KEYSTONE OWNERS ASSOCIATION RULE/REGULATION/POLICY REGARDING BACKYARD SHADE STRUCTURES.

In accordance with Arizona Revised Statute 33-1816.01 and per the 3.3 provision of The Keystone Conditions, Covenants, and Restrictions the Association adopts the following rule/regulation/policy.

The Association establishes the following guidelines for backyard shade structures in compliance with Arizona law while maintaining community aesthetic standards. The following applies to all residential lots within the Association for movable or permanent structures installed in rear yards.

Owners may install commercially produced or professionally manufactured shade sails, patio umbrellas, awnings, gazebos, pergolas, and canopies in accordance with Arizona Law.

Structures must be located entirely within the private rear yard.

The height may not be more than 15 feet and the setback must comply with local city single family zoning ordinances for property setbacks.

Structures must be maintained in good condition, free of rust, tearing, fading, or peeling. The colors shall blend compatibly with the primary residence exterior.

Homeowners must submit an architectural request and receive approval prior to installing any structure.

Adopted on this day October 22, 2026 by the Keystone Owners Association Board of Directors

Tim Seyfarth
_____ its Board President
Signed

Tim Seyfarth
_____
Print Name

Doc ID: 0ecefcb2c6aeb6d690e647dc751449cb0a4f77c1