



DESIGN GUIDELINES CHANGE-LOG

All changes are indicated by version/edition and are broken down by section the implemented changes in red text.

Design Guidelines Version 1.17

SUMMARY: All set-backs unified by a 3ft standard rather than 5ft, Ornamentation rules completely rewritten and changed from previous edition, minor changes to other provisions as indicated below.

F. WALLS & FENCES In order to accommodate possible future maintenance, no permanent structures including sheds, Patios, barbeques, fireplaces, pools, spas, or associated decking, concrete walkways or slabs, walls, or Ramada's shall be located a minimum of three (3) feet from any property line wall. Room additions shall be located a minimum of five (5) feet from any property line wall. No retaining walls, planter walls, or interior walls shall be attached to property line walls or return

G. ORNAMENTATION. Decorative items in the front yard or visible from neighboring property **MUST BE APPROVED BY THE ARC PRIOR TO INSTALLATION.** Decorative items in back yard that are not visible from neighboring property do not require ARC approval.

The utilization of non-living objects as ornaments in the landscape must be harmonious with the character of the community. Owners should apply the principle of minimal visual impact to the selection and placement of Ornamentation. Size and number of decorative items shall be proportional to the home. Finish shall be muted, flat, or matte. Color shall complement the desert palette. Primary colors are not permitted. Metallic designs shall be muted, not polished, and shall not create glare that can affect neighbors.

Wreaths may be displayed on entrance and courtyard doors and gates and should be of small or medium size, proportional to the door or gate size. Oversized wreaths are not permitted. Maximum wreath size is thirty-six (36) inches in diameter. Artificial flowers may be included in the wreath but must be maintained in like-new condition. Bright or neon colors are not permitted. Seasonal wreaths are acceptable for winter, spring, summer and fall periods but must adhere to the size, color and aesthetic restrictions above.

Prohibited Front Yard Ornamentation.

The following items are expressly prohibited in Front Yards; white rock and any rock with coatings of any kind, driftwood, wagons, wagon wheels, skulls, sculptures, artificial plants and flowers (except in wreaths), signs (other than signs that cannot be prohibited by law), topiary, bird baths, bird feeders, artificially colored rock used as groundcover, any Softscape or Hardscape used to spell out or form names, nicknames, initials, names of states or cities, athletic teams, slogans, states, emblems, geometric patterns or any other work, image, symbol or communication and Front Yard (outside private Courtyard walls) fountains.

H. WATER FEATURES All water features, whether built on site or purchased fully assembled, are not allowed in front yards (except in walled courtyard areas where they are limited to 4'-0" in height.) No fountain or shower is allowed to drain directly into a wash corridor or Common Area. Water features in rear yards are allowed but must not exceed six (6) feet in height and must be a minimum of (3) feet from all lot lines

I. SWIMMING POOLS Swimming pools and hot tubs are not allowed in any front yard. Temporary above-ground pools larger than 8 feet in diameter are not allowed. Swimming pools must conform to County and/or City regulations. Setback for outer edge of pool decking must be a minimum of three (3) feet from all walls and fences with landscaping between the decks and walls. The grading and drainage of lot must not be altered from original site plan.

J. HARDSCAPES Additional pavement or garden walls other than those built by the original builder must be approved by the A.R.C. Any additional pavement areas in the form of pavers, concrete, blacktop, flagstone, brick, tile or wood decking must be approved. No bollards, chains or rope will be allowed as part of the front yard landscaping.

1. Walkways and Driveways Design and colors on walkways and driveways other than normal concrete surfacing must be submitted to the A.R.C and approved in advance of construction. Concrete walkways within three (3) feet of property line walls are not allowed. Walkways constructed of pavers set in sand will be allowed within three (3) feet of property line walls.

2. Driveway/Walkway Extensions Concrete driveway extensions will be reviewed on an individual basis. **Submittals must include a plot map with exact lot dimensions and the location and dimensions of the proposed extension.** Concrete or other approved materials may be extended from the existing driveway or public sidewalk to the rear yard for access only. The driveway may be attached to the existing driveway, and is prohibited from being used to park vehicles, mobile homes, trailers, campers, trucks, golf carts, bicycles, recreational vehicles, watercraft, Motorcycles, "Commercial Vehicles" or any other operable or inoperable vehicle. The driveway may be constructed of concrete, pavers, or other non-porous materials as determined by the A.R.C. The existing (developer installed) driveway may be widened by a maximum of four (4) feet. The widening may be done all on one side of the driveway or split between both sides so long as the total width of extended area does not exceed four (4) feet **and /or may be widened to the width of the columns on each side of the garage door/doors, (side by side doors).** **Excessive use of concrete pavers, or other non-porous materials as determined by the ARC is not permitted in the Front and Rear Yards.**

K. AWNINGS, CANOPIES AND SUNSHADES. **Permanent** awnings, canopies, and sunshades are allowed in rear yards only. The awning or canopy shall be constructed of canvas or other woven material and its color shall match the color scheme of the house (solid colors only, no patterns allowed). Rigid metal shutters are permitted, only in the rear and side yards, and must match the color scheme of the house. No rigid metal or awnings are permitted in front yards. Metal or wood frames for awnings and canopies must be painted to match either the dominant or trim color of the house. All awnings and canopies are to be maintained in "like new" condition. Owners will be required to replace awnings and canopies that show signs of weathering. Sunshades may be supported on Metal poles that match the color of the home. The color of the sunshade, or sail, must match a color on the home.

P. GAZEBOS RAMADAS and PATIO COVERS. Gazebos Ramadas, and patio covers are allowed in rear yards only and may not exceed 10 feet in height from ground level.

A gazebo/Ramada must be painted to match the color scheme of the house or have a natural wood finish as approved by the A.R.C. **A gazebo/Ramada shall be located a minimum of three (3) feet from any Lot line.** Screening of such structures with appropriate landscaping and thorough consideration for all neighbors is required. Unless constructed as a trellis, a gazebo/Ramada roof "Visible from Neighboring Property" shall be of tile roofing material identical to the home. The roof supports shall be masonry columns treated with stucco, decorative masonry or stone and be a minimum of 12" wide. A trellis style roof may be supported by wood or aluminum posts that are a minimum of six (6) inches in width. Wood or aluminum trelliswork shall be a minimum of 3" x 3".

Q. LIGHTING AND SECURITY CAMERAS

b. Replacement Lights

Replacement light fixtures different than those supplied by the developer may be approved under the following conditions:

1. The type of fixture is consistent with others in the **community**, for example, if the developer installed shielded down lighting in the **community** that is the only type of fixture that may be used as a replacement. The applicant shall submit pictures of other lighting in the **community** so that it can be assured that the replacement lighting will be similar in appearance.

The bulb shall have a frosted surface, a maximum output of 460 lumens, and be of a soft color. LED bulbs are acceptable so long as they meet the above. LED bulbs are acceptable so long as they meet the above requirements.

R. PATIOS AND DECKS Patios and decks may be constructed of wood, masonry, concrete or stone so long as the design and texture of the material is in harmony with the house. Paint color shall match the color scheme of the house. Unless constructed as a trellis, a patio roof "Visible from Neighboring Property" shall be of tile or other approved roofing material. The maximum allowable height of a wood deck is 18" above existing finish grade. **All patios and decking must be a minimum of three (3) feet from any property line wall. Enclosed or partially enclosed rear patios** will be reviewed on an individual basis. Patios may be screened using aluminum framed screening material, matching the existing trim color or the color of the main body of the home. No additional concrete, roofing material or structure may be built. Acceptable screening colors are black and tan. Exit doors are allowed for access to the rear yards, with the screened in patio submittal.

S. OTHER BUILDING FEATURES

2. Barbecues, Fire pits and Fireplaces

Wood burning and/or gas built-in barbecue units or fireplaces must be contained in the rear yard. **Site chimney elements to avoid obstructing views from inside the house or from adjacent properties and must be setback a minimum of three (3) feet from any side view fence panel and no more than eight (8) feet in height.** Gas burning types of kivas are acceptable.

T. PLAY EQUIPMENT

Children's play equipment must be located at least **three (3) feet** from adjacent Lots and may not exceed a platform height of six (6) feet with a maximum shading/roof height of 10 feet. Equipment "Visible from Neighboring Property" shall be painted to match the color scheme of the house (including slides and ladders) or have a

natural wood finish. Any canvas awning shall be dark green or of a color matching the house (beige or tan; no stripes or multi colors allowed) and no flags are allowed. All structures shall be maintained so as to present a neat and clean appearance. Screening of such structures with appropriate landscaping and thorough consideration for all neighbors is required.

All play structures, including trampolines, shall be adequately anchored for safety.

V. STORAGE SHEDS

Storage sheds or similar structures are allowed in rear yards only, and are limited to a maximum height of seven (7) feet' from ground surface to roof peak. They should be painted to match the color scheme of the house. If "Visible from Neighboring Property", storage shed shall be screened with landscaping. Roofing material to be approved by the A.R.C. **Sheds shall be located a minimum of three (3) feet from the property line.**