



# DESIGN GUIDELINES CHANGE-LOG

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

## Design Guidelines Version 1.18, 2016-11-18

**SUMMARY:** numerous changes to setbacks, clarifications on standards and removal of superfluous language as passed on 2016-10-20

### C. DEFINITIONS

**3 Party Wall Setback” 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 ramadas shall be allowed within **three (3) feet** of any property line wall. This **three (3) foot** area with no permanent structures shall be defined as the “Common Party Wall Setback” area.**

### Replaced five (5) feet

Deleted room additions

### B. INERT GROUND COVER

All granite shall be a minimum of ½ “Screened” or larger and be applied as a 2 inch layer minimum. The color must be selected from the following approved color list:

|                       |                      |
|-----------------------|----------------------|
| Apache Brown          | <b>Desert Cobble</b> |
| Cinnamon Brown        | New River Cobble     |
| Saddleback Brown      | Desert Coral         |
| Bradshaw Brown        | <b>Yavapai Coral</b> |
| Stagecoach Brown      | Madison Gold         |
| <b>Coco Brown</b>     | Mojave Gold          |
| <b>Desert Brown</b>   | Dutchman’s Gold      |
| <b>Navajo Brown</b>   | Palomino Gold        |
| <b>Pioneer Brown</b>  | Apache Rose          |
| <b>Vista Brown</b>    | Sedona Red           |
| <b>Waterman Brown</b> | <b>Grande Rose</b>   |
| Aztec Brown           | Ruby Red             |
| Baja Brown            | <b>San Tan</b>       |

Added 10 approved color names, all are the same or very close to previously approved colors

## C. TURF

### 2. Artificial Turf

Any request for installation of artificial turf **to the front yard** must include a minimum of a one square foot boxed sample (including infill) of the exact finished turf product, along with the manufacturer's product specifications. Allowable tufted face weight (Pile weight) range is between 30 ounces to 78 ounces per square yard. The maximum width of the stitch gage is 3/4 inch.

**Added to the front yard**

## I. SWIMMING POOLS

Swimming pools and hot tubs are not allowed in any front yard. **Above-ground pools** larger than 8 feet in diameter are not allowed. Swimming pools must conform to County and/or City regulations.

Slides and diving boards or other accessories cannot exceed six (6) feet in height and must be a minimum of **three (3)** feet from all lot lines.

**Deleted Temporary above-ground pools**

**Replaces five (5) feet**

## 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, **travertine**, flagstone, brick, tile or wood decking must be approved. No bollards, chains or rope will be allowed as part of the front yard landscaping. Excessive use of concrete (as determined by the A.R.C.) in front, side street and back yards is not permitted.

Driveways and walkways may be overlaid with an epoxy coating. The only approved colors for epoxy coatings are "Dover Sky" or "Pewter". Only matte finishes are permitted; no gloss sealants or glossy protective finishes are allowed. The surface must be maintained in "like new" condition by the homeowner.

As an option, driveways and walkways may be constructed of pavers, exposed aggregate or colored concrete. Pavers may be sealed with a paving sealer that does not significantly alter the paver color or leave the surface with a glossy sheen. The colors for the pavers and colored concrete must match or compliment the color scheme of the house. Concrete staining/painting is not permitted.

Walkways, driveways, driveway extensions and RV driveways when constructed of concrete or pavers set in concrete must be installed at least **(3) feet** from property line walls. Pavers set in sand may be installed within **(3) feet** from property line walls.

**Deleted blacktop.**

**Added travertine.**

**Replaces five (5) feet**

### 1. Walkways

Design and colors on walkways other than normal concrete servicing must be submitted to A.R.C. and approved in advance of construction.

No decomposed granite walkways are allowed in the front yard. **Walkways may be used to connect the builder installed driveway to an RV driveway.** The preferred walkway width is four (4) feet. Wider widths may be approved on an individual basis.

**Added Walkways may be used to connect the builder installed driveway to an RV driveway.**

### 2. Driveways & Driveway Extensions

Design and colors on driveways other than normal concrete surfacing must be submitted to the A.R.C. and approved in advance of construction. Concrete driveway extensions will be reviewed on an individual basis. Submittals must include a plot plan with exact 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 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 on all one side of the driveway or split between both sides so long as the total width of the 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(s) (side-by-side doors).

Walkways may be used to attach the builder installed driveway to a RV driveway.

**Added Concrete or other approved materials may be extended from the existing driveway or public sidewalk to the rear yard for access only**

### 3. RV Driveways

**An RV driveway** may be attached to the existing driveway to be used for access only 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 vehicles. The **RV driveway** can be constructed of concrete, pavers or other non-porous materials as determined by the A.R.C. **RV driveway** extensions will be approved on a case-by-case basis.

Added "RV Driveway"

## O. GATES, COURTYARDS, AND SIDE YARD

If the existing house structure allows for an enclosure to isolate the front porch area, gates greater than four (4) feet in height may be approved.

Gates are to be constructed of a metal/wrought iron/wood combination conforming to the original **builder** design. Wood slats are to be painted to match the color scheme of the house or natural wood stained. Wrought iron gates for courtyards must be of a painted or a powder coat finish in an acceptable color approved by the A.R.C. All metal parts and hardware are to be painted to match the color scheme of the house. Double gates are allowed when approved by the A.R.C. **and must be similar to the builder installed style.** No gates will be allowed on sides of Lots for which access would cross a Vehicular Non-Access Easement (V.N.A.E.). No gate access will be permitted to the golf course or open space.

**Added and must be similar to the builder installed style**

## 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 **measured from the finished ground surface to roof peak.** 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 **6" x 6" or 8" x 8" square.** Wood or aluminum trelliswork shall be a minimum of 2" x 2".

Replaces ground level

Replaces six (6) inches in width amended to bring into conformity.

## Q. LIGHTING AND SECURITY CAMERAS

### a. Replacement Lights

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.
2. The bulb shall have a frosted surface, a maximum output of 460 lumens (**40 watts**), and be of a soft color. LED bulbs are acceptable so long as they meet the above requirements.

**Deleted** 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.**

**Added 40 watts**

## R. PATIOS AND DECKS

Patios and decks may be constructed of wood, masonry, **pavers, travertine**, 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. All patios and decking must be a minimum of three (3) feet from any property line wall, except pavers set in sand may be installed within three (3) feet from property line walls.

**Add pavers and travertine**

## S. OTHER BUILDING FEATURES

### 1. Masonry Columns

Masonry columns shall be treated with stucco, decorative masonry or stone and be a minimum of 12" wide. Wood columns where permitted by the Reviewer shall be a minimum of 6" x 6" or 8" x 8" square. Wood trelliswork is permitted and shall be a minimum of 2" x 2".

**Replaces 3" x 3" amend to bring into conformity.**

## U. DOORS

### 1. Front Doors

**There shall be one front entrance door that opens into the home.** Front entrance doors, side service doors **and Casita doors**, may be made of solid wood or wood veneered/composite material. Steel or metal doors are permitted if they match the look and appearance of the original doors. Iron and partial glass entry doors are permitted if they are of simple design, modest in ornamentation, are consistent with the character of the neighborhood, and the new door is the same size as the original door. A picture or photograph of the requested door is required with the Submittal and must include the color of the metal and a description of the glass and screen color, if included in the door package. Any glass panels contained within the doors and/or sidelight panels or fixed panels surrounding the exterior side of the entrance door shall need design approval from the Architectural Review Committee. All doors shall be finished in a color that compliments the exterior paint color of the home. The door(s) shall be maintained in high-quality appearance at all times. Other options shall be considered by the Committee.

**Added** **There shall be one front entrance door that opens into the home.** Front entrance doors, side service doors **and Casita doors**

**Deleted** All doors shall be finished in a color **that with a matte finish** that complements the exterior paint color.

## V. STORAGE SHEDS

Storage sheds or similar structures are allowed in rear yards only, and are limited to a maximum height of **eight (8) feet from finished 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. **Sheds greater than 200 sq. ft. under roof will not be permitted.**

**Replaces seven (7) feet from ground surface**

**This replaces overly large storage sheds will not be allowed.**