



Garden Lakes Community Association

ARCHITECTURAL GUIDELINES

**IMPORTANT ASSOCIATION DOCUMENT
RETAIN FOR YOUR RECORDS.**

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ARTICLE I: APPLICATION PROCEDURES

A. INTRODUCTION AND DEFINITIONS

1. No Improvements, alterations, or other work which is visible from neighboring property (which has been defined as being visible to a person six feet tall standing at the property line) shall be made without the approval of the Architectural Review Committee. This includes: basketball poles, sheds, antennae, patio covers, painting, changes to landscape design, drives and walkways, etc. [Amended 6/16/11]
2. Whenever any action requires the review and approval by the terms of the Declaration of these Guidelines, requests for such action or approvals shall be submitted to the Association in accordance with the procedures set forth herein. Requests for such approvals shall be reviewed by the Architectural Review Committee (ARC) or its designee(s) in accordance with these Guidelines and the Declaration. Capitalized terms used in these Guidelines shall have the meanings set forth in the Declaration. Unless otherwise provided for herein, all periods of time referred to in these Guidelines shall refer to calendar days and shall include all Saturdays, Sundays, and State or National holidays, provided that if the date or last date to perform any act or give any notice with respect to these Guidelines shall fall on a Saturday, Sunday, State or National holiday, such act or notice may be timely performed or given on the next succeeding day which is not a Saturday, Sunday, State or National Holiday.

B. FORMS

The Association will make available forms upon which all requests for actions or approvals from the ARC or its designee(s) must be submitted. Such forms shall indicate the number of copies of each set of plans, scale, specifications site plans or other documents, which must accompany the application and set forth instructions to be followed in submitting applications. (Exhibit 1)

C. REVIEW FEES

The ARC may adopt a fee schedule in connection with its review and appeal procedures with the exception of: 1) an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, that is one meter or less in diameter; or 2) an antenna that is designed to receive video programming services via multi-point distribution services, including multi-channel multi-point distribution services, instructional television fixed services and local multi-point distribution services, and that is one meter or less in diameter or diagonal measurement; or 3) an antenna that is designed to receive television broadcast signals. [Amended 9/12/96]

ARTICLE II: REVIEW PROCEDURES

A. MEETINGS [Amended 07/19/2012]

The ARC shall meet to review the applications for approval. All applications must be submitted at least eight (8) calendar days prior to a meeting at which an application shall be considered. The Chairman of the ARC may call special meetings upon two (2) days prior written or oral notice to the other members. The ARC shall consist of five (5) regular members and two (2) alternate members. A quorum for each meeting shall consist of three (3) members. An alternate member may be designated to participate at any meeting in which there is not five (5) regular members present, and shall constitute a quorum by his or her presence, and shall have all of the authority of a regular member while so participating. The two alternates may participate in committee discussions as well as fill vacancies of the committee when voting.

B. DECISIONS

1. The ARC or its designee(s) shall review all applications submitted to it and shall furnish a written decision to the applicant setting forth the reasons for its decisions. In the event the ARC fails to take any action within thirty (30) days after an application has been received by the committee at its regularly scheduled meeting, except for applications for solar panels and equipment (Article III, Section O) which require action within ninety (90) days after an application has been submitted to it, then the applicant may contact the community manager and request a hearing of the Board of Directors. The Board of Directors or its designee(s) may disapprove any application if there is not sufficient information submitted to exercise the judgment required by these Guidelines. In all cases, the ARC or its designee(s) shall attempt to itemize the nature of its objections in writing and provide same to the applicant. In the event the applicant makes subsequent submissions after an initial disapproval the applicant may request a hearing of the Board of Directors.
2. Applications regarding lots within parcel 13, Garden Lakes Manor, are approved contingent upon the approval of the Garden Lakes Manor Board. [Amended 4/21/11]

C. VARIANCES

Requests for a variance after an ARC Review denial may be submitted to the Board. Such request must be mailed or delivered to the management company within ten (10) business days after the post marked date when the ARC decision was mailed. The request must be accompanied by the written decision rendered, together with copies of the application and all items in the original submittal, and any other relevant evidence previously submitted. All requests must meet criteria and requirements set forth in CC&R's Article IV, Section 4.5. [Amended 10/17/06]

D. APPEAL TO BOARD

An Owner, Tenant, or Resident aggrieved by a decision may appeal the decision to the Board except as otherwise provided in the Declaration. Such appeal must be mailed or delivered to the management company within ten (10) business days after the post marked date when the ARC decision was mailed. The appeal must be accompanied by the written decision rendered, together with copies of the application and all items in the original submittal, and any other relevant evidence previously submitted. After an appeal to the Board, and before any Owner, Tenant, Resident, or other aggrieved party may file any lawsuit involving the Association and/or the ARC, such Owner, Tenant, Resident, or other aggrieved party shall first participate in good faith mediation. The parties to such mediation shall agree upon a mediator, and the cost for such mediator shall be shared equally. The mediation shall take place at a time and location convenient to the parties and their representatives, if applicable.

E. WRITTEN RECORDS

The ARC or its designee(s) shall keep and safeguard complete written records of applications for approval submitted to it (including one (1) set of all preliminary sketches and all architectural plans), of all actions of approval or disapproval and of all other actions taken by it under the provisions of these Guidelines. All such records shall be maintained in the offices of the Association for a minimum of three (3) years after approval or disapproval.

F. NATURE OF APPROVAL

Any approval of plans, specifications or proposed construction given by the Board of Directors or its designee(s) shall be only for the purpose of permitting construction or completion of proposed improvements within Garden Lakes and shall not constitute compliance with City and State laws. SUCH APPROVAL SHALL NOT CONSTITUTE AN APPROVAL, RATIFICATION OR ENDORSEMENT OF THE QUALITY OR ARCHITECTURAL OR ENGINEERING SOUNDNESS OF THE PROPOSED IMPROVEMENT AND NEITHER THE ARCHITECTURAL REVIEW COMMITTEE, ITS MEMBERS, THE BOARD, THE OFFICERS OF THE ASSOCIATION, NOR THE DECLARANT SHALL HAVE ANY LIABILITY IN CONNECTION WITH OR RELATED TO APPROVED PLANS, SPECIFICATIONS, OR IMPROVEMENTS.

ARTICLE III: STANDARDS FOR CONSTRUCTION AND EXTERIOR APPEARANCE

A. COMPLIANCE WITH CITY OF AVONDALE CODE

1. All buildings and structures erected in Garden Lakes, and the use and appearance of all land within Garden Lakes, shall comply with all City of Avondale zoning and building code requirements as well as the Declaration and these Guidelines.
2. All buildings and structures erected in Garden Lakes shall conform to residential and commercial development standards adopted by the City Council of Avondale as part of the master planned community known as Garden Lakes.

B. ARCHITECTURAL THEME

1. All buildings and other improvements erected within Garden Lakes must be approved by the ARC prior to submittal to the City for the commencement of construction.
2. Preliminary architectural designs for all buildings and structures must be reviewed and tentatively approved by the ARC prior to the preparation of final plans to be submitted to the City.
3. The ARC encourages product designs incorporating a southwestern theme.
4. When a building design has been approved and the necessary building permit has been obtained from the City of Avondale, the applicant shall proceed in a timely manner with commencement and completion of all construction work. Such commencement shall occur within 90 days from the date of obtaining the building permit. If the applicant fails to comply with the 90-day commencement, the approval from the ARC may be revoked. The applicant shall complete the construction within one year of the date of the building permit from the City of Avondale. If the construction is not completed, the Association shall have the right to assess the owner for the cost of completion, for full Association assessment, and shall collect such costs as provided in the Declaration.

C. ORIENTATION

1. The location and orientation of all buildings and structures must be approved by the ARC prior to submittal to the City.
2. Building orientations and design should maximize energy efficiency.
3. Site plans shall reflect curvilinear street patterns, which allow for reduced speeds, variations of views and flexibility of orientation. Where possible, neighborhoods shall be created by the use of cul-de-sacs, small loop streets, or other interesting street patterns.
4. Setbacks of buildings shall be varied to create an interesting street scene with Dwelling Units backed to sided arterial or collector streets and greenbelts.

D. EXTERIOR COLORS

1. The exterior colors of all buildings and structures must be approved by the ARC based on submitted manufacturer's color chips prior to submittal to the City Of Avondale.
2. Plans and specifications submitted to the ARC must include detail of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with other buildings in the neighborhood.
3. Any repainting or redecorating of exterior surfaces will also require submission of a color scheme to the ARC for approval.
4. Approvals for repainting shall be based upon the same or little deviation from the paint schemes within each neighborhood or approved color palette. Existing paint colors that are not compatible with the neighborhood may not qualify as an acceptable color. [Amended 04/08/10]
5. All pop-outs and structural designs highlighted for the multi-tone effect should be shades or variations of the roof, trim, or the body's color. [Amended 8/25/05]
6. Trim shall consist of fascia board and wooden frames around doors.
7. Failure to obtain approval prior to painting may result in repainting at owner's expense.

E. BUILDING MATERIALS

1. All exterior building materials must be approved by the ARC prior to the commencement of any exterior construction or alteration.
2. Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.
3. Permitted exterior finish materials include plastered unit masonry, adobe, slump, split or textured decorative block, and rough sawn or textured wood, stucco or stone.

F. ROOFS

1. All roof types, designs, covering color and material must be approved by the ARC before the commencement of construction or alteration.
2. "Built-up" type roof covering materials shall not be visible from view as determined by the ARC.
3. Generally acceptable roof covering materials shall be wood shake shingle, concrete tile or clay tile. Other materials may be approved by the ARC.
4. Excessive roof heights and pitches, as determined by the ARC, will not be permitted.
5. Overhead screens, shade covers, patio roofs, and other similar structures shall be constructed of materials and colors to match or complement the main roof or body of the house. [Amended 4/21/11]
6. Skylights must be bronze or dark color.
7. All vent pipe stacks and any equipment protruding above the plane of the roof and visible from neighboring Property must be painted and/or screened to match the roof.
8. All additions shall have the same or similar roof style and materials as existing in the neighborhood. [Amended 10/17/06]

G. WALLS/FENCES/GATES

1. The ARC has approved standard wall designs, which shall be used on all exterior walls of the subdivision. Copies thereof are attached hereto as Exhibit 2. Gates may not be constructed in any wall or fence without prior ARC approval of the size, location, color and material.
2. Residential developments requiring walls or fences around the parcel shall have the walls or fences installed by the builder prior to occupancy of any adjacent residence.
3. Walls and fences in "normal" conditions shall be a minimum of six (6) feet high as measured from an adjacent grade. Wall between areas with elevation differences greater than two (2) feet will require case-by-case approval by ARC. Closely spaced parallel walls shall be disapproved.
4. Prior to the construction of any wall or fence, plans indicating materials to be used and location shall be submitted to the ARC for approval. Perimeter view wall fences adjacent to open space Common Area utilizing metal are required to be aluminum. Property lines shall be verified by the builder (or Owner) prior to construction. [Amended 1/25/89]
5. In the event of a dispute between Owners with respect to the construction, repair or rebuilding of a party wall or party fence, or with respect to the sharing of the cost thereof, such adjoining Owners shall submit the dispute to ARC. The decision of the ARC shall be binding, subject to the right of appeal to the Board.
6. Walls need to be stuccoed and painted to match the color of the home and/or should be aesthetically pleasing and match the surroundings.
7. Any fences and/or walls within ten (10) feet from the shoreline of the Lakes shall be view fences and shall not restrict the visibility of surrounding or adjacent properties. Unless otherwise approved by the ARC, any walls and/or fences parallel with the Lake or drainage ways and further than ten (10) feet from the shoreline shall be view walls and shall not be solid for more than a height of three (3) feet.
8. All block walls visible from any street, parking area, or open space within the property shall be stuccoed and painted.
9. Lakefront View fences need to be painted almond/beige or the same color as the nearby walls unless otherwise approved by the ARC, and maintained free of visible rust. [Amended 7/17/14]

H. DRIVEWAY EXPANSIONS [Added 7/20/06]

1. All driveway expansions will be submitted to the ARC for approval.
2. Driveway expansions to the front yard side of the house will be limited to step outs with a maximum width of two (2) feet from the edge of the garage door. Step outs with a maximum width of two (2) feet may be added to the opposite side of the house beginning at the edge of the garage door.
3. Driveway expansions to the garage side of the house will be limited to a maximum of nine (9) feet from garage door and will leave a minimum of twenty-four (24) inches within the properties' boundary.
4. Driveway expansions extending to twenty-four (24) inches of the property line will maintain living shrubbery twenty-four (24) inches minimum height with a minimum length of six (6) feet.
5. U-shaped driveways must have a twenty (20) inch high wall in the center fifty (50) percent of the inside radius. The center space between the driveway and the sidewalk must have at least one (1) plant.

I. PARKING

1. At least two (2) covered off-street parking spaces in a garage must be provided for each single family detached unit.
2. Resident parking is prohibited on collector streets and any major thoroughfares and discouraged on any street, drive, or place other than approved or private spaces or areas.
3. Parking of boats, campers, travel trailers, utility trailers, motor homes etc. is not permitted within public or private view except as specifically permitted by the Declaration. [Amended 8/25/05]

J. SIGNAGE [Amended 8/25/05]

1. Permanent Subdivision Signs and Permanent Commercial Identification Signs
All identification signs including permanent subdivision identification signs and permanent commercial identification signs must be approved by the ARC prior to commencement of construction thereof. Builder information area signs, builder identification signs, and directional signs must be in accordance with Section J. exhibit Exterior Signs Or Advertisements
No exterior signs or advertisements of any kind may be placed, allowed, or maintained on any lot or parcel without the prior approval and authorization of the ARC as specified herein, except that mailboxes, residential nameplates, "real estate for sale," "real estate for lease," "real estate for rent," "security alarm," "block watch," "pool construction," "landscape construction," and other "construction" signage may be placed and maintained in conformity with common specifications and practices on an owners lot or parcel including, without limitation, reasonable restrictions as to size and length of time for display which may be adopted by the ARC. Temporary Signage does not require approval if it is in conformance with this specification. All types of "construction" signage must be removed from any lot or parcel within ten (10) days after completion of construction.
2. Signage Location Restriction
No signage, except for municipal roadway signage (such as but not limited to traffic control and street name signs) and Community Association signage (such as but not limited to curfew and no trespassing signs), may be displayed in the following locations of the community:
 - Within 50 feet of the two water fan fountains at 111th Avenue and Indian School Road.
 - Within 50 feet of the flower beds at 111th Avenue and Thomas Road.
 - Within 50 feet of the flowerbeds at Garden Lakes Parkway and Thomas Road.
 - In any area between the Lake and the roadway where the Lake can be viewed from Garden Lakes Parkway and/or Lakeshore Drive (except for along the roadway adjacent to Parcel 30).
 - Attached to, affixed to, taped to, placed up against, and placed on any tree, shrub, wall, utility equipment, light pole, traffic signpost, fire hydrant, and/or street sign post. All signs must be free standing and self-supporting.
 - Displaying of any signage in these locations may result in signage removal without notice. Temporary Signage must be located within four (4) feet of an adjacent roadway in the grassy and/or granite rock bed areas only.

3. **Construction Requirements for Temporary Exterior Or Advertisement Signage**
Temporary Exterior Signage not excluded per Part 3, such as "garage sale" and "moving sale" signage, must be freestanding, self-supporting, and constructed in a quality manner from sturdy materials. The size of the sign face is restricted to a maximum 24 inches wide by 18 inches tall. The sign face must be securely mounted on one center stake post or two edge stake posts, or may be hinged at the top to form a "tent" style sign with or without support legs (See Exhibit 3). Post(s) and legs are to be no larger than 2 inches square or round. The height of stake post(s) is limited to a maximum of 30 inches tall for free standing stake style signage, and 24 inches tall for support legs on tent style signage. The sign face is to be securely attached to the top end of the support post(s) or legs with the top of the support post(s) or legs placed level with the top edge of the sign face. The sign face material must be made of sturdy wood, plastic, heavy cardboard, or metal, which will prevent the sign face from folding over in wind and/or rain. The lettering placed on the sign face must be clearly printed in a contrasting color against the background, with the lettering size a minimum of 2-1/2 inches high and 3/8 inches thick to make all lettering clearly readable from a moving vehicle on the adjacent roadway. The owner of Temporary Signage must clearly print their address on the sign so that the owner can be contacted if the sign is not removed. All signage which has fallen over, folded-over, broken-up, has no address, and/or is not clearly readable due to inadequate lettering on the sign face may be removed without notice. Signage such as cardboard boxes and/or paper sheets, or signage with streamers, balloons, or other attention getting devices are not permitted and may be removed without notice. Signage which does not display the owners address may be removed without notice. Purchased commercially available signage such as "Garage Sale" signs are acceptable if they are constructed and lettered as specified here-in. The ARC MUST review all signage requests, which deviate from this specification, and has the authority to permit deviations from this specification for special events or occasions. Only Garden Lakes Residents, Garden Lakes Builders/Developers, and local governmental agencies (including individuals running for governmental office elections) may display signage in Garden Lakes.
4. **Times and Period For Display Of Temporary Signage**
Temporary Signage may be placed and displayed between sunup and sundown, for a maximum of three (3) consecutive days. No Temporary Signage may be erected prior to sunup, and it must be removed by sundown, each day. Any Temporary Signage displayed prior to or after this display period may be removed without notice. The ARC may permit Temporary Signage to be displayed at other times and for longer periods of time.
5. **Temporary Signage Quantity**
Temporary Signage not excluded per Part 3 and Exhibit 3, such as "garage sale" and "moving sale" signage, is limited to a maximum of five (5) signs per parcel and/or event. That is, if five or more neighbors hold a garage sale then a maximum of five (5) signs may be displayed to advertise the garage sale for all participating parcels.
Approval for Temporary Signage
If Temporary Signage is constructed, placed, and is in a quantity which is in compliance with this specification, then approval is automatic and Management Company contact is not required. Signage which is not in compliance with this specification MUST BE approved by the ARC. In cases where approval is required and granted, an approval number will be provided which is to be neatly printed on the back of the signage for identification of the owner. Approval will be provided for a period determined by the ARC. After expiration of the approval period additional approvals must be requested to continue displaying the signage.
6. **Removal of Signage By Community Association**
Any signage which has not been approved by the ARC, or Temporary Signage which is displayed and is not in conformance with this specification, may be removed without notice by the Community Association at any time, and a \$5.00 fine may be assessed per sign removed.

K. LIGHTING

1. No outside lighting, other than indirect lighting, may be placed, allowed or maintained on any Lot or Parcel without the ARC's prior written approval.
2. Exterior lighting must be soft and indirect, with no light sources visible directly to neighboring properties.
3. Tennis court, sport court, and other similar lighting shall be reviewed and approved on an individual basis. Approval is subject to light type, orientation, site plan, use, brightness and other factors which the ARC considers in the best interest of the Owners, Tenants and Residents of Garden Lakes.
4. Parcels zoned Commercial shall comply with the City of Avondale's lighting requirements rather than those in paragraphs K.1 and K.2, except for the requirement that "no light sources will be visible directly into neighboring residential properties" will remain in effect. Other than that requirement, which the Committee will continue to control, the City of Avondale's approval will constitute approval by the Committee.

L. LAKEFRONT

1. Any Owner of a Lakefront Lot may locate, construct, maintain or operate any Waterfront Facility as approved by the ARC within the limits of the Private Waterfront Area pertaining to the Owner's Lot and may encroach into the Lake with approved docks, wharves, floats, slips, ramps, piers and landings.
2. Each Owner of any Lakefront Lot, must, at his sole cost and expense, keep and maintain all Waterfront Facilities and other improvements that are approved by the ARC in good, safe, and clean appearance, condition, and repair. The Obligations of the Owner include periodic repair, painting, and refurbishing.
3. The ARC has approved two (2) standard boat dock designs, which shall be used by any Owner who desires the installation of a dock on a Lakefront Lot. Attached hereto as Exhibit 4 A and 4 B are pictorial representations of such docks. The Owner must secure a permit from the ARC based on an approved site plan supplied by the Owner.
4. Some previously constructed docks were not built in accordance with the Guidelines. These docks, including the supports in the lakebed, will be brought into compliance when docks are rebuilt or dock supports are refurbished. [Added 8/25/05]
5. Docks shall be twenty (20) feet maximum width (depth into property), ten (10) feet maximum length (along edge of Lake) and shall be a minimum of five (5) feet from side property lines. [Amended 8/25/05]
6. All permanent improvements, within the ten (10) foot Lake Easement Area, including remodeling of docks, require a recorded variance.
7. Use of pavers, landscape gravel, artificial turf, or other stable surfacing is encouraged within five (5) feet of the Lake Edge. [Amended 4/21/11]

M. LANDSCAPING

1. All front yard landscaping must be installed within six (6) months of occupancy.
2. Artificially colored rock is prohibited.
3. No tree, shrub, or plant on any Lot or Parcel may overhang or otherwise encroach upon any street, sidewalk, or other pedestrian or bikeway from ground level to a height of eight (8) feet.
4. Each front yard landscape area must have at least four (4) plants of at least five (5) gallon size, including one (1) tree or specimen plant of at least eight (8) feet in height, or installation size of 24 inch box or greater. If the total landscaped front yard exceeds twelve hundred (1200) square feet, the yard must have a minimum of two (2) trees. [Amended 5/19/11]
5. All Lakefront Lots and lots along greenbelts with view fences must install landscaping within twelve (12) months of occupancy.
6. All Lakefront Lots should have a "green appearance" which shall be accomplished by the use of plants, ground cover, turf, and/or artificial turf. [Amended 4/21/11]
7. All landscaping of Lakefront Lots within ten (10) feet of the Lake wall will exclude plants that are prolific producers of buds and leaves (examples, oleanders and Bougainvillea) that may fall into and pollute the Lake and increase sediment. [Amended 1/14/10]

8. All bare dirt areas visible from Neighboring Property must be covered.
9. All re-landscaping must be completed within ninety (90) days of commencement.
10. If landscape areas do not meet the above requirements, it shall be handled as a violation of the Association's Rules.

N. MACHINERY AND EQUIPMENT

1. No machinery, fixtures or equipment of any type, including but not limited to, heating, cooling, air conditioning and refrigeration equipment, and clotheslines, may be placed on any Lot or Parcel without the prior approval of the ARC. Approval shall be conditioned upon screening or concealment from view of neighboring or public property. The screening or concealment shall be solid and integrated architecturally with the design of the building or structure, shall not have the appearance of a separate piece or pieces of machinery, fixtures or equipment, shall be constructed and positioned in such a manner so it is level and plumb with vertical building components, and shall be structurally stable in accordance with sound engineering principles.
2. Ground mounted air conditioning units shall be concealed by a solid enclosure on all sides if visible from neighboring property. Location and screening shall be approved by the ARC prior to installation.
3. Wind turbines are not allowed.
4. Water conserving accessories, appliances and facilities will be required within and in connection with each dwelling unit, commercial structure and other improvements within Garden Lakes. Such facilities shall include, but are not limited to showerheads, faucets, lavatories, washing machines, and dishwashers.
5. All pool equipment shall be screened from view on all lakefront lots.

O. SOLAR PANELS AND EQUIPMENT

1. All solar energy devices visible from neighboring property or public view must be approved by the ARC prior to installation.
2. Solar devices must be an integrated part of the roof design and mounted directly to the roof plane. Solar devices must not break the roof ridgeline. To the extent possible without significantly affecting operating efficiency, solar devices must not be visible from public view and must be screened from neighboring property.
3. To the extent possible without significantly affecting operating efficiency, the criteria for screening set forth in Section III, N. 'Machinery and Equipment' shall apply to solar panels and equipment.
4. Solar devices must be installed by a solar contractor as required in ARS 32-1170.01.
5. All exposed conduit, under-framing, meter housings, boxes, covers, connectors and circuit breaker panels shall be painted to match adjacent house structure i.e. roof, wall, etc. [Amended 1/16/14]

P. EXTERIOR ACCESSORIES.

1. Antennas

Prior approval of the ARC for an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services, which is one (1) meter or less in diameter; or an antenna that is designed to receive video programming services via multi-point distribution services, including multi-channel multi-point distribution services, instructional television fixed services, and local multi-point distribution services, and which is one (1) meter or less in diameter or diagonal measurement; or an antenna that is designed to receive television broadcast signals, is not required, provided it meets the following requirements:

- a. Antennas and dishes that are not compatible with their background shall be painted in a fashion that blends into the background against which it is mounted, provided such painting will not interfere with reception. Mounting material, accessories, and cabling shall be painted in a fashion that blends into the background against which it is mounted. [Amended 8/25/05]
- b. Antennas and dishes shall be placed, to the extent feasible, in locations that are not visible from the street or neighboring properties provided such a restriction does not impair the reception of an acceptable signal. Should such a location impair the reception, the antenna

shall be placed at the minimum height which does provide an acceptable signal and which minimizes visibility from public view.

- c. Outdoor wiring to antennas and dishes shall be routed in such a manner as to minimize or eliminate its visibility from public view, provided such a routing does not unreasonably add to the cost of the installation.
- d. Guidance should be sought from the ARC, prior to installation, when a homeowner is uncertain whether they are complying with these provisions of the ARC Guidelines.

For any other antenna not described above, the following restrictions apply:

- e. No antenna shall be allowed that is more than two (2) feet above the fence line and then only if the antenna is painted the same color as the house.
- f. No exterior radio, or other antenna or dishes not permitted above may be placed, allowed, or maintained upon any Lot or Parcel without prior written approval from the ARC.
- g. Concealment of antennas or dishes will be required where practical as determined by the ARC.
- h. Approval for antennas or dishes visible from neighboring property shall be temporary in nature and their use will be revoked when an alternate cable system is available.
- i. Ham, citizen band, or other similar antennas shall not be allowed.

2. Amplifiers

- a. No radio, stereo, television, broadcast or loudspeaker unit, and no amplifier of any kind, may be placed upon or outside, or be directed to the outside of, any building without prior written approval from the ARC.

3. Basketball Goals (in-ground) [Amended 8/25/05]

- a. No basketball backboards may be installed without the prior approval of the ARC.
- b. Basketball backboards will not be attached to the front of a residence.
- c. The pole, braces, and if feasible the backboard must blend with its surroundings. Acceptable colors are gray, black, or the color of the home.
- d. The pole must be placed on the side of the driveway with the most distance from any neighboring property. If the approved existing pole is placed on the side with the shorter distance to the property line, there must be a method of ball containment.
- e. Limit of one (1) basketball goal per residence, either in ground or portable, may be located on the front side of the residence.

4. Basketball Goals (portable) [Added 8/25/05]

- a. No basketball backboards will be displayed without the prior approval of the ARC.
- b. Pole and support colors permitted will be gray, black, or the color of the body of the residence.
- c. Backboards must be maintained in good physical condition and located on the side of the driveway when located on the front side of the residence. If the approved existing pole is placed on the side with the shorter distance to the property line, there must be a method of ball containment [Amended 7/20/06]
- d. Limit of one (1) basketball goal per residence, either in ground or portable, may be located on the front side on the residence. [Added 7/13/06]
- e. ARC approval for portable backboard will terminate when ownership of the residence changes.

5. Flags

- a. No flagpole may be installed without the prior approval of the ARC.
- b. Flagpoles shall be limited to a height of twenty (20) feet in residential areas.

- c. Only the United States, State of Arizona, United States Armed Forces, MIA/POW, Gadsden, and Indian Nation flags may be displayed and such flags shall be of a reasonable size, as determined by the ARC. [Amended 6/16/11]
- d. Small flagpoles affixed to the house, or small flagpoles of less than eight (8) feet in height may display seasonally appropriate flags. [Amended 6/16/11]

6. Mailboxes

- a. The locations and designs of all mailboxes must be approved by the ARC.

7. Utility and Service Lines

- a. No gas, electric, power, telephone, water, sewer, cable television, or other utility or service lines of any nature or kind may be placed, allowed, or maintained upon or above ground on any Lot or Parcel except to the extent, if any, underground placement may be prohibited by law or would prevent the subject line from being functional; provided, however, above ground service pedestals, splice-boxes, switch cabinets and transformers will be permitted where required for public utilities or the landscaping of Common Areas.

8. Tennis Courts / Sports Courts

- a. No tennis court may be installed without the prior written approval of the ARC.
- b. Courts may be allowed providing their setting, visual appearance, lighting, noise generation, construction, and landscaping do not detract from the enjoyment of Neighboring Property as determined by the ARC. Each proposed installation will be judged on a case-by-case basis.

9. Clothes Drying Facilities.

- b. All clothes drying facilities must be located and maintained exclusively within a rear yard and concealed from the view of neighboring or public property.

10. Storage Sheds [Amended 1/19/17]

- a. No storage shed, if above fence line or visible from neighboring property, may be installed without the prior approval of the ARC. [Amended 8/25/05]
- b. Shed roof must match roof of home if above fence line or visible from neighboring property. [Amended 7/13/06]
- c. Color of the shed must match color of the house if above fence line or visible from neighboring property. [Amended 7/13/06]
- d. Shed visible above the fence line must have setbacks from perimeter/neighboring walls equal to or greater than the height of the shed. [Amended 1/19/17]
- e. Must not exceed eight (8) feet in height above grade. [Amended 1/19/17]

11. Gazebos, Pergolas, Permanent Shade Structures and Ramadas [Amended 1/19/17]

- a. None of the above mentioned structures may be installed without the prior approval of the ARC. [Amended 1/19/17]
- b. Color of the structures must match or complement color of home. [Amended 1/19/17]
- c. The structures must have setbacks from perimeter/neighboring walls equal to or greater than the height of the structure. [Amended 1/19/17]
- d. Must not exceed ten (10) feet in height above grade. [Amended 1/19/17]

12. Swing Sets/Play Areas

- a. Must be five (5) feet from property line.
- b. Main play structure must not exceed nine (9) feet in height. No more than thirty (30) square feet (e.g., 5 foot x 6 foot shaded fort) may exceed nine (9) feet in height. This area may not exceed twelve (12) feet in height, and must be at least seven (7) feet from property line. [Amended 1/14/10]

13. Sun Shades [Added 8/25/05]

- a. No sun shade will be displayed without the prior approval of the ARC.
- b. Must be five (5) feet from property line where space permits.
- c. Color must be compatible with surrounding environment.
- d. Must not exceed ten feet (10 feet) in height. [Amended 1/14/10]
- e. Must be kept in good repair and color maintenance.

14. Lattices [Added 8/25/05]

- a. No lattice visible from the street or common area will be displayed without the prior approval of the ARC.
- b. Lattice fixed to the side of the house will be the color of the body of the house or the window and door frames.
- c. Lattice attached to patio will be a natural wood or the color of the trim of the patio.
- d. Lattice attached to patio or wall will be framed and supported. [Amended 7/13/06].
- e. No Lattice may be attached to a common wall.
- f. Lattices on party walls will require feedback from the adjoining neighbors submitted with the architectural form.

15. Trampolines [Added 8/25/05]

- a. No trampoline will be displayed without the prior approval of the ARC.
- b. Any safety enclosure must be maintained in good repair and be supplied by the manufacturer. [Amended 1/14/10]
- c. Must be five (5) feet from property line. [Added 7/13/06]
- d. ARC approval for a trampoline will terminate when ownership of the residence changes.

Q. CONSTRUCTION GARBAGE/TRASH [Added 8/25/05]

1. Construction sites will have a neat, clean appearance.
2. Discarded construction materials, rubbish, debris, and garbage shall be placed in appropriate collection/waste containers and removed in a timely manner.

R. WINDOWS

1. No aluminum or other reflective material may be installed in windows.
2. All windows that are visible from Neighboring Property require permanent drapes, blinds, or other appropriate window coverings within three (3) months of occupancy.

S. EXHIBITS

The exhibits attached to these guidelines, which are identified below, are incorporated herein by this reference.

1. Submittal Form
2. Wall and Fence
3. Signage
4. A, and C Dock Designs (Revised 9/17/2015)

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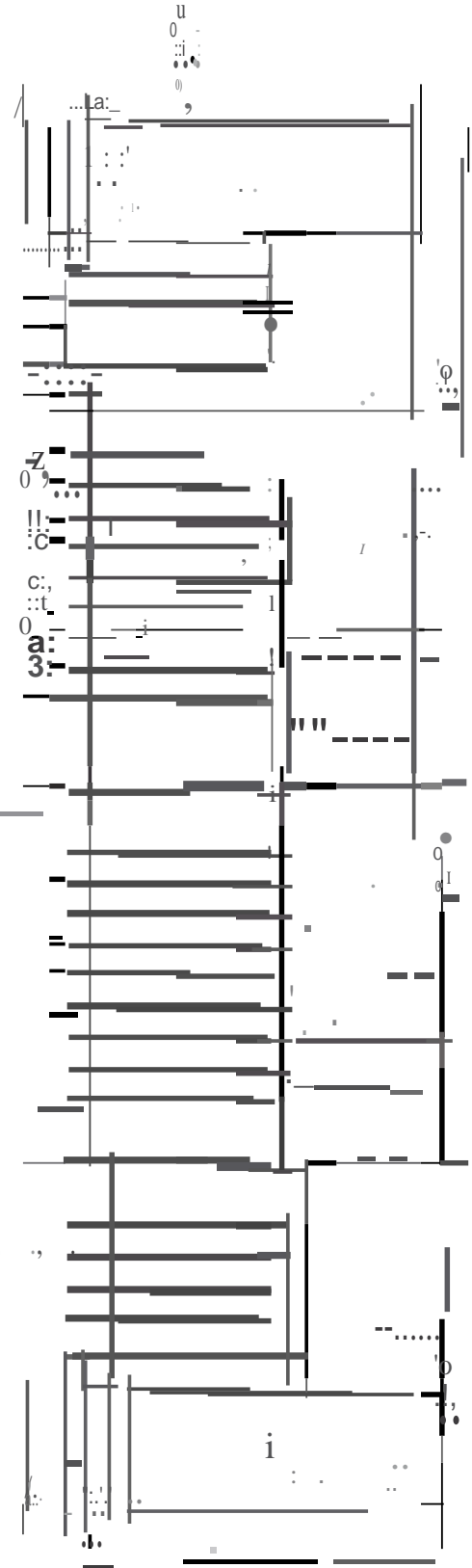
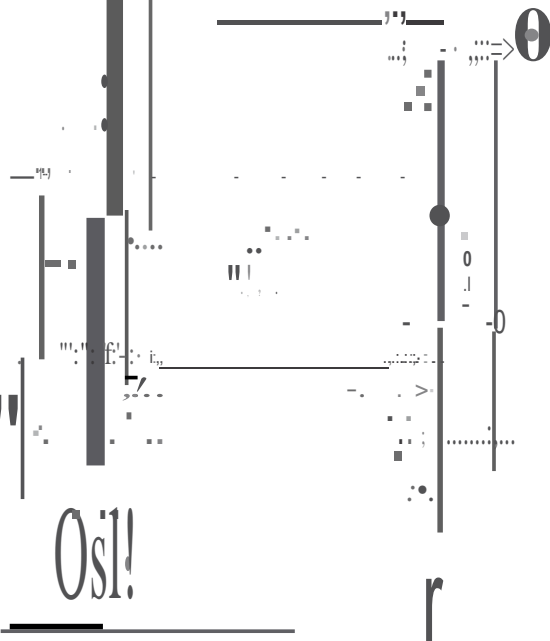
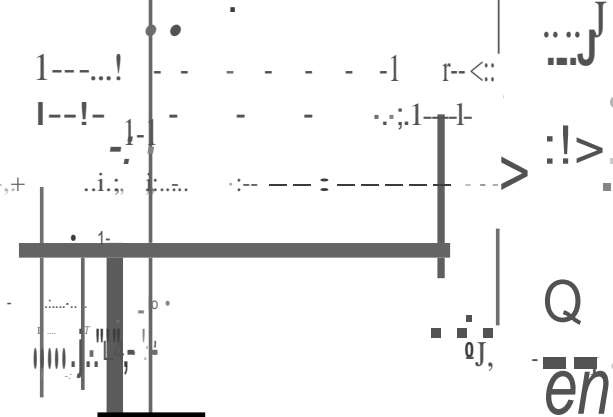
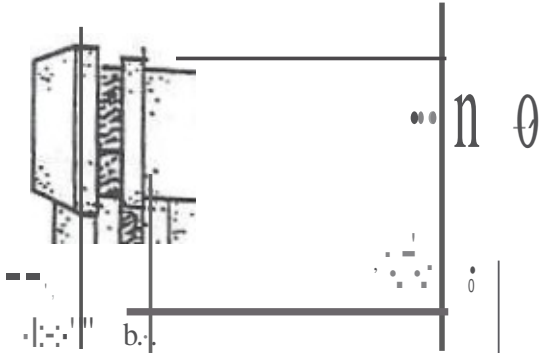
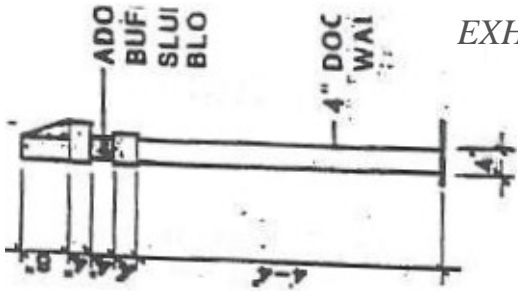
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EXHIBIT 1

SUBMITTAL FORM

The Architectural Request Form, or Submittal Form, is available as a separate document on the Association's website.

EXHIBIT 2



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Temporary Signage Approved Construction Examples

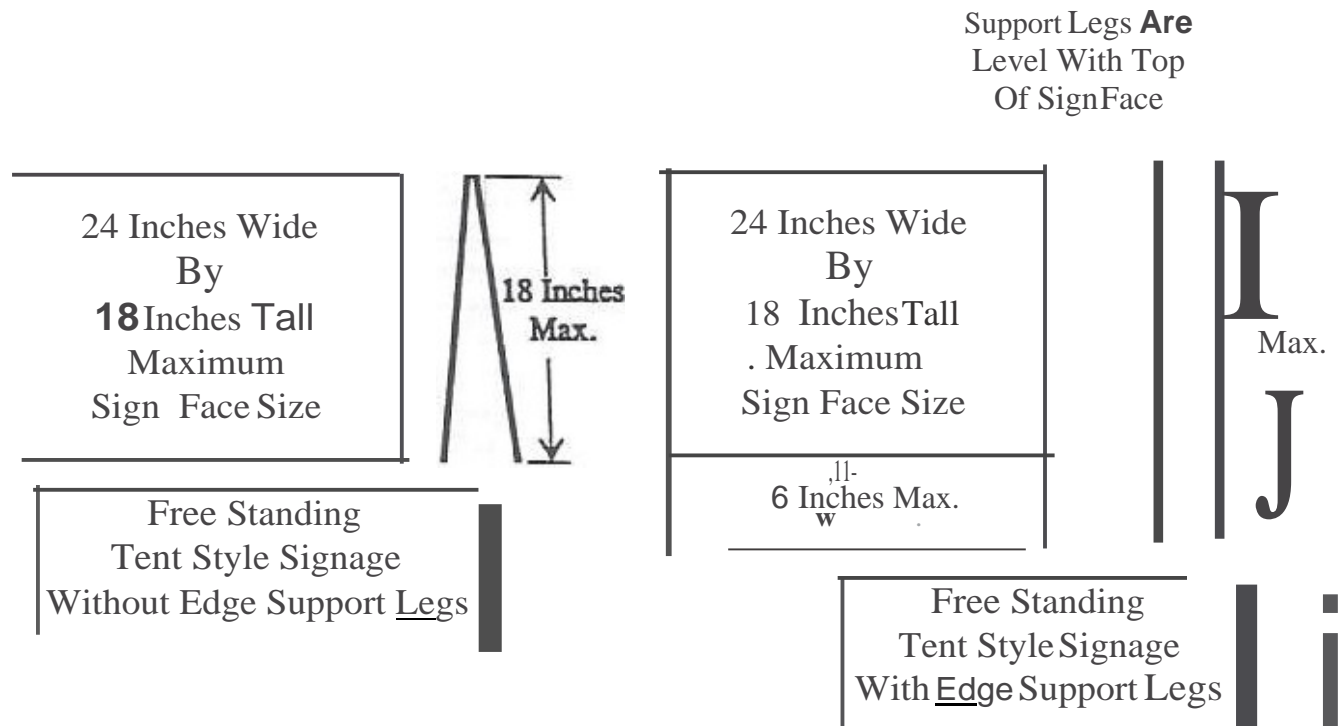
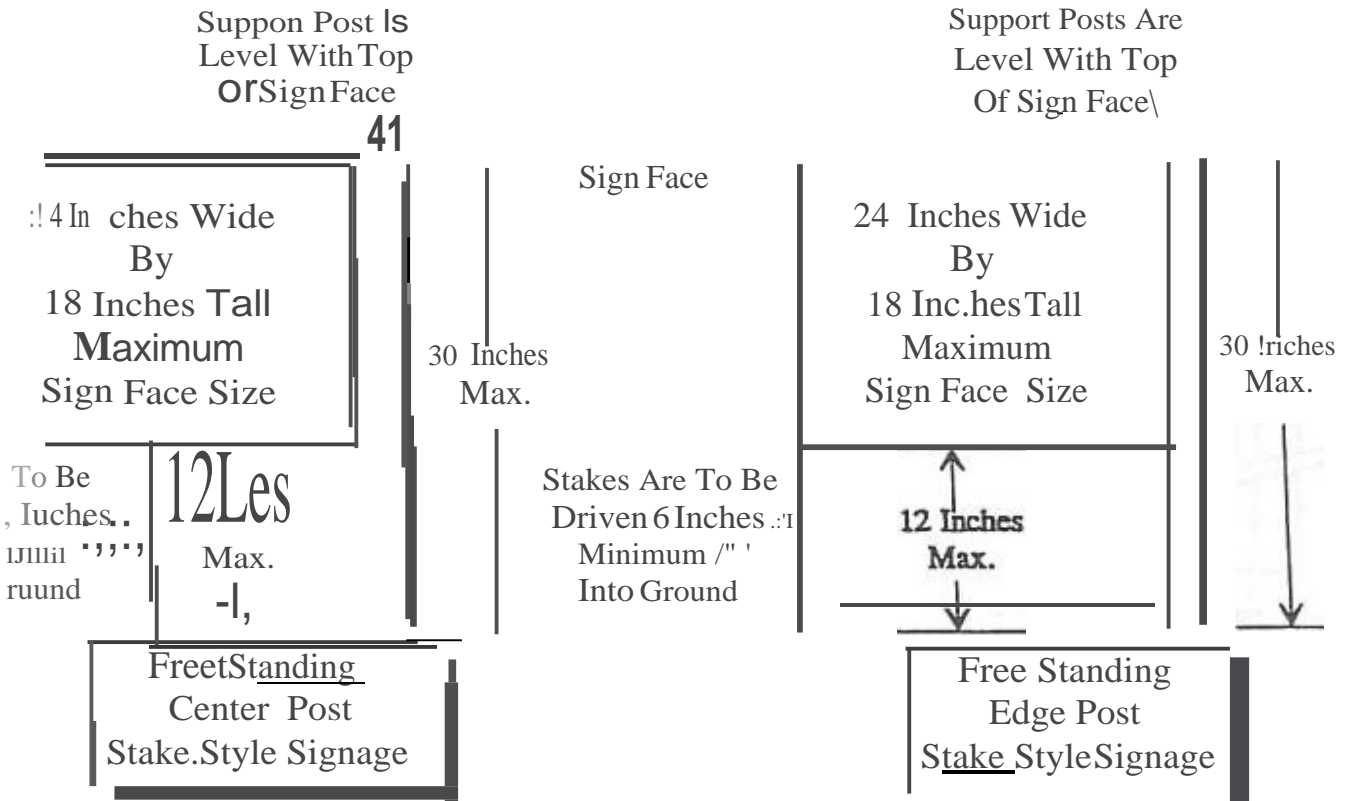


Exhibit 4A

Dock Concept A
Cantilevered Dock

