

Queenland Manor Homeowners Association Architectural Design Guidelines

Landscape Guidelines

Within 120 days of the date of closing, the owner of a lot shall complete installation and irrigation improvement in compliance with Queensland Manor Association CC&R's and the following guidelines as adopted and amended from time to time, in that portion of the lot which is between the street(s) adjacent to the lot and the exterior wall of the residential unit or any wall separating the side or back yard and lot from the front yard of the lot. The back yards, which are visible from common areas, shall also adhere to this installation time frame. Prior to installation of the landscaping, the owner shall maintain the lot in a weed-free condition.

Plans for landscape need not be submitted for approval, providing the following guidelines are met:

Front Yard Landscaping: Front yard landscaping must have a minimum of one fifteen-gallon non-deciduous tree, organic or inorganic ground cover.

Back Yard Landscaping for Lots with View Fencing: Landscaping must be installed within 120 days of the date of closing.

Hardscape: The Architectural Committee must approve any hardscape items proposed for front yard installation. Only hardscape items that will be visible from the ground level of the 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, decorative walls, and fountains. Bollards and rope are prohibited in the front yards.

Fine Grading and Mounding: The grading is a critical aspect of landscaping. Each lot has been graded 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 berming is proposed. In all cases, the installation must comply with the Town grading and drainage plan. Every effort should be made to make mounding appear natural.

Corner Lots: Owners of corner lots must landscape and maintain the area outside of the perimeter fence adjacent to the street running alongside the lot.

Water Features, Statuary, etc.: Items such as fountains, statuary, etc. are permissible within the rear yard and do not require submittal to the Architectural Committee, except on lots with view fencing. The Committee must approve such items installed 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 the rear yards with view fencing.

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Lighting: The Architectural Committee must approve lighting other than low voltage landscape lights. The following outlines the minimum standards for lighting.

- A. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights that create glare visible from other lots are prohibited.
- B. Light fixtures shall not exceed an illumination intensity of more than one foot candlepower as measured from the closest lot line. (This information can be obtained from the light manufacturers, factoring in the height of the light and the distance of the lot line.)
- C. Outside, ground lights should be screened whenever possible with walls, plant materials, or internal shielding.

Turf: The Association joins Queen Creek in encouraging water conservation. It is recommended that you consider turf installation in areas where it can be used for playing and consider low water use landscaping in other areas.

Rock Ground Cover: If decomposed granite or other landscape rock is used, it must be of an “earth tone” color and not white, green, blue or other bright colors. Lava rocks and/or cinder rock are prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting under liner is discouraged. All river rock runs shall be composed of three-to-six-inch diameter rock.

Prohibited Plant Material for Front Yards and View Back Yards: The following vegetation types and varieties are expressly prohibited.

- A. Olive tree (*Olea curopaea*) other than the “Swan Hill” variety.
- B. Oleanders (*Nerium oleander*) other than dwarf variety and *Thevetia*.
- C. Pampas Grass (*Cortnderia selloana*).
- D. All varieties of citrus are permissible within the confines of the back yards. In the front yard only dwarf and semi dwarf citrus are allowed.
- E. All varieties of mulberry trees.

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Architectural Review Process

In accordance with the Declaration of the CC&R's (the "Declaration") for Queenland Manor Homeowner's Association the Board of Directors has adopted the following guidelines for Architectural improvements which shall apply to all the lots within Queenland Manor. These documents are intended to enhance the property values and the high standard of development that exists within Queenland Manor. The guidelines are established to assist residents in preparing an application to the Architectural Committee for structural and landscape improvements. Prior to the commencement of construction or installation, all plans must be submitted to the Architectural Committee. Approval to proceed shall be required from the Architectural Committee. Following these guidelines does not eliminate the need for submission of plans (except as noted). All Architectural approvals will be conditional upon compliance with applicable Town of Queen Creek codes.

Application Procedure

Submittal: Application and plans (which will be kept on file with the association) shall be emailed or submitted online to the current management company.

The following information must be included:

1. **Application Form:** A completed application form (copies of which can be obtained from the management company).
2. **Plot Plan:** A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. **Elevation Plans:** Plans showing finished appearance of additions in relation to existing dwelling. An accompanying photograph of the proposed location would be helpful.
4. **Specification:** Detailed description of material to be used.

All buildings, structures erected, and the appearance of all land within Queenland Manor shall comply with all applicable Town of Queen Creek zoning and code requirements, as well as the Declaration, and these Design Guidelines.

Review – Approval or Disapproval: The Architectural Committee shall have 45 days after receipt of all necessary information and plans to approve or deny submitted plans.

Review and approval or disapproval will include, but not limited to, consideration of material, workmanship, colors, consistency with the external design and color of existing structures of the lot and on neighboring lots. The location of the improvement with respect to topography and finished grade elevation will also be considered.

Neither the Architectural Committee, the HOA Board, nor the Declarant shall have the liability in connection with or related to approval plans, specification or improvements. The approval of the plans does not mean judgment is passed on the structural soundness of the addition nor its effects upon existing or future drainage; the review of the plans are for aesthetic purposes only.

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

Construction Period: The Association expects continuing progress toward completing construction within 120 days.

Appeal: Any appeal of the Architectural Committee's decision must be submitted in writing to the Board of Directors, c/o your current management company, within 45 days following the date of disapproval by the Architectural Committee.

Design Guidelines

Satellite Dishes

The preferred installation locations are as follows in descending order of preference.

1. On the roof, below the roof line.
2. A location in the side yard of the lot where the receiver and any pole or mast will be screened from view by the landscaping or other improvement.
3. On the roof above the roofline.
4. An unscreened location in the side yard.
5. A location in the front yard of the lot where the receiver will be screened from view by landscaping or other improvement.

Additionally, any poles, masts, and wiring should be painted to match color of the house.

Awnings

The Architectural Committee must approve all awnings. Awnings over all windows shall be of 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 must be installed only on the side and or rear of the home. A minimum five – year guarantee is expected by the manufacturer to insure the use of a high-quality awning. 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. The owner is responsible for the maintenance and repairs of awnings. The association retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing and ripping etc.

Basketball Goals

See CC&R's

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Play Structures

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

1. The maximum height that will be considered for approval for pool ladders, swing sets and jungle gym equipment shall be eight feet excluding awnings.
2. Canvas covers shall be of a solid neutral color, off white, beige or light brown.
3. The minimum setbacks from the side and rear wall shall be ten feet.
4. Wood may remain natural or must be painted to match the house.
5. Homeowners must submit written input of all adjacent neighbors for review by the Committee. Neighbors input shall include a statement acknowledging the proposed equipment, its height, material and color.
6. The structure must be kept in a quality condition that will not detract from the high quality of the community.

Seasonal and Decorative Flags

Seasonal and decorative flags that are house mounted below the roofline do not require approval. Seasonal flags must be removed within thirty days after the date of the holiday. Flags must always be maintained in good condition. Torn, ripped and faded flags constitute grounds for removal and fines. Flags may not be offensive to neighbors or the association. The Board of Directors reserves the right to make this determination.

Driveway/Sidewalks

Driveways extensions will be reviewed on an individual basis with stringent consideration of the Architectural features of the neighborhood. If the driveway extension ends within one foot or less of the property line, it shall require the written Input of the adjacent neighbor closest to the edge of the proposed extension. Such input should include the homeowner's printed name, lot number, address, date, signature and clear statement of what they are approving.

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 specification, etc. for approval.

Parking

Homeowners are permitted to park personal vehicles (excluding RV's, boats and trailers) on their driveway or the gravel area beside the driveway in front of their back yard gates. Parking in any other part of the yard is prohibited.

Fence and Walls (including decorative walls)

Plans for new fences or walls or additions to existing structures must be submitted to the Architectural

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Committee for approval prior to construction. Walls must match the existing dwelling or wall in texture and color.

Gates

Double gates can be installed to allow wider access to the rear yard. All gates (double or single) should be of the same material design and color as the originally installed single gates. Shrubs, trees and plant material should be installed and maintained between the house and the double gates where possible.

Installation of gates at side yards of corner lots are prohibited.

Gutters and Downspouts

Gutter and downspouts will be considered for approval if the finish matches the color of the home. High quality materials that offer long life are recommended as the homeowner will be required to maintain the addition in good repair. Plans must include the proposed location for the gutters and downspouts, the quality of the material to be used and the warranty by the manufacturer.

HVAC

Except for initially installed by the Declarant, no heating, air condition or evaporative cooling unit shall be placed, installed, constructed upon any lot without the prior written approval of the Architectural 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 or public property.

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, board and any other object used to collect oil spills from the driveway must be removed when not in use so as not to be visible.

Paint Colors

The preferred colors are earth tones. The colors must include three different shades of those colors: body, trim and pop-out. Colors must coordinate with the roof tiles. The Paint Committee must approve the colors prior to painting. Color samples must be submitted with the Architectural application. Eight pre-approved color pallets are on file.

Garage doors that are standard painted must match the body or the pop-outs.

Custom garage doors must be submitted to the Architectural Committee for review and will be reviewed on a case-by-case basis.

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Roof and Roof Structures

Asphalt shingles are expressly prohibited unless used by the builder on the original roof of the home. Roofing material must be the same as those used by the builder on the original roof of the home. Roof colors shall not produce glare, such as white, light colored aluminum or reflective surface. All vent pipes stacks, gutters, flukes, and other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted and/or screened to match the roof.

Patio Covers

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

1. Roofing material should match that which was installed by the builder within the subdivision that these guidelines govern. Asphalt shingles (including rolled shingles) are expressly prohibited unless used by the original builder within the same subdivision. Tiles must match existing dwelling.
2. The color of supports and material must match the color of the body or trim of the home.
3. The roof shall be flat or match the pitch of the existing roof.

Pools and Spas

Pools and spas do not require prior approval of the Architectural Committee except those lots with view fencing to Common Areas.

Perimeter walls on lots bordering common areas and shared Homeowner walls may not be torn down to allow access to rear yard. Access must be gained by removing a portion of the front wall on the side or front of the home. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the original wall.

All pool and spa equipment must be screened from the view of the neighboring property.

Pool ladders shall not exceed eight feet in height.

Pool Fencing

The specification for rear yard wrought iron pool fencing installation on a lot with view fencing shall be of a neutral earth tone to match or blend with the exterior color of the home and shall meet all Town, state and federal requirements.

Sanitation

No garbage or trash may be placed on any lot or parcel except in covered containers meeting the Town specification and must be stored out of sight. Rubbish, debris and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garbage not only from their lot or parcel, but also from all public right-of ways either fronting or alongside their lot or parcel,

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excluding public roadways and those areas specified on a tract declaration or subdivision plan to be maintained by the Town or Association.

Screen Doors/Security Doors

Screen doors/security doors need to be submitted for approval. They need to be painted to match the exterior color of the body of the home. Silver-colored aluminum screen doors are prohibited. A drawing or brochure of the door shall be submitted with the application for approval.

Signs

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

1. Signs used by the Declarant to advertise the lots and residence therein for sale.
2. One temporary "For Sale" or "For Lease" sign with a maximum face area of five square feet. These signs are prohibited on perimeter walls of the community.
3. Such signs as may be required by law.
4. One residential identification sign with a maximum face area of eighty square inches.
5. Signs approved by Architectural Committee.
6. Political signs.

All signs shall conform and comply with Town ordinances. Signs advertising landscaping and pool contractors, etc. must be removed upon completion of work.

Security signs must be located a maximum distance of two feet from the front of the home. Security signs must not exceed 12" x 12" and must be always maintained in good condition.

Solar Panels

The Architectural Committee must approve all plans and equipment. Color, position and material should be submitted with the application.

Window / Sunscreens

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

Bronze, gray, charcoal, brown, or beige non reflective window tint may be installed. The frame for window screens must match the screen material or existing window frames. If the above guidelines are met, the sunscreens do not need to be submitted for approval.

Permanent draperies or suitable window treatments shall be installed on all front facing windows within thirty days of occupancy. No reflective material, including but not limited to aluminum foil, reflective screens, glass mirrors, or similar type material shall be installed or placed upon the outside or inside of any window. Exterior window coverings or treatments used to shade or decorate openings must be compatible with respect to material or color with the style and color of home.