existing dwelling and property lines (setbacks). Measurements must be written on plans.
3. Elevation Plans – Plans showing finished appearance of the proposed addition or change in relationship to existing dwelling. An accompanying photograph of the proposed location would be helpful
4. Specifications – Detailed description of materials to be used and color samples.
5. Owner must be in good standing with the Association.

All buildings and structures erected within The Meadows East Community Association and the use and appearance of all land within The Meadows East shall comply with all applicable County zoning ordinances, building codes and other ordinances as well as the Declaration and these Guidelines.

**Review – Approval and/or Disapproval** - The Design Review Committee shall have 30 days after submittal of plans to approve or disapprove plans. Review and approval or disapproval will include but not be limited to, consideration of material, colors, consistency with the external design and color of existing structures on the Lot and to neighboring lots. The location of the improvements with respect to topography and finished grade elevation will also be considered.

The Design Review Committee, Board, Declarant and Designated Homebuilders shall not have any liability in connection with or related to approved or disapproved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition or its effect upon existing or future damage. Review of plans by the Design Review Committee is for aesthetic purposes only.

**Approval Expiration** – Construction must be started within 90 days of the date of the Design Review Committee’s approval of the applicable application, or the Design Review Committee’s approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Guidelines.

**Construction Period** – Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Design Review Committee’s discretion), such construction shall be completed within six (6) months after the date of the Design Review Committee’s approval of the applicable application.

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL PLANS. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE DESIGN REVIEW COMMITTEE.**

### **III. ARCHITECTURAL AND DESIGN CHARACTER**

1. The architectural design of all additions, alterations and renovations to the exterior of any Dwelling Unit shall conform to the design of the original Dwelling Unit in style, detailing, materials and color.
2. The height of any addition to an existing Dwelling Unit shall not be higher than the original roof line.
3. All additions to Dwelling Units shall be built within the setback lines originally established for The Meadows East Community Association or as changed by the Declarant or Developer with the requisite approval of the City of San Tan Valley.
4. All materials used in the maintenance, repair, addition and alteration of any structure or Improvement subject to review hereunder, shall match those used in the initial construction of the Improvement as to color, composition, type and method of attachment. The Design Review Committee may allow substitute materials if it deems such materials to be compatible with the theme of the Community.
5. No addition, alteration or renovation of an existing Dwelling Unit or any other activity on a Lot may alter the established Lot drainage (as established by the Declarant).
6. Any addition or change to a Dwelling Unit shall be within the model selection choices offered by the original Builder, or if it was not offered by the original Builder, may not exceed ten percent (10%) of the footprint of the Dwelling Unit.

### **IV. DESIGN GUIDELINES AND ASSOCIATION RULES**

#### **A. ACCESSORY STRUCTURES**

Accessory structures shall include gazebos, ramadas, pergolas, etc. These structures must be set back at least five (5) feet from all surrounding property lines and shall require shielding with approved landscaping material on Lots with view fencing. They require Committee approval if they are taller than the surrounding fences or are Visible from Neighboring Property to include other Lots or Association Common Areas. The intent is to use colors that are consistent with the Community; however, materials are subject to review by the Committee. If it is felt that the materials will not last in the Arizona weather, the Committee has the authority to request additional information or require that the materials be better suited to our climate. Any lighting proposed for accessory structures must be included in the submittal and approved by the Committee prior to installation.

Accessory structures may be erected in rear yards only, subject to prior review and approval by the Committee and subject to the following guidelines: (a) the maximum roof height is ten (10) feet at the highest point; (b) ramadas or gazebos must be painted or stained to complement the house color; (c) pergolas must contain an open slatted roof and must be painted to complement the body color of the home; (d) support pillars must be painted to complement the body color of the home or faced with stone accents as applicable to the Community; (e) palapas or tiki huts will not be considered for approval.

See STORAGE SHEDS below for additional information in regard to Storage Sheds. (See Section X of IV below)

## **B. ANTENNAS AND SATELLITE DISHES**

This section applies to antennas, satellite television dishes, and other devices (“Receivers”), including any poles or masts (“Masts”) for such Receivers, for the transmission or reception of television or radio signals or any other form of electromagnetic radiation. All Receivers one (1) meter or less in diameter are subject to the provisions of Title 47, Section 1.4000 of the Code of Federal Regulations (“Federal Regulations”) and shall be installed in the following locations, listed below in order of preference:

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 backyard of the Lot;
3. On the roof, but completely below the highest point on 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 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.

A Regulated Receiver and any required Mast shall be placed so as not to be Visible from Neighboring Property if such placement will not (a) unreasonably delay or prevent installation, maintenance or use of the Regulated Receiver, (b) unreasonably increase the cost of installation, maintenance or use of the Regulated Receiver, or (c) preclude the reception of an acceptable quality signal.

All brackets and cables used for installation of the dish must be securely attached and painted to match the color of the surface to which they are attached.

## **C. AWNINGS AND OTHER ARCHITECTURAL FEATURES**

Awnings, canopies, shutters, security shields, tile, iron, stone or other such architectural features on the front of the Dwelling Unit must conform to the theme and color scheme of the Dwelling Unit and Community. Awnings or canopies must be a high quality and durable fabric of a solid color. Patio awnings must be retractable, horizontally stabilized and made of quality material. The total square footage of the patio must not exceed ten percent (10%) of the livable square footage of the Dwelling Unit. Submittal of such items must include a drawing with the location of the proposed installation, a sample of the material to be used, colors and designs. Owners shall be responsible for the maintenance and repair of such items. The Association retains the right to determine when items must be cleaned, repaired or replaced due to weathering, fading, tearing, etc. Sun Shades on the side or back of property must be high quality and durable fabric of a solid color. Owners shall be responsible for the maintenance and repair of such items. The Association retains the right to determine when items need to be cleaned, repaired or replaced due to weathering, fading, tearing, etc. Sun Shades in the rear of the lot do not require approval.

## **D. BASKETBALL GOALS**

Permanent basketball goals or backboards attached to a free-standing pole may be constructed, installed or maintained on a Lot, provided the location, design, material and color of the pole and the basketball goal or backboard are approved by the Design Review Committee, and they are used in accordance with the Association Rules. The following requirements need to be met:

1. Only pole mounted backboards and goals are acceptable. Backboards shall not be attached to the house, garage, or roof.
2. All basketball poles installed or used in front of the home should be placed on the interior side of the driveway.
3. Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear backboards are acceptable without painting.
4. Permanent basketball poles must be a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home.
5. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc., should be promptly repaired or replaced.
6. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
7. Courts MAY NOT be painted or permanently outlined on the driveway or other concrete surfaces.
8. Lighting for night use of the equipment is prohibited

Please use common sense and courtesy in regard to voice levels, unnecessary noises and boisterous conduct. After 10:00 P.M. outdoor play should be significantly reduced to keep from disturbing other residents.

## **E. CLOTHES DRYING FACILITIES**

No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed or maintained on any Lot, Parcel or other property so as to be Visible from Neighboring Property.

## **F. DECORATIVE ART ON HOUSES/LAWN ART**

The Committee reserves the right to require removal of decorative items in front yards based on size, quantity, color, location, and any other criteria that the Committee may determine.

Potted plants are not considered yard art; however, pots that are larger than four (4) feet tall or four (4) feet wide or that are in non-natural or non-neutral colors should be submitted for approval if Visible from Neighboring Property.

## **G. DRAINAGE**

No Dwelling Unit, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, divert,



interfere with or change the direction of flow of water in accordance with the drainage plans for the Community, or any part thereof, or for any Lot or Parcel as shown on the drainage plans on file with the City of San Tan Valley. Each Owner shall, at their own expense, maintain the drainage ways and channels on their Lot or Parcel in proper condition free from obstruction.

## **H. DRIVEWAY EXTENSIONS AND SIDEWALKS**

Driveway extensions will be reviewed for approval providing the following conditions are met:

1. All driveway extensions not exceeding two (2) feet in width shall be permitted on the interior and/or exterior sides of the existing driveway.
2. Submittals required if exceeding two (2) feet must include a plot plan with the following noted thereon: (a) the location and dimensions of the proposed extension; (b) the existing driveway dimensions; (c) the total linear feet of Lot frontage; and (d) the material proposed for the driveway extension.
3. The total parking area may not exceed thirty (30) feet of contiguous frontage or fifty percent (50%) of the Lot width (existing plus extension) as measured at its widest point, whichever is greater.
4. Driveway extension must be at least one (1) foot off of the side Lot line.

**Painting of paved surfaces that will be Visible from Neighboring Property requires approval from the Design Review Committee.**

Sidewalks installed to utilize the side gates do not need to be submitted if all of the following conditions are met:

1. The additional sidewalk is four (4) feet or less in width and is setback one (1) foot or more from the property line and one (1) foot or more from the home.
2. Such setback areas between the property line and the sidewalk and the home and the sidewalk must have groundcover installed to match the existing front yard ground cover (i.e., decomposed granite, grass).

Sidewalks that do not meet the above conditions must be submitted for approval and will be considered on a case-by-case basis. Additional sidewalks in any other location must be submitted for approval.

## **I. EXTERIOR LIGHTING**

Except as initially installed by Declarant, no spotlights, floodlights, or other high intensity lighting shall be placed or utilized on any Lot which will allow light to be directed or reflected on any other Lot or any public street.

Exterior lighting shall be permitted on a Lot or Parcel so long as (i) the source of such lighting is not Visible from Neighboring Property; (ii) the source of the lighting is not pointed at or directly illuminates any neighboring property; and (iii) such lighting conforms

with such other requirements as may be imposed by the Design Review Committee. Neighboring property for this section shall include Lots and Parcels, common areas, streets, and open mountain or field areas. Notwithstanding the foregoing, but subject to reasonable regulations by the Design Review Committee, exterior floodlights may not continuously remain on after 10:00 PM.

Motion detection lighting shall be permitted on a Lot or Parcel so long as (i) the source of such lighting is not Visible from Neighboring Property; (ii) the source of the lighting is not pointed at or directly illuminates any neighboring property; and (iii) such lighting conforms with such other requirements as may be imposed by the Design Review Committee.

Owners may display holiday lights and/or decorations located or visible from outside their Dwelling Unit, if the decorations are of reasonable size and scope and do not disturb the quiet enjoyment of other Owners in the Community by excessive light or sound emission or by causing an unreasonable amount of spectator traffic. Holiday decorations and/or lights may be displayed in season only from October 1 until January 31 and during other times of the year, from one week prior to and one week after any nationally recognized holiday.

## **J. FLAGS AND FLAGPOLES**

The official flags of (i) the United States, (ii) the State of Arizona, (iii) the Armed Forces (such as U.S. Army, U.S. Navy, U.S. Air Force, U.S. Marine Corps, U.S. Coast Guard, (iv) Gadsden flag), (v) POW/MIA flags, and (vi) an Arizona Indian Nation flag may be displayed on any Lot provided that such flag is displayed in the manner required under the federal flag code from a pole attached to a Dwelling Unit on the Lot, the pole is no higher than the top of the Dwelling Unit, the pole does not extend more than ten feet from the edge of the Dwelling Unit, the flag is no more than twenty four square feet in size, any flag lighting does not violate Section 4.34 of the Declaration, and the flag is maintained in good condition. (Sports and seasonal flags are acceptable throughout the year, no more than 2 additional flags are permitted) The flag of another nation may be displayed in lieu of the United States Flag on national holidays of such nation provided such display complies with the requirements for displaying the United States Flag.

## **K. GARAGES**

The interior of all garages shall be maintained in a neat and clean condition. Garages shall not be used for or converted to living quarters or for hobby/recreational usage without the prior written approval of the Design Review Committee and applicable City and State Zoning and Code requirements. Garage doors shall be kept closed when unattended.

## **L. GATES**

All requests for additional gates or gates other than those which were originally installed must be submitted for approval. Placement of gate(s) must be approved by the Design Review Committee.

Double gates may be installed at The Meadows East to allow wider access ways to back yards. Double gates will not be allowed on side streets of corner lots. Double gates should be of the same type, design, and color as the originally installed single gate.

When gates are in need of maintenance, a Lot owner with wrought iron gates with wood inserts must paint the wrought iron to match its original color and must maintain the wood in its natural color.

**Gates of any kind on perimeter walls on lots bordering common areas are prohibited.**

## **M. GUTTERS AND DOWNSPOUTS**

Gutters and downspouts, other than those installed by original builder, 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 Lot owner 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 and the name and telephone number of the installer.

## **N. HOLIDAY DECORATIONS AND LIGHTING**

The Committee reserves the right, on a case-by-case basis, to determine if decorations may be offensive to Association members or cause any kind of disturbance based on size, quantity, color, location or other such criteria. The Committee reserves the right to require immediate removal of said offensive items on a case-by-case basis. Holiday decorations and/or lights may be displayed in season only from October 1 until January 31 and during other times of the year, from one week prior to and one week after any nationally recognized holiday.

## **O. PAINT COLORS**

The paint colors used by the Builder are highly recommended for use in all instances. In the case of any variation from the original colors, the preferred colors are earth tones. Prior to exterior painting, the Committee must approve owners proposed colors.

## **P. PARK BENCHES OR OUTDOOR FURNITURE**

Park benches and other outdoor furniture are allowed in the front yards, front porch or courtyard areas of the home and in rear yards with view fencing so long as they are of natural, earth tone colors to complement the home and are kept in like new condition.

## **Q. PATIO COVER ADDITIONS**

Patio cover additions shall be of the same design as those offered by the original Builder. If proposed patio cover addition was not offered by the original Builder, such addition may not exceed ten percent (10%) of the footprint of the Dwelling Unit.

Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers not installed by the Declarant will need to be reviewed by the Committee on an individual basis prior to installation, with strong

consideration being given to any impact of architectural features in the neighborhood.

## R. PLAY EQUIPMENT

All play structures or similar recreational equipment must be submitted for prior approval. This requirement is not intended to eliminate such equipment, but to consider privacy issues for adjacent neighbors and to assure the aesthetic appeal.

When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the structure must be measured and submitted with the plans for the structure. When considering plan approval, the Design Review Committee will take into consideration the appearance, height, and proximity to neighboring property.

The maximum height considered for approval of play structures shall be eleven feet (11'), including awning or canopy. A canopy on the play structure must be an approved color blending with the color of the dwelling stucco. Wood may remain natural or must be painted to match the dwelling in color.

Placement of the play structure shall require a minimum distance from the Lot line property walls or fencing as follows: (a) Structures up to a maximum height of eight feet (8'), measured to its highest point from the ground, must be placed a minimum of five feet (5') from any property line. (b) Structures over eight feet (8') in height must be placed a minimum of ten feet (10') from any property line. (c) Structures may not exceed eleven feet (11') in height from ground level to the highest point of the structure. All playground equipment must be maintained in good condition at all times.

Batting cages will not be considered for approval.

## S. POOLS, SPAS AND JACUZZIS

In ground swimming pools do not require the prior approval of the Committee subject to the following restrictions: (a) perimeter walls on Lots bordering common areas cannot be torn down to allow access to rear yards. **An assessment of \$2,000.00 will be applied to an Owner in which such wall has been removed without Committee approval;** (b) access for pool installation shall be through the front gate access or by removing a portion of the front wall. Repairs to the front wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. In addition, any landscape that may be destroyed or damaged must also be replaced; (c) pool ladders, slides, rock waterfalls, etc. that will be Visible from Neighboring Property must be submitted to the Committee for approval; (d) Owners are responsible to ensure all codes and ordinances are complied with in regard to the installation of a pool; (e) pools may not be backwashed off of the Lot. Check with your pool contractor concerning ordinance requirements for backwashing your pool. Damage to common areas due to backwashing will be repaired by the Association and all expenses incurred by the Association will be charged to the Owner.

Above ground pools shall not be permitted on Lots with view fencing. Above ground spas shall be permitted on Lots with view fencing subject to Committee approval. Spas must be setback a minimum of ten (10) feet from all surrounding property lines and shall be shielded from view with landscaping as approved by the Committee.

## **T. POOL FENCING AND EQUIPMENT**

The specifications for rear yard wrought iron pool fencing on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and meet all City, County, State and Federal requirements.

## **U. POOL SCREENING WALLS**

All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for screening to the Committee for approval. Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.

## **V. ROOFTOP EQUIPMENT**

No machinery, fixtures or equipment of any type, including but not limited to heating, ventilating, cooling, evaporative, air-conditioning and appurtenant equipment may be mounted, installed or maintained on the roof or wall mounted on the Dwelling Unit or other building so as to be Visible from Neighboring Property.

## **W. SECURITY DOORS**

Security doors shall be permitted. Lightweight aluminum screen doors are prohibited.

## **X. SIGNS**

No sign whatsoever which are Visible From Neighboring Property shall be erected or maintained on any Lot except:

1. Signs required by legal proceedings and signs that must be permitted by law;
2. No more than two (2) identification signs for individual residences, each with a face area of seventy-two square inches (72") or less;
3. Signs and notices erected or posted in connection with the provision of building security with a face area of seventy-two square inches (72") or less;
4. Promotional advertising signs of Designated Builder on any Lot, approved from time to time in advance and in writing by the Design Review Committee as to number, size, color, design, message content, location, and type. In addition, Declarant shall have the right and authority to construct and install on its own behalf, and permit and authorize any Designated Builder to construct and install, temporary signage necessary or convenient for the development and sale of any Lots within the Property, which may be as more particularly provided in Section 4.31;
5. Such other signs (including, but not limited to, construction job identification signs, builder identification signs and subdivision identification signs) which are in conformance with the applicable requirements of all applicable governmental agencies and which are permitted by the Design Guidelines or have been approved in advance in writing by the Design Review Committee as to size, color, design, message content and location.

6. Per Revised State Statute political signs may not exceed a total of nine (9) square feet. Signs may be erected seventy-one (71) days prior to an election and must be removed no later than three (3) days after an election.
7. Signs stating, “NO Soliciting”,
8. “Dog Warning” signs.

## **Y. SOLAR EQUIPMENT PANELS OR DEVICES**

No solar heating equipment or device is permitted outside the Dwelling Unit except such devices whose installation and use is protected by Applicable Law and governmental regulations.

Owner should consider and discuss potential glare issues onto adjacent properties with solar installer prior to installation to avoid nuisances after the solar panels become active. The Committee does not review solar panel submissions for potential glare, due to the numerous potential factors involved and information that is not readily available to the Committee for such review. Any subsequent-to-installation glare or nuisance related to adjacent properties will need to be resolved by Owner and the adjacent Owner, not by the Association.

Solar Equipment Panels or devices not installed by the Builder at initial construction of the home must be submitted for approval to the Design Review Committee prior to installation and approval will be granted based on the following guidelines:

1. Solar collectors should be installed on the plane of the roof and be flush mounted.
2. Panels may not break roof ridgeline.
3. Aluminum trim, if used and visible, should be anodized or otherwise color treated.
4. All exterior plumbing lines should be painted in a color scheme which matches as closely as possible to the color of the structure and materials adjacent to the pipes (i.e. pipes on walls should be painted the color of the walls while roof plumbing should be the color of the roof).
5. Panel materials should be dark in color.
6. A sample or illustrated brochure of the proposed solar unit should be submitted with the application, which clearly depicts the unit and defines the materials to be used in the installation.
7. Construction drawings for the proposed installation should be provided. They should be drawn to show the locations and number of collectors, method of attachment to the roof structure and location of any other exterior system components. A system approval issued by an authorized rating organization (such as SRCC or FSEC) also should be provided.
8. Solar units not mounted on the roof (ground mounted) should be installed according to the City of San Tan Valley setback requirements. Any such structures should be concealed from View of Neighboring Property when reasonably possible and be free of all future likelihood of shading from fences, trees, shrubbery and other vegetation.
9. Owners shall comply with these requirements to the extent such compliance does not prevent the installation, impair the functioning of the device or restrict its use, or adversely affect the cost or efficiency of the device.

## **Z. STORAGE SHEDS**

Storage sheds will be permitted, provided the maximum height of the shed, including the roof, does not exceed the height of the immediate surrounding wall(s) or fence(s). The shed shall have a minimum setback of five (5) feet from any surrounding walls.

Sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must be approved prior to construction, setback requirements are an additional one (1) foot of setback for each foot over six (6) feet in height. (For example; a six (6') foot high shed must be set back five (5') feet, a seven (7') foot high shed must be setback six (6') feet etc.). Sheds exceeding six (6) feet in height must be constructed of materials that match in color the materials used by the Builder in the original construction of the Dwelling Unit. Sheds not to exceed 8 feet in height.

Storage sheds on lots with a view fence are subject to the following provisions: 1) The shed may not be placed adjacent to the view fence; 2) The shed must be screened from view with approved plant materials; 3) The shed must be constructed of materials that match in color the materials used by the Builder in the original construction of the Dwelling Unit; 4) Placement of the shed must be approved prior to installation.

## **AA. TANKS**

No tanks of any kind (including tanks for the storage of fuel) shall be erected, placed or maintained on any Lot or Parcel unless such tanks are buried underground. Nothing herein shall be deemed to prohibit use or storage upon any Lot or Parcel of an above ground propane or similar fuel tanks with a capacity of ten (10) gallons or less used in connection with a normal residential gas barbecue, grill, fireplace, spa or "hot tub", so long as any such tank is appropriately stored, used and/or screened, in accordance with the Design Guidelines and Association Rules or as otherwise approved by the Design Review Committee so as not to be Visible from Neighboring Property.

## **BB. WALLS AND FENCES INCLUDING DECORATIVE WALLS**

Any fences or walls installed by the Declarant shall not be removed or altered without prior written approval of the Committee.

Plans to modify any Party Walls must be submitted for approval. Party Walls are defined in the Declaration under Section 4.9 as each wall or fence which is placed on a dividing line between separate Lots. The application must include written permission from the adjacent neighbor(s), as well as information on the height of all walls that will abut the wall(s) being modified, materials to be used and texture and color of the finished wall. Side and rear walls may not exceed six (6) feet in height from ground level, as measured from the highest side of the wall.

## **CC. WINDOW COVERINGS/SCREENS**

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within thirty (30) 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.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed. The frame for window screens must match the screen material or existing window frames. All sunscreens must be submitted for approval.

## **DD. YARD SALES AND GARAGE SALES**

Owners may hold “yard sales” or “garage sales” to sell personal property of such Owners only in compliance with the following requirements: (a) yard sales/garage sales shall be limited to two weekends per year on any Lot, (b) no yard sale/garage sale shall commence prior to 6:00 a.m. MST or continue after 5:00 p.m. MST, (c) no Owner shall post any signs advertising any yard sale/garage sale anywhere in the Community except that a temporary sign may be posted on such Owner’s Lot on the day that a yard sale/garage sale is being held, and (d) if the Association ever adopts standard yard sale/garage sale dates for the Property, yard sales/garage sales shall be held only on such dates. The Association shall give reasonable notice to all Owners if it adopts standard yard sale/garage sale dates for yard sales in the Community.

## **LANDSCAPING REQUIREMENTS AND GUIDELINES**

### **FRONT YARD LANDSCAPING**

Unless installed by the Declarant, within ninety (90) days from the close of escrow, each Owner shall install landscaping Improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements in the front yard of their Lot, any portion of a right-of-way for a dedicated street which is between the boundary of the Owner’s Lot and the back of the curb of such street. All landscaping Improvements installed in such areas must be approved by the Committee prior to installation.

Front Yard Landscaping can have a minimum of one (1) tree: must have a variety of at least four (4) plants and or four (4) shrubs. (See page 14 for prohibited plants and trees)

### **BACKYARD LANDSCAPING**

Owners shall maintain all visible landscape areas in a clean, neat and weed-free condition. All dead and dying plants must be replaced with appropriate plants. Yard tools, equipment and general storage items should be stored out of sight when not in use. Parking of vehicles of any sort in a backyard shall require screening from View of Neighboring Property at all times. Any hardscape additions such as concrete work, built in barbecues, firepits, fireplaces, etc. must be approved by the Committee prior to installation.

## **PLACEMENT**

Trees and bushes that will become large and/or have extensive root systems should be planted a minimum of four (4) to six (6) feet away from the foundation, exterior concrete and fences.

## **GRANITE**

Decomposed granite used in The Meadows East shall be in an approved “earth tone” color and a minimum of ½” screened in size.

Granite shall be installed with a minimum one and one-half (1½) inch thick layer. All granite areas must be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River run rock of an “earth tone” color is also permitted but shall be three inches (3”) to six inches (6”) in diameter. Not more than 20 percent of the front yard landscape may be river run rock.

## **BOULDERS**

Use of boulders to create a natural setting is permitted subject to the following criteria:

Boulders must be “surface select” granite boulders and must be buried with one-third of the boulder being underground. Boulders shall be installed in a naturalistic manner and integrated within the landscape including other boulders or landscape materials such as plants, decomposed granite and contouring.

## **TURF**

Turf is permitted in front and backyard landscaping provided that no turf or spray irrigation shall abut walls or fences. Planting areas of at least five (5) feet are recommended between walls, fences, structures and turf or spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Drainage should flow away from all walls and any structures. Artificial turf shall be permitted but must be submitted for approval from the Design Review Committee in advance of installation.

Homeowners may submit approval requests for high quality artificial turf; the Architectural Committee will make case by case determinations regarding this material after reviewing the submittals which shall include a sample of the proposed artificial turf. In the event artificial turf is approved, homeowner must maintain the appearance of the artificial turf in a clean, “like new” condition. Association retains the right to determine when the artificial turf must be replaced due to weathering or other types of damage. Artificial turf must be replaced with same turf originally approved or real turf if replacement or repair is required.

All turf must have a permanent border such as, extruded concrete curbing, brick border or other permanent material approved by the Committee.

## **IRRIGATION**

All landscape irrigation must be underground, automatic and low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Overspray onto sidewalks and streets are strictly prohibited. Great care should be taken to avoid spray of walls, fences and other structures that may cause damage and void any warranty.

Landscape irrigation must also be installed and maintained within the Parkway Area as required to adequately water such shrubs and plant material installed in the Parkway Area.

## **LANDSCAPE LIGHTING**

Landscape lighting shall be low voltage only. Landscape lighting must be controlled with an electric clock or photo-cell device. Light sources must be shielded from view.

Light fixtures shall not exceed an illumination intensity of more than one (1) foot candlepower as measured from the Lot line. Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.

## **PROHIBITED PLANT MATERIALS**

The following vegetation types and varieties are expressly prohibited due to reasons of profuse and noxious pollen, excessive heights and weed-like characteristics of excessive growth, high water demands or other similar traits. Under no circumstances is it permissible to plant a prohibited plant or allow it to remain within the front yard or backyard of any Lot within the Community, unless specifically noted below.

1. Olive trees (*Olea Europaea*) other than the “Swan Hill” variety
2. Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortadena Selloana*)
3. Oleanders other than the dwarf or petite variety (*Nerium Oleander*) and Thevetia Mexican Palo Verde (*Parkinsonia aculeata*)
4. All varieties of Mulberry trees
5. Eucalyptus (all varieties)
6. Citrus Trees and other Fruit trees (permitted in Rear Yard Only)
7. Sissoo Trees (*Dalbergia sissoo*)

## **FINE GRADING & MOUNDING**

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

## **HARDSCAPE**

The Design Review Committee must approve any hardscape items proposed for front yard installation. Only hardscape items that will be visible from neighboring property in the rear yard will require approval. Materials included in hardscape are concrete, brick, tile, wood,

etc. Examples of hardscape items are planters, walkways, retaining walls and decorative walls.- Including Backyard kitchen-like devices.

## **WATER FEATURES, FOUNTAINS**

Items such as water features/fountains are permitted within rear yard areas and do not require approval by the Design Review Committee, except on Lots with view fencing. Water Features/Fountains to be located in the front yard or in the rear yard of Lots with view fencing must be approved in advance of installation by the Design Review Committee. Water features Visible from Neighboring Property may not exceed five (5) feet in height and must be earth tone in color. It is recommended that water be chlorinated.

## **MAINTENANCE OF LANDSCAPING**

Each Owner of a Lot or Parcel shall properly maintain and keep neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material all Landscaping located on (i) Owners Lot or Parcel; (ii) any public right-of-way or easement area which abuts or adjoins the Owner's Lot or Parcel and which is located between the boundary line of his Lot or Parcel and the paved area of any street, sidewalk, bike path or similar area (unless otherwise directed by the Board); and (iii) any non-street public right-of-way or easement area adjacent to his Lot or Parcel (unless otherwise directed by the Board); provided, however, that such Owner shall not be responsible for the maintenance of any areas over which the Association assumes the responsibility in writing or the City of San Tan Valley, Pinal County or any other municipality or other governmental agency or entity having jurisdiction over such property assumes responsibility. Proper maintenance of landscaping shall include, without limitation, removal and replacement of dead landscaping, subject to the Design Guidelines and Association Rules.

## **OVERHEAD ENCROACHMENTS**

No tree, shrub or planting of any kind on any Lot, Parcel or other property shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, bicycle path or pedestrian way from ground level to a height of eight feet (8') without the prior approval of the Design Review Committee.

## **FOOTNOTES**

Keep a database for ALL Architectural approvals in Property Management Company's data base.