

ARCHITECTURAL DESIGN GUIDELINES FOR QUEEN CREEK RANCHETTES III HOMEOWNERS ASSOCIATION

Adopted: March 3, 2005

THESE GUIDELINES COMPLY WITH THE CC&RS ESTABLISHED FOR QUEEN CREEK RANCHETTES III. THEY ARE INTENDED AS CLARIFICATION. THE ARTICLES, BY-LAWS AND CC&RS ARE THE CONTROLLING LEGAL DOCUMENTS.

PRIOR TO COMMENCEMENT, ALL PLANS MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW COMMITTEE (ARC). APPROVAL TO PROCEED WITH REQUESTED REPAIR, INSTALLATION, CONSTRUCTION OR MODIFICATION SHALL BE REQUIRED IN WRITING FROM THE PROPERTY MANAGEMENT COMPANY. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (EXCEPT AS NOTED).

DESIGN GUIDELINES:

Antennas

The Architectural Review Committee (ARC) must review the size and placement. Dish antennas should only be placed in the rear yard so as not to be visible from the front of the home.

Awnings

Awnings permanently set or retractable over all windows shall be approved material, of solid color on both sides which matches the color of the body of the exterior of the home or roof color and shall be installed only on the rear side and/or rear of the home. The rear of the home is defined as behind the front and side fence walls.

Basketball Goals

Basketball goals attached to the home are prohibited. All basketball sites, regardless of whether to be located in the front or rear of the property, must be submitted to the architectural committee. Backboards must be of a predominantly neutral color (such as gray, black or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable. All equipment must be maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc., must be repaired. Courts may not be painted or permanently outlined on the driveway or other concrete surfaces in the front of the home. Bright court-style lighting for night use of the equipment is prohibited.

Construction

All new homes and buildings must be completed within a 12-month period after groundbreaking. If additional time is required to complete construction, the property manager must be contacted in writing prior to the 12-month expiration to apply for an extension.

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Decorative Items

All front yard decorative items, and decorative items in the rear yard which show over the fence must be submitted for approval by the ARC. Flagpoles are permitted. They need to be approved by the ARC for the height, size and placement. No chain halyards (lines) may be used because of noise concerns. Please follow federal guidelines regarding the displaying of the American flag such as proper lighting after sundown.

Driveway Extensions

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. If the driveway extension ends within five (5) feet 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. Painted paved surfaces are prohibited.

Fences & Walls

Plans for new visible fences or walls must be submitted to the Architectural Review Committee prior to construction. Special attention needs to be paid to the location of drainage (weep) holes at the base of the block fences. Weep holes should be at ground level. The Town of Queen Creek may be consulted for fence design assistance prior to submitting request.

Gazebos

Gazebo structures must meet all Town ordinance requirements for setback and height. It is required that the Gazebo structure and colors match the base colors of the primary residence or be of similar earth tone or neutral tone as approved by the ARC. Structure to be constructed of permanent materials deemed appropriate and approved by the ARC.

Grading and Mounding

Grading is a critical aspect of landscaping. Each lot must be graded such that all storm water will drain away from the house and for the lot to retain any rainwater collected on the property and the ½ street in front of the property, per the Town of Queen Creek. Water may not run into or stand on the roadway next to the property line. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Every effort should be made to make mounding appear natural. If the board or ARC determines that there is a water drainage problem or lack of correct water retention on any property, the board may require that the property be re-graded to correct this problem.

Gutters & Downspouts

Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends the use of high quality materials that offer long life, and the gutters must be maintained in good condition. Dents, chipped paint or detached gutters must be repaired.

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Hardscape

The ARC must approve any hardscape items proposed for front yard installation. Examples of hardscape items include concrete, brick, tile, wood, planters, walkways, retaining walls, decorative walls and fountains.

Holiday Lights

Holiday decorative lighting shall not be installed more than thirty-five (35) days prior to a holiday and shall not be displayed more than thirty-five (35) days after the actual holiday. *rope lights, chili paper*
or other decorative lights.

Landscaping

Plans for any landscaping improvement or modification must be submitted for approval to the ARC. Within sixty (60) days of occupying the residence, the owner of a lot shall complete and make operational all front yard landscaping, water retention grading, sprinkler system irrigation, block fences, gates and front pillar automatic coach lights(s). All light posts should be made of breakaway materials per permit obtained from the Town of Queen Creek. Solid posts are a safety hazard. Prior to installation of the landscaping, owner shall maintain the lot in a weed-free condition. No work may proceed without final approval from the ARC. Plans must include types of plants, building materials and colors (specifications and samples) to be used. The Town of Queen Creek has available a book of suggested plants and trees for the area.

Landscaping must include a minimum of five (5) twenty-four inch (24") box trees, two (2) thirty-six inch (36") box trees and twenty (20) five gallon shrubs with the yard areas to be leveled and seeded with grass or covered with pre-emergent or similar weed control measure and gravel. Two of the twenty-four inch box trees must be installed within the front ten feet (10') of the front yard of the lot. It is the intent of the Town of Queen Creek to have tree-lined streets wherever possible. All other placement and quantity of shrubs and trees in the front yard is left to the discretion of the ARC.

Paint Colors

The ARC, prior to painting, must approve colors. Only earth tone and natural tone colors will be allowed for all permanent structures. Color samples are encouraged.

Playground Equipment

All playground equipment such as swing sets, slides and trampolines that are visible from a neighboring property above the fence line must be located in the rear yard only and submitted for architectural approval. Setbacks must be in accordance with Town ordinance and approved by the ARC. Canvas covers shall be of a "neutral" or earth tone color, such as off white, beige or light brown, hunter green or other color as approved by the ARC.

Pools and Spas

Swimming pools and spas are only allowed in the rear yard and do not require the prior approval of the ARC unless features from the spa or pool will be Visible from Neighboring Property above the fence line. Perimeter walls on lots bordering common areas and shared Homeowners Association walls may not be torn down to allow access to rear yards. Access may be gained by removing a portion of the front or sidewall 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 remaining wall. All pool and spa service equipment must be screened from view of neighboring property or located far enough away from shared fences so as not to annoy neighbors with noise in a manner approved by the ARC.

Recreation Vehicles and trailers

All recreational vehicles, mobile homes, travel trailers, tent trailers, horse trailers, camper shells, detached campers, boats, boat trailers or other similar equipment or vehicle must be parked at all times in a garage or similar enclosed structure approved by the ARC OR kept below fence line so as not to be Visible from Neighboring Property and screened in a manner so as not to be Visible from Neighboring Property and is satisfactory to the ARC. All detached buildings and garages must match the primary residence on the property and be of the same style, quality and color of the primary residence as approved by the ARC. The above-mentioned vehicles may never be parked for more than 48 hours within any given 30-day period in the front of the property. The location and screening of such vehicles is also subject to Town of Queen Creek Zoning Ordinance Article 6.19J.

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. Artificially colored rock(s) or granite is prohibited. All rock areas shall be treated with a pre-emergent or other method of weed control at regular intervals to retard weed growth.

Screen Doors / Security Doors

Compliance with these guidelines negates the requirement for approval by the ARC: (a) to match the exterior color of the body of the home (b) are of a neutral earth tone color to match or blend with the exterior of the home (c) match exterior window frames. Silver-colored aluminum screen doors are prohibited.

Storage Shed

Shed structures visible above fence line must have a setback in accordance with Town ordinance and approved by the architectural committee. The ARC must approve the structure's quality, color and construction materials. It is required that sheds visible above the fence line or visible from a neighboring property match the base colors of the primary residence. The ARC will also consider earth tone, or other subdued colors for approval along with the quality of building materials. A singular shed structure, not visible above the fence line or from any neighboring property does not require approval by the Architectural Review Committee (ARC). Sheds 120 square feet or larger and any building with utility service (electrical, plumbing, sewer) will require a Town of Queen Creek Building Permit.

