



ACCCA
ANTHEM COUNTRY CLUB
COMMUNITY ASSOCIATION

Your Country Club Community Homeowners' Association

CHANGES TO HOME AND YARD

FOR
EXTERIOR HOME PAINTING
GO TO
Residential Design Guidelines/Paint

FOR
ACCCA APPROVED PLANT LISTS
GO TO
OnlineAtAnthem.com/ACCCA
Resident Information or Documents

Homeowners are required to submit an Exterior Change Application and receive written approval from the ACCCA Lifestyle Enhancement Committee **BEFORE** making exterior home and/or Lot changes.



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ACCCA Residential Design Guidelines (RDGs)

PREFACE

The Anthem Country Club Community Association (ACCCA) Residential Design Guidelines provide the overall framework for Owners who wish to modify the exterior of their home, landscaping and other portions of their Lot. The Residential Design Guidelines encompass the original developer's philosophy to strive for minimum visual impact; to minimize reflectivity while harmonizing with the existing colors and textures of the surrounding desert; and to create a timeless, upscale and quality community with a cohesive and consistent neighborhood character. The Residential Design Guidelines include standards for the design, size, location, style, structure, materials and color of the home exterior, landscaping modifications and all other Lot improvements. They also establish a process to review, approve or deny Owners' requests for exterior change.

It is the responsibility of all Owners to comply with all standards and procedures within these Residential Design Guidelines as well as all requirements of the Covenants, Conditions and Restrictions (CC&Rs) and any applicable supplemental Declaration, regardless of whether explicitly so mentioned in the approval.

When making any modifications, Owners should not rely on what neighbors have done or said regarding their property.

The Residential Design Guidelines are not the exclusive basis for decisions of the ACCCA Lifestyle Enhancement Committee (LEC) and compliance with the Residential Design Guidelines does not guarantee approval of any Exterior Change Application. The ACCCA and LEC are not endorsing, warranting or promoting any specific manufacturer, product, distributor or retailer by providing design examples in the Residential Design Guidelines. Design examples are provided only for Owners to have a better understanding of options that comply with the Residential Design Guidelines. The selection of any material requires the approval of the LEC regardless if that selection appears in these Residential Design Guidelines.



Section I

APPLICATION PROCESS

This section includes the application process, county permits, enforcement, fees and liability of plans.

Homeowners are required to submit an Exterior Change Application and receive written approval from the ACCCA Lifestyle Enhancement Committee **BEFORE** making exterior home and/or Lot changes.

The Residential Design Guidelines are not the exclusive basis for decisions of the ACCCA Lifestyle Enhancement Committee (LEC) and compliance with the Residential Design Guidelines does not guarantee approval of any Exterior Change Application. The ACCCA and LEC are not endorsing, warranting or promoting any specific manufacturer, product, distributor or retailer by providing design examples in the Residential Design Guidelines. Design examples are provided only for Owners to have a better understanding of options that comply with the Residential Design Guidelines. The selection of any material requires the approval of the LEC regardless if that selection appears in these Residential Design Guidelines.



SECTION I. APPLICATION REQUIREMENTS AND APPROVAL PROCESS

The following information will assist the Owner when requesting a change to the exterior of a home, yard and/or Lot. Read the entire section before beginning the Exterior Change Application process. Failure to comply with the Residential Design Guidelines may result in fines, litigation and/or other forms of recourse as specified by ACCCA Fine Policy and Schedule. Although the Residential Design Guidelines address a broad range of home, yard and/or Lot improvement guidelines, these Guidelines are not all-inclusive.

Do **NOT** begin any work until written approval from the Lifestyle Enhancement Committee (LEC) has been granted. Exceptions to this rule are noted within related subject areas.

STEP 1. Owners should ensure they and any project contractor or designer have reviewed the Residential Design Guidelines before plans are drawn, materials selected and Exterior Change Application submitted to the LEC.

STEP 2. Complete the Exterior Change Application, Addendum A. The LEC decisions are based on the Governing Documents, Residential Design Guidelines, the original developer's desire and philosophy for minimal visual impact and the information provided to the LEC by the Owner. The decision-making process is enhanced by the specific and required details provided to the LEC by the Owner:

- Detailed plans and architectural drawings.
- Sample materials and/or photos.
- Plot plans, photos of existing home/yard and placement details of new materials/change.
- Landscape plan and legend with all landscaping modifications. The plan and legend must include all plants, boulders, riprap and river rock; actual plant materials, size and quantities; number and approximate size and location of boulders; material samples and colors; and drawing that includes proposed plant and other materials at their mature size on a scaled-site plan. Include a plant legend with drawing. ACCCA Approved Plant Lists may be found on the Resident Information and Document pages of OnlineAtAnthem.com/ACCCA.

STEP 3. Submit the Exterior Change Application, including sample materials, photos, detailed plans, etc. to the LEC (ACCCA, ATTN: Lifestyle Enhancement Committee or LEC, 3701 W. Anthem Way, Suite 201, Anthem, AZ 85086). Correspondence related to the Exterior Change Application will be mailed to the Owner's billing address on file with the ACCCA.

STEP 4. Review Process. The LEC will review the application based solely on the information contained with the application and may request additional information from the Owner. To ensure compliance with the CC&Rs, these Residential Design Guidelines and any approved plans for construction or modification, the LEC may request additional information or inspect the site for compliance. Pursuant to the CC&Rs, the LEC will respond to the Owner within 45 days of receipt of a complete application. Also pursuant to the CC&Rs, the LEC's decision must be rendered in one of the following three ways:

- "Approve with or without condition." Work may commence with noted conditions, if any. For additional information pertaining to work, material delivery, permits, fees, etc. See pages 5-6.
- "Approve a portion and disapprove other portions." Work may commence only on the approved portion of the Exterior Change Application. Owner must comply or submit new information for those portions disapproved. See "Reconsideration."
- "Disapprove the application." Work may not commence. See "Reconsideration."

Reconsideration of either a "Disapproved Application" or a "Disapproved Portion of Application." The Owner has 30 days to request a reconsideration of a decision by the LEC.

- Resubmitting the Exterior Change Application to the LEC with the modified or new diagrams, samples, etc. Such request will be considered **only** if the Owner has new information which the Owner believes warrants reconsideration or the Owner modifies the original proposal.
- Requesting a Variance: The Owner must complete the Variance Application and submit with documentation as required. Pursuant Article 4.5 of the CC&Rs, the LEC may "authorize variances from compliance with these Residential Design Guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted regulations.



ACCCA Residential Design Guidelines (RDGs)

Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing; (b) be contrary to this Declaration, the Community Covenant or the Community-Wide (sic) Standard; or (c) estop the Reviewer (LEC) from denying a variance in other circumstances..."

- An Owner may request in writing a variance by using a Variance Application, Addendum B, and state the circumstances that cause the request for variance and specific action that will take place including appropriate "before pictures" and plans for the final state.
- The Owner must sign the Variance Application.
- The Owner must provide input (note or letter) from adjacent neighbors about the variance. The neighbor input will be considered, but the approval/denial decision remains with the LEC.

If an Owner fails to request LEC reconsideration of a decision within 30 days of the "Disapproved Application" notification to the Owner or if the LEC after such request again rules in a manner aggravating the Owner, the decision of the LEC is final.

The filing of a request does not extend a maximum time period for the completion of any new construction or modification.

STEP 5. Approved Exterior Change Application and Plan Implementation. All work must conform to the approved Exterior Change Application and plans.

- Work must commence on the approved project within 120 days of LEC approval. Staff must be notified if this time frame cannot be met.
 - Difficulties with contractors, including on-time appearance and scheduled delivery of materials, are the responsibility of the Owner and cannot be allowed to unduly delay scheduled completion of any approved Application. The Owner may request an extension of such time period not less than three days before the expiration of the specified time period.
 - Once construction has commenced, all approved work must be completed within 120 days. Staff must be notified if this time frame cannot be met.
 - If work is not started and completed within these time frames, notify the staff. The project may be deemed invalid and subject to fines per the Fine Policy and Schedule.
 - The LEC may approve or disapprove any extensions at its sole discretion.
- Incomplete construction will be deemed to be in violation of the CC&Rs and the Residential Design Guidelines and will be subject to fines, litigation and/or other forms of recourse as specified by ACCCA Board of Directors Fine Policy and Schedule.
- If the Owner fails to remedy such noncompliance or fails to commence and continue working diligently toward achieving compliance, then such noncompliance will be deemed to be in violation of the CC&Rs and these Residential Design Guidelines and will be subject to fines, litigation and/or any other forms of recourse as specified by the ACCCA Board of Directors.
- If it is determined by the LEC that work completed or in progress on any Lot is not in compliance with these Residential Design Guidelines or any approval issued by the LEC, the LEC will notify the Owner in writing of such noncompliance within 30 days of inspection, specifying in reasonable detail the particulars of noncompliance and requiring the Owner to remedy the same.

COUNTY BUILDING PERMITS

If the plans submitted by an Owner require a building permit, it is the responsibility of the Owner to obtain the permit. The approval of the LEC is not a guarantee that such plans will be approved by Maricopa County nor does it satisfy Maricopa County building permit requirements. If the regulatory agency requires modifications to the plans, such modifications also must be approved by the LEC.



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DELIVERY OF CONSTRUCTION AND LANDSCAPE MATERIALS

Owners are required to follow the Residential Design Guidelines for the delivery of construction and landscape material(s) on a public thoroughfare within the Anthem Country Club community:

- Duration: The materials delivered must be removed from the street within three days after delivery.
- Identification: The materials must be identified with no fewer than three orange cones with reflective tape or other reflective marks approved by the Board.
- Cleanup: The thoroughfare must be cleaned and free of all residual debris after the removal of the materials. Failure to return the roadway to the original condition will result in the ACCCA making necessary repairs and billing the cost to the Owner.
- Portable restrooms (porta potty) only may be placed in a discreet location.
- Portable dumpsters and pods may be placed on the driveway only and for no more than a total of 14 days per job site, per year. Dumpsters may not block the sidewalk.

ENFORCEMENT

Pursuant to Section 4.7 of the CC&Rs: Any construction, alteration or other work done in violation of this Article or the Residential Design Guidelines shall be deemed to be nonconforming. Upon written request from the Association or the Council, Owners shall, at their own cost and expense and within such reasonable time frame as set forth in such written notice, cure the nonconformance to the satisfaction of the requester or restore the Lot and/or Dwelling Unit to substantially the same condition as existed before the nonconforming work. Should an Owner fail to remove and restore as required, the Association, the Council or their designees shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as previously existed. All costs, together with the interest at the rate established by the Board (not to exceed the maximum rate then allowed by law), may be assessed against the benefited Lot and collected as a Benefited Assessment unless otherwise prohibited in this Declaration.

FEES

The Board may establish and charge reasonable fees for review of submitted applications. Any fee payments shall be made at the time of request and before review by the LEC. All fees shall be made payable to the ACCCA and are nonrefundable.

LIABILITY FOR APPROVAL OF PLANS

Pursuant to Section 4.6 of the CC&Rs: The standards and procedures in this Article are intended as a mechanism for maintaining and enhancing the overall aesthetics of the Properties; they do not create any duty to any Person. The Reviewer shall not bear any responsibility for ensuring (a) structural integrity or soundness of approved construction or modifications; (b) compliance with building codes and other governmental requirements; (c) that all Dwelling Units are of comparable quality, value, size or design; or (d) that improvements will be aesthetically pleasing or otherwise acceptable to neighboring property owners. The Association, the Council, the Board, any committee or any member of any of the foregoing shall not be held liable for any claim whatsoever arising out of construction on or modifications to any Lot. In all matters, the Reviewer* shall be defended and indemnified by the Association as provided in Section 7.6.

**Reviewer: For purposes of this document, "the entity having jurisdiction in a particular case," that is, the LEC or other designees (CC&Rs).*



Section II

CHANGES TO HOME EXTERIOR

This section includes all home guidelines.
Section III includes all yard/Lot guidelines.

Homeowners are required to submit an Exterior Change Application and receive written approval from the ACCCA Lifestyle Enhancement Committee **BEFORE** making exterior home changes.

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SECTION II. HOME EXTERIOR CHANGE

Design Principle: The architectural theme of the Anthem Country Club community is Southwest Contemporary. *The architectural design of any and all additions, alterations and renovations to the exterior of any home must conform to the design of the original home in style, detailing and materials. The following design guidelines will assist in maintaining the architectural character intended by the developer.*

Guidelines:

- All materials used in the maintenance, repair, alteration and/or addition to any structure must be the same composition, type and method of attachment used in the initial construction. The LEC may allow substitute materials, if such materials are deemed to be compatible with the theme of the community.
- All building colors and materials must meet the provisions of the guidelines and all other applicable laws for upper desert and hillside landforms. Bright, untarnished copper and other metallic surfaces must be treated to reduce reflections.
- Any additions, alterations or renovations to an existing home or any other activity on a Lot may not alter the established Lot drainage as established by the original developer.
- No alterations or improvements that create or provide a flat, non-draining roof surface may be made. All roofs must drain to the ground solely within the Lot area and may not drain directly onto a neighboring property.
- All maintenance and repairs of existing homes must be consistent with these Residential Design Guidelines.
- A rebuild of a home must be of the same model as built by the original developer. Refer to A.R.S. 33-1817 for further requirements and procedures.

APPLICATION AND APPROVAL PROCESS (See Residential Design Guidelines Section I)

- All changes to the home exterior require approval from the LEC. Follow the Exterior Change Application process steps as outlined in Section I of the Residential Design Guidelines.
- Owners are required to submit the Exterior Change Application using Addendum A when making changes to the home exterior. Follow the instructions outlined in Residential Design Guidelines Section I.
- When making any modifications, Owners must not rely on what neighbors have done or said regarding their property.
- Contact the ACCCA staff before commencing work and if the project is delayed at any time.

Home Exterior Paint Information may be found in the stand-alone document, Residential Design Guidelines/Paint.



ACCCA Residential Design Guidelines (RDGs)

ADDED EQUIPMENT

Design Principle: Approved outdoor equipment including mechanical, cables, air conditioning, solar panels, satellite dishes, security/surveillance cameras, etc. must be installed in a manner that minimizes visual impact to the community.

Guidelines

- Cables
 - To the extent possible, all wires and cables must be run through the attic, rather than on top of the roof.
 - If cables cannot be run through the attic and must be run on the roof, the Owner must use crevices on the roof, places where different rooflines intersect and other natural roofline transitions to minimize the visual impact.
 - Cables that run down the side of the house must be painted the same color of the portion of the house where the cable is located.
- Roof-Mounted Equipment
 - Roof-mounted equipment (including without limitation mechanicals and air conditioning) is prohibited.
 - No solar heating equipment or device is permitted outside the home, except such devices whose installation and use is protected by Federal or Arizona law.
 - Notwithstanding such protection, for such equipment or device, an Exterior Change Application must be submitted before installation for approval under Article IV of the CC&Rs. Approval will be granted only if such equipment or device is designed for minimal visual intrusion when installed (i.e., located in a manner which minimizes visibility from the street or an adjacent Lot and is consistent with the community-wide standard) and the equipment or device complies to the maximum extent feasible with the Residential Design Guidelines within the confines of the applicable governmental regulations.
- Satellite Dishes and Antennas
 - The LEC will review all submitted Exterior Change Applications for satellite dishes in an expedited manner to comply with Federal Communications Commission Over-the-Air Reception Devices Rule (47 C.F.R. Section 1.4000) of 1996.
 - One satellite dish antenna of one meter or less in diameter may be erected on any Lot unless information is presented to the LEC that an additional satellite dish is necessary to receive service and is not duplicative.
 - The preference for the location for a satellite dish and antenna is the rear or side yard. A satellite dish should be placed below the fence wall level and an antenna should be placed in the attic or interior of the home if reception is available at that location.
 - Placement in the front of the house or front yard is permissible only if the rear or side yard placement will preclude reception.
 - When a satellite dish or antenna is placed in the front of the house or front yard, screening is required.
- Security/Surveillance Cameras
 - Security/surveillance cameras may be installed only to increase the security of the Owner's property.
 - No Exterior Change Application is required. However, the ACCCA requests that an Exterior Change Application be filed to ensure our records are current. Check "Other" and write Security Camera. This Application does not need to include camera(s) location, size or color.
- Solar Energy Devices
 - Arizona law states that homeowners' associations may not prohibit installation or use of solar energy devices, but may adopt "reasonable rules regarding the placement of solar energy devices, if those rules do not prevent the installation, nor impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device." (A.R.S. 33-1816)
 - Owners must file an Exterior Change Application using Addendum A to install any solar energy device, including detailed plans and elevation.
 - Inverters associated with solar electrical panels can make a "humming" noise that may interfere with the "quiet enjoyment" provision of our CC&Rs. For this reason, inverters must be installed inside the garage when practical. Should an exterior inverter installation be required, the inverter may emit no more than 50 decibels or be shielded with a full cover to meet this requirement.
- Solar Tubes: Solar tubes are permitted, but the number of solar tubes must be minimized if they are located in the front roof of the home. Selected products must minimize the height projecting above the roof.



ACCCA Residential Design Guidelines (RDGs)

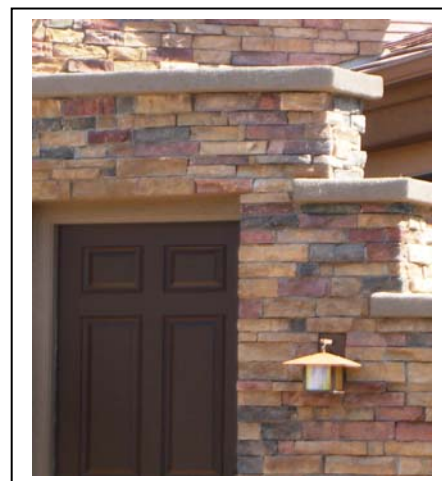
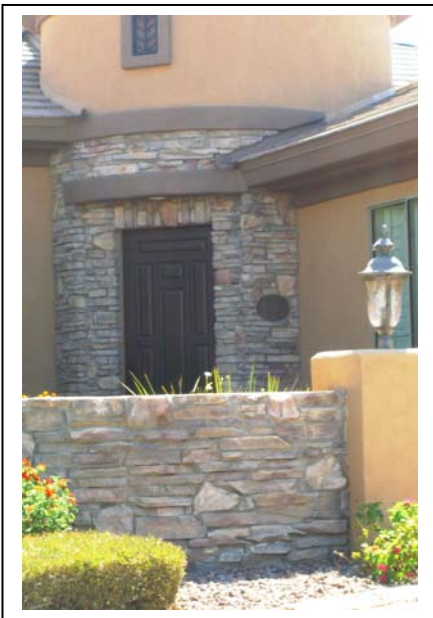
ARCHITECTURAL STONE

Design Principle: The use of stone, either natural or synthetic, as an exterior building material can lend a sense of visual strength and permanence to a residence. Careful consideration must be paid to the selection, location and extent of stone applied to enhance and not overshadow the home's architectural integrity.

Guidelines

- Stone selection must be of a color, texture and pattern appropriate to the existing residence and the Anthem Country Club community.
- Stone must appear to be a substantial, load-bearing mass and must never appear to be pasted on or floating above another finish such as stucco.
- Stone must terminate at an inside corner.
- Stone above openings is discouraged but, if used, must appear as a solid lintel (spanning the opening below) or as a self-supporting compression arch.
- Stone applied in a stepped pattern intended to appear as an “eroding” stone wall is not permitted.

Architectural Stone Pattern Examples. The following are examples of approved stacked stone on homes in the Anthem Country Club community. All stacked stone, regardless of use in the Anthem Country Club community, requires LEC approval. Additional patterns/colors may be considered by the LEC. Pattern color and placement of stone must receive approval from the LEC by submitting the Exterior Change Application.





ACCCA Residential Design Guidelines (RDGs)

AWNINGS, CANOPIES, SHUTTERS, SUNSCREENS, ROLLER SCREENS/SHADES AND DRAPES

Design Principle: While window awnings, canopies, sunscreens, roller screens/shades and drapes provide sun shade, they must not interfere with the developer's philosophy of minimal visual impact. Window awnings, canopies, sunscreens, roller screens/shades and drapes are prohibited on the front of the home as they add an uncharacteristic and distracting level of detail. Their use is limited to the side and rear yards.

Guidelines

- Permanent Awnings and Canopies
 - Awnings and canopies are permitted only in rear and side yards.
 - Awnings and canopies must be in a solid color (desert color palette), constructed of canvas or other woven material and have a straight valance.
 - Metal or wood frames for awnings and canopies must be painted the base color of the home.
 - All awnings and canopies must be maintained in like-new condition. Owners are required to replace awnings and canopies that show signs of deterioration, fading, wear patterns and incidental damage.
 - The LEC retains the right to determine when an awning and canopy must be repaired and/or replaced.
 - Matchstick and bamboo awnings are not permitted.
- Temporary Awnings and Canopies
 - Temporary window awning and canopy installations require LEC approval before installation.
- Exterior Shutters
 - Shutters not installed by the original developer are permitted only on the front wall of the home (facing the street) and must be of the style originally installed by the developer.
 - Shutters not installed by the original developer only may be added to the street-facing side of a casita or the street-facing side of a third-car garage.
 - Shutters must be painted the approved shutter color as indicated on the ACCCA approved paint color list. See Residential Design Guidelines/Paint.
- Sunscreens
 - Sunscreen material must be charcoal, bronze or black metal or fiberglass.
 - Sunscreens must be maintained in like-new condition. Owners are required to replace sunscreens that show signs of deterioration, fading, wear patterns and incidental damage.
 - The LEC retains the right to determine when sunscreens must be repaired and/or replaced.
 - Matchstick and bamboo sunscreens are not permitted.
- Roller Screens, Shades, Drapes and Sun Sails
 - Roller screens/shades/drapes may be installed over windows and across open patio areas only in the rear and side yard areas.
 - Roller screens/shades must be a woven material and be either a charcoal, bronze, black or tan color.
 - Drapes are permitted across side and rear patio areas and must be designed for exterior use, blend with the color of the home and be made of a woven material. The number of drapes must be consistent with the home scale; minimal quantity only.
 - Hardware for drapes, including pole, brackets, hooks, etc. must be mounted on the inside of the patio walls and not visible from the outside.
 - Roller screens/shades/drapes are to be maintained in like-new condition. Owners are required to replace roller screens/shades/drapes that show signs of deterioration, fading, wear patterns and incidental damage. The LEC retains the right to determine when sunscreens must be repaired and/or replaced.
 - Sun/shade sails are prohibited.
 - Matchstick/bamboo and metal roller screens/shades are prohibited.



ACCCA Residential Design Guidelines (RDGs)

DECORATIONS (Art, Address Plaques, Wind Chimes and Wreaths)

Design Principle: Owners must apply the principle of minimal visual impact to the selection and placement of decorations/ornamentation.

Guidelines

- Decorations/Art/Ornamentation
 - All decorations/art/ornamentation must be approved by the LEC.
 - It is recommended all decorations/art/ornamentation be confined to private spaces.
 - Decorations/art and ornamentation viewable by neighboring properties or from the street must adhere to the following guidelines.
 - Size and quantity must be proportional to the home and blend with the natural environment.
 - Finish must be muted, flat or matte. Primary and pastel colors are prohibited.
 - Metallic designs must be muted and may not create glare that can affect neighbors.
- Pursuant to the CC&Rs, the following decorations/ornamentation are prohibited in the front yard.
 - Artificially colored rock used as groundcover, white rock and any rock with coatings of any kind.
 - Driftwood, wagons, wagon wheels, skulls, sculptures, artificial plants and flowers, signs (other than signs that cannot be prohibited by law) and topiary.
 - 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.
 - Front yard (outside private courtyard walls) fountains. The LEC may approve front yard fountains if there is an extended entryway to the front door.
- Address Plaque on the Home
 - One address plaque is permitted on the home.
 - The plaque must contain only the address number. No additional wording is permitted.
 - The plaque must be identical in materials, size and color as installed by the original developer.
 - Framing or alteration to the address signs is prohibited.
 - A low voltage (12 volts or less or equivalent LED, not to exceed 20 watts) shielded light may shine on the plaque.
- Wind Chimes
 - Wind chimes are permitted in the rear yard only.
 - Wind chimes are permitted only if they do not bother other residents. If a complaint is recorded by the ACCCA, the wind chimes will be required to be taken down.
- Wreaths
 - Wreaths may be displayed on entrance and courtyard doors and gates.
 - Maximum wreath size is 36 inches in diameter. Oversized wreaths are prohibited.
 - 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.

See also Holiday Decorations and Lighting.

DOORS

Design Principle: Front, courtyard and security doors must reflect the character of the architecture while not using excessive ornamentation and/or decoration. They must be of a simple design.

Guidelines

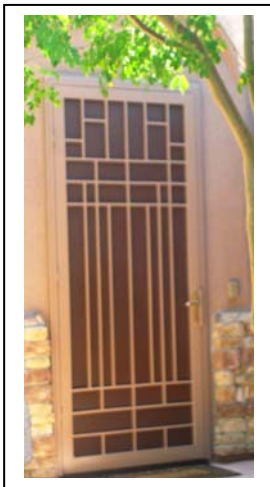
- Any door or changes to entrances must be approved by the LEC.
- All doors must be maintained in a high-quality appearance at all times.
- All doors must be finished in a color with a muted finish. Gloss finish is prohibited.
- Front Door
 - Must be made of a solid wood or wood veneered/composite material. Steel or metal front doors are permitted and must maintain the appearance of the original door.
 - Front doors may be painted or stained in Raisin SW7630, Black Bean SW6006, Plantation Brown SW7520 or French Roast SW6069 or in color as originally applied by developer. See RDG Paint Guidelines for additional requirements.
 - Doors must be painted or stained in a matte or satin sheen finish.



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- Iron and glass entry doors must be a simple design, modest in decoration/ornamentation. A picture or photograph of the requested door is required with the Exterior Change Application and must include the color of the metal and a description of the glass and screen color-
- Stain glass and/or colored glass are not permitted.
- Security Doors
 - Security doors must be a simple design, modest in decoration/ornamentation. A picture or photograph of the requested door is required with the Exterior Change Application and must include the color of the metal and a description of the glass and screen color, if included in the door package.
 - Iron and glass security doors are permitted and must be a simple design and modest in decoration/ornamentation. A picture or photograph of the requested door is required with the Exterior Change Application and must include the color of the metal and a description of the glass and screen color-
- Back Yard Doors
 - Oversized slider doors will be considered by the LEC in backyards only.
 - Oversized slider doors must blend into the home.

Main Entry Doors and Security Door Examples. The following examples show doors in the Anthem Country Club community. All doors, regardless of use in the Anthem Country Club community, require LEC approval. Additional patterns/colors may be considered by the LEC.



DRIVEWAY REPLACEMENT, COATING AND EXTENSIONS

Design Principle: Driveways are a necessary component of each front yard composition, but must not become the focus of the front of the home. Driveways must be low in reflectivity and of a material and color compatible with the character of the home.

Guidelines

- Acceptable driveway replacement materials include standard uncolored concrete, integral colored concrete (not stained or painted), exposed aggregate concrete, textured or patterned integral color concrete or concrete pavers.
- Acceptable driveway coating materials include matte finish, penetrating clear sealers and polymer modified cement. The polymer modified cement must be a nonpatterned, smooth to near-smooth surface, have a matte/flat finish and be professionally applied. All such coatings must be maintained over time.
- A color sample must be submitted with the Exterior Change Application for LEC review and approval.
- Driveway extensions for access to side and rear yards are prohibited unless designed and built by the original developer before closing.
- Concrete located in driveway areas other than that which was included with initial home construction is not permitted.
- Walking areas adjacent to the driveway that extend the overall driveway width no more than 2 feet on each side will be considered for approval by the LEC.



ACCCA Residential Design Guidelines (RDGs)

- Acceptable walking area materials include standard uncolored concrete, integral colored concrete (nontextured, textured or patterned), exposed aggregate concrete or concrete pavers. When using integral-colored concrete, the only approved color is Flagstone Brown 641.
- Excessive use of concrete, as determined by the LEC, is not permitted in the front and rear yards.
- Applied-on-concrete-overlay resurfacing products that mimic flagstone, tile or other surfaces are prohibited.
- Painting or staining driveway concrete is prohibited.
- Asphalt and stabilized decomposed granite are prohibited materials for driveway replacement.

Paver Pattern Examples for driveway replacement. Any paver selection and paver color must be approved by the LEC.



Driveway Coating Examples. The ACCCA will review color and texture samples. Samples must be included with the Exterior Change Application. A color board is available through the ACCCA HOA office, Anthem Civic Building.



FLAG DISPLAY

Design Principle: Flag display must conform to A.R.S. 33-1808.

Guidelines

- Flag display guidelines also are included in the ACCCA's CC&Rs.
- Flags must be flown in conformance with the Federal Flag Code including condition. In addition, only the following flags may be displayed: The United States flag, the State flag of Arizona, POW/MIA flag, the Gadsden flag, flags of the Arizona Indian Nations and military service flags of the United States (Army, Marine Corps, Navy, Air Force and Coast Guard). A maximum of two flags are permitted.
- Pursuant to the Federal Flag Code, no flag may be placed above the United States flag.
- The maximum size of any flag is 4 feet by 6 feet.
- The maximum height of a permanent, removable or freestanding pole is 20 feet or the height of the roof peak, whichever is greater.
- Flagpoles must be a muted color.
- Flagpoles may not be installed within any setback.



ACCCA Residential Design Guidelines (RDGs)

- Lights on a flagpole must be screened to illuminate the flags only and may not create a nuisance to neighboring properties.
- Wall-mounted flagpoles must be a maximum of 5 feet long with brackets painted the same color as the wall to which they are attached and will not require prior LEC approval.
- All flagpoles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, Chapter 10.
- Only one permanent, removable, wall-mounted or freestanding flagpole is permitted per Lot.
- It is the responsibility of the Owner of the Lot on which a flag is displayed to do so with the proper respect and flag etiquette.
- Additional approved flags may be flown on Independence Day, Memorial Day, Veterans Day, Flag Day and National POW/MIA Recognition Day.

GARAGE DOORS

Design Principle: Garage doors should have minimal visual impact. *Garage door decoration/ornamentation or trim is prohibited.*

Guidelines

- Approved styles include flush panels, embossed vertical panels and embossed horizontal panels. Other styles/patterns will be considered by the LEC.
- All garage doors must be of the approved style, painted in the approved paint scheme of the home and painted in a satin sheen finish. See Paint, Section II.
- Surface texture must be smooth or simulated wood grain.
- Windows are prohibited on garage doors.
- Construction material must be aluminum, fiberglass or steel. Wood is prohibited.
- Wrought-iron handles, hinges or other decoration/ornamentation is prohibited on garage doors.
- Pursuant to the CC&Rs, "Garage doors shall remain closed at all times except when entering and exiting the garage."

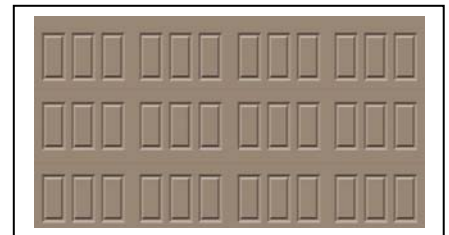
Examples: The following examples show garage door panel styles in the Anthem Country Club community. Other patterns/styles will be considered by the LEC.



7' High Flush Panel



7' High Horizontal Panel



7' High Vertical Panel

GATES

Design Principle: Gates must reflect the home architecture and refrain from excessive ornamentation.

Guidelines

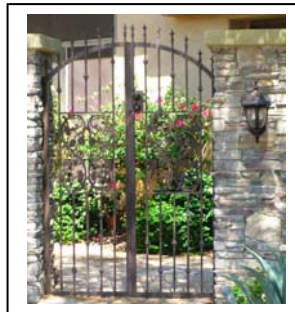
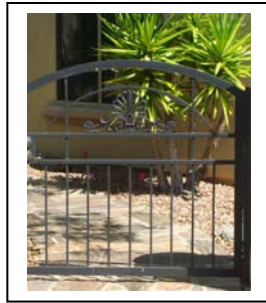
- All gates must be approved by the LEC before installation.
- Gates are prohibited if access crosses a vehicular nonaccess easement noted on plot plans.
- A picture of the requested gate and its color must be provided with the Exterior Change Application.
- Courtyard Gates
 - Gates on courtyard walls must be in proportion to the adjoining walls.
 - Gates may be of an open grillwork, wood or solid steel without excessive ornamentation and of a material and color approved by the LEC.
 - Wood slats are to be painted/stained brown and must be a flat or low gloss finish. Light wood color stains and red tints/colors are prohibited.
- Return Wall Gates. Return walls are the block walls that extend from the home to the side walls.
 - Return wall gates must be constructed of wood or composite material made to look like wood and may not include excessive ornamentation.



ACCCA Residential Design Guidelines (RDGs)

- Wood slats are to be either painted, stained or powder coated brown. Light color stains and red tints/colors are prohibited. The finish must be flat or low gloss.
- Metal framing is to be painted Country Club Brown.
- Double gates for side yard entrance are permitted, but only to a total maximum width of 8 feet. Vehicle, boat, ATV parking in the rear and side yard is prohibited. A landscaping plan and architectural drawing that includes the side-yard gate, adjoining walkway and driveway must be submitted with the Exterior Change Application.
- Party wall gates are prohibited.
- Gates with access to the Anthem Golf & Country Club property or community open spaces are prohibited.

Courtyard Gate Examples. The following examples show approved courtyard gates in the Anthem Country Club community. All gates require LEC approval regardless if the desired gate currently exists in the Anthem Country Club community.



HOLIDAY DECORATIONS AND DECORATIONS

Design Principle: Owners may display holiday decorations located or visible outside their home if the decorations are of the kinds normally displayed in single family residential neighborhoods, are of reasonable size and scope and do not disturb other Owners and residents with excessive light, sound emission or cause an unreasonable amount of spectator traffic.

Guidelines

- Holiday Decorations and Holiday Lighting
 - Accepted holidays and seasonal celebrations are Christmas, Hanukkah, Kwanza, Easter, Independence Day, Halloween, Thanksgiving, Valentine's Day, Memorial Day, Veterans Day, Flag Day, National POW/MIA Recognition Day and St. Patrick's Day.
 - Dates for Display:
 - All December holiday decorations may be installed after Thanksgiving.
 - All December holiday decorations and string lights must be removed by January 31, pursuant to Exhibit "C" of the CC&Rs.
 - All Halloween decorations may be installed from October 24 to November 7, pursuant to Exhibit "C" of the CC&Rs.
 - All Thanksgiving decorations may be installed in November.
 - Holiday decorations must be removed within seven days of end of the holiday except for December holidays.



ACCCA Residential Design Guidelines (RDGs)

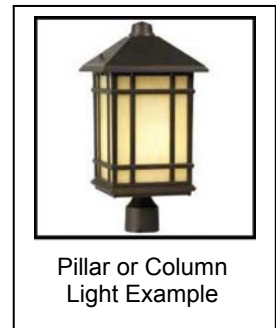
LIGHTING FOR HOME AND COURTYARD WALLS

Design Principle: Architectural and exterior lighting must be selected and installed to be compatible with the character of the home. Lighting should not bother neighbors and should protect the dark skies of the natural desert.

Guidelines

- Any lighting selection must be approved by the LEC and must be a professional grade.
- Exterior lighting is to be understated. Select down-lighting fixtures that have less impact on the night sky. Pursuant to the CC&Rs, "The Board, in its sole discretion, shall determine whether any exterior lighting is excessive."
- Exterior light fixtures must be muted and of a low reflectivity finish. If painted, light fixtures must be the color of the home where installed.
- Security lighting, including motion-activated floodlights, must be located beneath eave overhangs.
- Address Lighting: The address plaque on the home may have a low voltage (12 volts or less or equivalent LED, not to exceed 20 watts) shielded light shining on the sign.
- Light source(s) may not be visible from neighboring property. Except for those fixtures adjacent to the home and garage entrance, all fixtures must be shielded from view, such as under building eaves, recessed in niches or behind walls.
- Light fixtures with visible light sources (unshielded or visible through clear glass) and any lighting that produces excessive glare or that shines on another Lot (such as flood lights) are not permitted.
- Courtyard wall and pillar lights may not be more than 2-feet tall and must have frosted or bubbled glass so that the bulbs are not directly visible.
- String lights are permitted only as holiday decorations and are not permitted any other time. See Holiday Decorations and Lighting, page 16. See Glossary for "string light" definition, page 39.
- Colored lenses or bulbs are prohibited in architectural lighting and fixtures.

Exterior Lighting Examples. The following examples show types of lights currently approved on homes in the Anthem Country Club community. The LEC will review requests for other light types.



RAIN GUTTERS

Design Principle: Rain gutters serve a needed function to lead water away from the home and/or to prevent erosion of landscape areas. Gutters must be functional while making minimal visual impact to the original home construction.

Guidelines

- Gutter installations must be configured to the appropriate roof drainage plans for specific homes and elevations.
- Gutters must be painted as close to the base or trim color of the home as possible.
- Drainage may not be conveyed onto adjacent properties.



ACCCA Residential Design Guidelines (RDGs)

ROOM ADDITIONS AND EXTENSIONS

Design Principle: Room additions and extensions must be designed to be consistent and visually compatible with the style, scale and materials found on the home. Room additions are an enclosed area for the Owner and not for the storage of boats, cars, trailers, etc.

Guidelines

- All home additions must be built within the setback lines originally established for the Anthem Country Club community or as changed by the original developer with the requisite approval of Maricopa County, regardless of more lenient requirements of any local governmental authority.
- A casita or cabana addition will be considered only if it were an original option allowed by the developer for that model. Model and option listings are available at the ACCCA HOA office, Anthem Civic Building.
- The height of any addition to an existing home may not be higher than the original roof line.
- Room additions and extensions must be painted the home color scheme.
- Roofs must be the same tile used on the home.

WALLS, FENCES AND WALKWAYS

Design Principle: The architectural character of the home and its surroundings must be maintained when designing courtyard walls and walkways. The LEC considers scale, materials and style when reviewing courtyard wall applications. The addition of full façade courtyard walls must be compatible with the size of the house/Lot and of the architectural layout of the home. Block walls may not be modified.

Guidelines

- General
 - The setback for hardscape must be a minimum of 3 feet from a retaining wall, party wall or the adjacent property line. This setback requirement excludes materials set in sand or other semi-permanent applications as determined by the LEC.
 - Bollards, chains or rope as part of the landscape are prohibited.
- Courtyard Walls
 - Walls in the front yard may be added to define a private or semi-private patio or courtyard area.
 - Front yard walls may be 4 feet high from finished grade. The LEC will consider front yard walls up to 6 feet above grade.
 - Courtyard areas enclosed by front courtyard walls may not be more than 1/3 of the front yard and may not encroach beyond any front yard building setback line.
 - Full Façade Courtyard Walls
 - Full façade courtyard wall materials must be the same materials used on the home and finished in the paint scheme of the home or covered with architectural stone.
 - Full façade courtyard walls must not be higher than the bottom of the roof line.
 - Gates/Doors on courtyard walls must be in proportion to the adjoining walls.
 - Full façade courtyard walls must not be higher than the bottom of the roof line.
 - Full façade courtyard walls are permitted only if they were an original developer option for that specific model.
 - Front yard and full façade courtyard walls must be finished in the paint scheme of the home or covered with architectural stone.
- Return and party walls must be painted Anthem Chocolate Mousse.
- Block Walls and View Fence
 - Block walls may not be modified. Any unapproved modification to a block wall or view fence may result in the restoration of the block wall and/or view fence at the sole expense of the homeowner.
 - Developer built block walls maintained by Anthem Community Council may not be modified in any way.
 - Shortening of the original view fence using the same type top and bottom bars and caps may be approved and will be considered on a case-by-case basis. Professional installation by a licensed contractor is required. The Owner must submit an Exterior Change Application with the LEC and include detailed drawings or proposed changes along with photographs of the existing view fencing for view fence modifications.
 - Original developer view fences and block walls altered at negative edge pools only to enhance the effect of the pool may be considered and approved on a case-by-case basis. All pool access and fence requirements must be maintained as determined by local, county, state and national authorities.



ACCCA Residential Design Guidelines (RDGs)

- The installation of a wildlife (rabbits, rodents, snakes, etc.) barrier on rear or side yard perimeter view fencing is permitted. The barrier must be no higher than 24 inches in height. The material for the barrier must be 1/2-inch hardware cloth. The barrier must not be connected to the view fence with screws or any connector that would damage the view fence. Plastic zip ties are recommended. The wildlife barrier must be removed and reattached by the property Owner to accommodate the painting schedule for view fences.
- Block Wall Painting: Owners must submit the Exterior Change Application to the LEC before painting any block wall that otherwise is not painted by the Anthem Community Council and wait for approval before work begins. All block walls must be painted in Anthem Chocolate Mousse. Contact ACCCA staff to verify which sections of a block wall the Owner may paint.
- View Fence Painting: Owners must submit the Exterior Change Application to the LEC before painting any view fence that otherwise is not painted by the Anthem Community Council. Please contact ACCCA staff to verify which sections of a view fence the Owner may paint. All view fences must be painted Country Club Brown.
- Retaining Walls
 - Walls that are partially below the finished grade or walls that are used as planters must be properly moisture-proofed to avoid unsightly water staining. If staining occurs, the Owner is responsible for the complete repair of the problem.
 - Cut or fill slopes along the exterior of the wall must be smooth and taper gradually conforming to existing grades.
- Walkways
 - Walkways and patios may be integral color concrete (neither stained nor painted), exposed aggregate concrete, concrete pavers, flagstone, imitation flagstone, travertine, matte finish tile or coated with a polymer modified cement product in a limited number of colors and patterns.
 - Walkways in the front of the home and leading to the side gate must have a maximum width of 5 feet.

WELCOME SIGNS FOR HOME AND YARD

Design Principle: A welcome sign must be understated and placed according to the guidelines.

Guidelines

- One word "Welcome" sign or one word family name sign ("Smith") on a wall is permitted when located within 1 foot of the main entry door. May not be on a courtyard wall/door. Sign must be a maximum of 1 foot in width, in a muted finish and be maintained in like-new condition.
- Yard welcome signs are not permitted.
- A multiple word sign (Welcome to the Smith home) is not permitted.

WINDOWS

Design Principle: Windows, including frames and glass, must be a color and style that are visually consistent with the character and architectural style of the home. Windows may not create excessive reflection or glare.

Guidelines

- The interior or exterior of any window may not be covered with temporary coverings (bed sheets, boxes, paper, etc.) or with reflective material such as foil.
- Replacement windows must have frames with dark colored finishes such as bronze, brown, black or tan. Unpainted aluminum, white or accent colors are not permitted window frame colors.
- Casement windows with minimal panels will be considered by the LEC and must blend with the home color.
- Exterior security screens are permitted with LEC approval.
- Reflective glass or window film with a visible-light reflection rate of 20 percent or greater is not permitted for any window or skylight.
- Exterior security bars or grilles are prohibited on windows.



Section III

Changes to Yard, Landscape and Hardscape Design

This section includes all materials in the yard including plantings (softscape) and hardscape.

Section II includes all exterior home changes.

Homeowners are required to submit an Exterior Change Application and receive written approval from the ACCCA Lifestyle Enhancement Committee **BEFORE** making changes in a yard.

The Residential Design Guidelines are not the exclusive basis for decisions of the ACCCA Lifestyle Enhancement Committee (LEC) and compliance with the Residential Design Guidelines does not guarantee approval of any Exterior Change Application. The ACCCA and LEC are not endorsing, warranting or promoting any specific manufacturer, product, distributor or retailer by providing design examples in the Residential Design Guidelines. Design examples are provided only for Owners to have a better understanding of options that comply with the Residential Design Guidelines. The selection of any material requires the approval of the LEC regardless if that selection appears in these Residential Design Guidelines.



SECTION III. YARD, LANDSCAPE AND HARDSCAPE DESIGN CHANGE

Design Principle: The architectural character of the home and its surroundings must be maintained when designing front, side and rear landscape and/or when adding hardscape. The LEC will consider the scale, materials and size. Any addition must be compatible with the size of the house/Lot.

Guidelines

- Plantings, boulders or decorative walls must not detract from the home's front and entry way.
- Functional design elements such as lighting must preserve the night sky.
- The project design and materials must maintain the architectural character of the home.
- The placement of a pool, spa, barbecue, play equipment, gazebo, ramada or fireplace must consider the neighboring properties and Owners right to quiet enjoyment.
- The materials used must minimize reflectivity while maintaining the character of the home and community.
- Replacing Plants and Trees
 - Replacing nine or more plants, including shrubs, accent plants and groundcover, requires LEC approval.
 - All tree replacement requires LEC approval.
 - All replacement plants and trees must be selected from the ACCCA Approved Plant List.
 - ACCCA Approved Plant Lists may be found on the Resident Information and Document pages of OnlineAtAnthem.com/ACCCA.
 - Trees must be planted at least 5 feet from (or farther, if prudent) Lot lines, homes, walls, fences, sidewalks, street curbs and driveways to minimize property damage and liability.

APPLICATION AND APPROVAL PROCESS (See Residential Design Guidelines Section I)

- Any change to the front, rear and side yards (Lot) requires approval from the LEC. Follow the Exterior Change Application process steps as outlined in Section I of the Residential Design Guidelines.
- When making any modifications, Owners must not rely on what neighbors have done or said regarding their property.
- Contact the ACCCA staff before commencing work or if the project is delayed at any time.

The ACCCA Approved Plant Lists may be found in a separate document, Residential Guidelines - Approved Plant Lists or online in the Documents and Resident Information pages at OnlineAtAnthem.com/ACCCA.



ACCCA Residential Design Guidelines (RDGs)

ADDRESS SIGNS AND LIGHTING IN YARD

Design Principle: An address sign placed in the yard, while providing additional assistance for locating a home, must have minimal visual impact. Added lighting on the yard address sign must preserve the night sky.

Guidelines

- Address Signs and Address Lighting
 - One home address sign is permitted in the front yard facing the street.
 - The sign must have only the address number.
 - The sign may be no higher than 2 feet off the ground.
 - The sign must be professionally made of non-reflective metal or simulated rock with minimum decoration/ornamentation.
 - The sign may not be internally lighted.
 - Sign must blend with the natural environment.
 - The sign may have a low voltage (12 volts or less or equivalent LED, not to exceed 20 watts) shielded light shining on the sign.
 - Backlit plastic or white signs are prohibited.

Address Sign Examples. The following examples show front yard address signs in the Anthem Country Club community. All address signs require LEC approval regardless if the desired address sign currently exists in the Anthem Country Club community.



BARBECUES

Design Principle: Barbecues must be located to minimize smoke or other encroachments of neighbors' enjoyment of their own property.

Guidelines

- All exterior structures and features must have a setback of 3 feet (or farther, if prudent) from the property line or exterior wall.
- Wood burning and/or gas built-in barbecue units must be contained within the rear yard.
- Chimney elements must be set back a minimum of 3 feet (or farther, if prudent) from any Lot line and be no more than 8 feet in height measured from the adjacent grade to avoid obstructing views from inside the home or from adjacent Lots.
- If stucco, the barbecue must be painted the base or trim color of the home.

BIRD FEEDERS/FEEDING WILDLIFE

Design Principle: Attracting large numbers of birds can create substantial bird droppings and attract rodents. This can present a health hazard and create a private nuisance that interferes with neighbor's quiet enjoyment of their property, protected by Article 2 Section 8 of the Arizona Constitution and section (j) of the Initial Use Restrictions of our CC&Rs.

Guidelines

Arizona law (A.R.S. 13-2927) prohibits feeding, attracting or enticing unwanted wildlife, except for birds and squirrels, into an area. While feeding birds is permissible, birdseed feeders in the Anthem Country Club community are strongly discouraged.

- Residents are encouraged to be good neighbors in considering whether and where to hang birdseed feeders.
- If hanging, birdseed feeders are limited to one in the rear yard only and must be a minimum of 5 feet (or farther, if prudent) from a party wall and view fences.
- Residents may place hummingbird feeders in the rear yard only and are encouraged to use feeders designed to prevent poaching of nectar by other bird species.



ACCCA Residential Design Guidelines (RDGs)

CLOTHESLINES

Pursuant to the CC&Rs, "Outside clotheslines or other outside facilities for drying or airing clothes are prohibited."

DECOMPOSED GRANITE, BOULDERS, RIPRAP AND RIVER ROCK

Design Principle: Decomposed granite, boulders, riprap and river rock must blend with existing ground plane of the surrounding desert environment. Riprap and river rock may be used as a functional or aesthetic design element, such as drainage swales.

Guidelines

- Boulders
 - The Exterior Change Application and landscape plan must show the number and approximate size and location of boulders.
 - The number of boulders must be appropriate to the size of the Lot and the appearance in the natural desert.
 - Boulders are limited to those geologic types which are indigenous to the site.
 - Boulders must be buried into the grade to create a more natural appearance.
- Decomposed Granite
 - Decomposed granite must be 1-inch screened Apache Brown or Saddleback Brown and must be applied and maintained as a 2-inch thick layer across all nonturf landscape areas unless otherwise approved by the LEC.
 - Decomposed granite must be maintained with sufficient coverage throughout the Lot.
 - A decomposed granite sample must be submitted with the Exterior Change Application.
 - As decomposed granite is added to a yard, it must be raked to blend with the existing granite cover.
 - White rock or any rock with coatings of any kind is prohibited. Artificially colored rock is prohibited as groundcover. Groundcover, inert material and any other landscaping softscape or hardscape may not be used to spell out or form names, nicknames, initials, names of states or cities, athletic teams, slogans, emblems, geometric patterns or any other work, image, symbol or communication.
 - Decomposed granite or gravel smaller than 1 inch may be used only in backyards for paths; it may not extend into the front yard. The color must be same color as the other granite in the yard.
- Edging
 - Edging includes decorative edging, pavers, retaining wall blocks, large rocks, boulders, metal or plastic strips.
 - Edging and raised edging is prohibited along curbs and sidewalks.
- Riprap and River Rock
 - Riprap must be granite or limestone in an approved color.
 - Riprap may not be grouted unless required to prevent erosion or undesirable drainage conditions. Any planned grouting must be specified in the Exterior Change Application and drawings and receive approval from the LEC.
 - The maximum size of riprap cobbles is 12 inches in diameter unless erosion or drainage conditions require larger material subject to the approval of the LEC.
 - The combined use of boulders, riprap and river rock must not exceed 20 percent of the total front yard landscape area.
 - A riverbed is determined by the scale of the front yard and must not exceed 3 feet in width.
 - A riverbed and/or river rock may not be used as edging.

Boulder Examples: The two photos illustrate the correct and incorrect positioning of boulders. Space under the boulder is not permitted.



Buried Properly



"Floating" on the Ground
Prohibited

Edging Examples: The photos illustrate the **prohibited** use of edging.





FIRE PITS AND FIREPLACES

Design Principle: Fire pits and fireplaces must be located to minimize noise, smoke or other encroachments to ensure neighbors' quiet enjoyment of their own property.

Guidelines

- All exterior structures and features must have a setback of 3 feet (or farther, if prudent) from the property line or exterior wall.
- Wood burning and/or gas built-in fire pits and/or fireplaces must be contained within the rear yard or within a full façade courtyard wall (with a minimum of a 6-foot-high wall).
- Chimney elements must be set back a minimum of 3 feet (or farther, if prudent) from any Lot line and be no more than 8 feet in height measured from the adjacent grade to avoid obstructing views from inside the home or from adjacent Lots.
- If stucco, the fire pit and/or fireplace must be painted the base color of the home.

GAZEBOS, RAMADAS, PERGOLAS AND PATIO STRUCTURES

Design Principle: Gazebos, ramadas, pergolas and patio structures must be designed with minimal ornamentation and be visually compatible with the style, scale and materials found on the home.

Guidelines

- Gazebos, ramadas, pergolas and patio structures are allowed in rear yards only and must not exceed 10 feet in height measured from ground level to the highest point of the structure.
- A gazebo, ramada, pergola, patio structure and horizontal trellis roof must be painted in shades of brown or tan. A color sample is required with Exterior Change Application. Light Reflectivity Value of paint colors must be 40 percent or less.
- Pergolas may be clad in an approved stone veneer or be painted tan, dark brown or the color of the base wall of the home. Natural wood finishes or stains are prohibited.
- A gazebo, ramada, pergola or patio structure must be located a minimum of 3 feet (or farther, if prudent) from any Lot line.
- Screening of such structures with appropriate landscaping and thorough consideration of the views for all neighbors is required.
- Tile used on any structure must be composed of the same roof tile that is currently on the home.
- Screened-in or enclosed patios and Arizona rooms are prohibited.

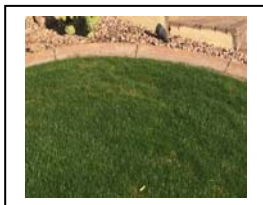
HEADERS

Design Principle: Headers must be continuous materials used only to define grass and turf areas.

Guidelines

- Headers must be used to separate turf from inert areas; no other application is permitted. If turf is removed, headers also must be removed.
- Headers must be concrete or masonry material.
- Headers must be flush where they abut other paved areas.
- Headers must not exceed 12 inches in width.
- Rock, railroad ties, plastic, aluminum and redwood header boards are prohibited.

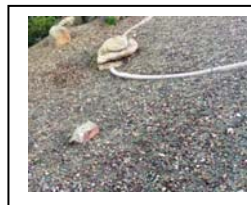
Header Examples: The photos illustrate the correct and incorrect use of headers.



Correct



Correct



Prohibited



Prohibited



ACCCA Residential Design Guidelines (RDGs)

HOLIDAY DECORATIONS AND LIGHTING

Design Principle: Owners may display holiday decorations located or visible outside their home if the decorations are of the kinds normally displayed in single family residential neighborhoods, are of reasonable size and scope and do not disturb other Owners and residents with excessive light, sound emission or cause an unreasonable amount of spectator traffic.

Guidelines

- Holiday Decorations and Holiday Lighting
 - Accepted holidays and seasonal celebrations are Christmas, Hanukkah, Kwanza, Easter, Independence Day, Halloween, Thanksgiving, Valentine's Day, Memorial Day, Veterans Day, Flag Day, National POW/MIA Recognition Day and St. Patrick's Day.
 - Dates for Display:
 - All December holiday decorations may be installed after Thanksgiving.
 - All December holiday decorations and string lights must be removed by January 31, pursuant to Exhibit "C" of the CC&Rs.
 - All Halloween decorations may be installed from October 24 to November 7, pursuant to Exhibit "C" of the CC&Rs.
 - All Thanksgiving decorations may be installed in November.
 - Holiday decorations must be removed within seven days of end of the holiday except for December holidays.

IRRIGATION

Design Principle: Irrigation systems must be designed for specific plantings. Consideration for overspray must be taken when planning irrigation. Watering plants in any wash area is strictly prohibited.

Guidelines

- Irrigation must be a low-volume drip system which is underground and automatic.
- Turf or flower bed areas may use a low-volume spray system which is underground and automatic.
- Overspray onto neighboring property, public sidewalks or streets is prohibited.
- Irrigation of native landscape areas beyond property lines is prohibited.

LIGHTING FOR LANDSCAPING

Design Principle: Landscape lighting fixtures and installation must respect the community's dark sky through the use of low voltage fixtures, sensitive fixture placement and shielded light sources. Lighting fixtures must be subtle and blend with existing landscape design.

Guidelines

- The number of lights must be consistent with the size of the yard. Pursuant to the CC&Rs, "The Board, in its sole discretion, shall determine whether any exterior lighting is excessive."
- Landscape lighting fixtures must be matte finish. White, silver, brass and other metallic fixture colors are prohibited.
- Landscape lighting must be low voltage (12 volts) only. The LEC requires bulb wattage not to exceed 20 watts. Note: LED bulbs emit more light than the much more common halogen bulbs and are, therefore, not suitable for uplighting trees or cacti.
- Landscape lighting must be controlled with an electric clock or photocell device.
- All light sources must be shielded from view. Unshielded uplighting is prohibited.
- All wiring for light fixtures must be buried below grade per the manufacturer's requirements.
- Landscape control equipment must be located in a discreet location or screened from view from the street or adjacent property.
- Colored light bulbs lenses or reflectors are permitted only during holidays such as Halloween, Hanukkah, Christmas.

PLANTINGS

Design Principle: Landscape and hardscape (fireplace, barbecue, pool, spa, gazebo, ramada or pergola or patio structures, are integrated design elements. Therefore, when adding hardscape, landscape plans must be incorporated into the overall yard design. When determining tree and plant placement, keep in mind the size of the tree/plant when fully mature so as not to overplant an area.



ACCCA Residential Design Guidelines (RDGs)

All ACCCA Approved Plant Lists may be found online in the Resident Information and Document pages at OnlineAtAnthem.com/ACCCA. Printed lists may be obtained at the ACCCA office, Anthem Civic Building, Suite 201.

Guidelines

- Landscape Designs
 - The Lot must be maintained and is the responsibility of the Owner.
 - The Minimal Planting Requirement Guide must be followed in front, rear and side yards. See page 27.
 - Grass and artificial turf may replace groundcover but cannot exceed 20 percent of the front yard.
 - ALL plants must be selected from the Approved Plant List. This list may be found online in the Resident Information and Document pages at OnlineAtAnthem.com/ACCCA.
 - Care must be given not to overplant yards. The LEC will provide guidance in such situations and has the authority to require fewer plants. The LEC may require excessive front yard landscaping be maintained or removed. Evaluate the size of a mature plant and accommodate that size when selecting and placing plants.
 - The area in front of block walls and side gates is included in the square footage for required minimum plantings. This area must include plants.
 - Corner Lot Easement Only
 - Any public right-of-way area(s) adjacent to the Lot will be included in the front yard area in applying minimum requirements.
 - Use Variance Application, Addendum B, to apply for a variance.
 - Gardens
 - Rose, vegetable and/or herb gardens are permitted only in rear and side yards.
 - Rose, vegetable and/or herb gardens must be planted in a container or contained in an area not to exceed 150 square feet and 5 feet in height from the finished grade.
 - All unpaved and nonturf areas must be covered with 2-inch-minimum thickness of decomposed granite.
- Palm and citrus plantings are prohibited from planting in the yard and in pots.
- Maintenance
 - Pursuant to the CC&Rs, Section 5.1, "Each Owner shall maintain his or her Lot, including the Dwelling Unit and all landscaping and other improvements comprising the Lot..."
 - Public Utility Easement UE are easements in all front yards and are generally 8 feet in from the street/sidewalk. To maintain sight lines along street corridors, plant heights within the Public Utility easement must not exceed 2 feet.
 - Mature plants must be maintained so as not to obscure the house or create line-of-sight issues.
 - Mature growth of plant materials must not encroach on sidewalks, restrict pedestrian movement or create a hazardous or dangerous situation for the Owner or the ACCCA.
 - Tree canopies may not overhang sidewalks, streets and neighboring properties unless there is a minimum 8 feet (or farther, if prudent) of clear height above the existing ground plane.
- Replacing Plants and Trees
 - Replacing nine or more plants, including shrubs, accent plants and ground cover, requires LEC approval.
 - All tree replacement requires LEC approval.
 - All replacement plants and trees must be selected from the Approved Plant List (The ACCCA Approved Plant Lists for the front and rear yards may be found in the Resident Information and Documents pages at OnlineAtAnthem.com/ACCCA).
 - Trees must be planted at least 5 feet (or farther, if prudent) from Lot lines, homes, walls, fences, sidewalks, street curbs and driveways to minimize property damage and liability.

Minimal planting requirements guide on next page.



Minimal Planting Requirements Guide

When selecting plants and determining plant placement, first determine the plant size at full maturity, then decide placement. This will help prevent overplanting or planting too closely to sidewalks, streets, driveways, fences and neighboring properties.

Accent Plants: Accent plants are intended to create points of interest in the front and rear yard. Utilize a limited variety of plants in small groupings or clusters to create a unique focal point in the landscape. Random, scattered, free-standing plants are not recommended; using clusters of accent plants with boulders, berms and trees is recommended.

Groundcover: Plant groundcover plants in small groups of three or more similar plants to create the most desirable design composition. Random, scattered, free-standing planting is not recommended. Groundcover is best used as a foreground material to provide color adjacent to walks or entrances.

Shrubs: Utilize shrubs to create “foundation” planting adjacent to the home. This provides a transition between the home and the ground plane. Shrubs also may be used to provide a good backdrop for groundcover and accent.

Trees: When determining tree placement, remember to consider the size of the tree canopy and root system prior to planting. An ocotillo or cactus (saguaro) may be used in place of a tree. Minimum size requirements apply. All trees (new or replacement) requires LEC approval before planting.

Front Yard Plant Requirements

Front Yard Requirements	Small Yard – Approx 1,000 sq. ft.	Mid-Size Yard – Approx 1,500 sq. ft.	Large Yard – Approx 2,000+ sq. ft.
Accent Plants (5 gallon)	4-6	6-8	8-12
Shrubs (1 gallon)	6-9	10-12	12-16
Groundcovers (1 gallon)	6-9	10-12	12-16
Trees	2 (1 + ocotillo/cactus)*	2	2

*Ocotillo/Cactus must be a minimum of 4 feet in height.

Notes:

- Measure area by walking it off; exclude driveway, walkways and courtyard.
- Plant quantities do NOT scale linearly with yard size.
- ALL plants must come from the ACCCA Approved Plant Lists found on the Resident Information and Document pages at OnlineAtAnthem.com/ACCCA.
- Mix quantity, size and plant type – do not use six yellow bell bushes just because you like yellow bells.
- Grouping of smaller plants, e.g., golden barrel cacti – are preferred to a single example every 25 feet.
- Do not plant so as to obscure the front entry of the home.
- These numbers are based on the presumption that the rear yard is a maximum of 50 percent hardscape (deck, pool, ramada, barbecue, fireplace, fire pit, etc. Apply to the LEC for further information).

REAR YARD PLANT REQUIREMENTS

Rear Yard Requirements	Small Yard about 2,000 sq. ft.	Mid-size Yard about 2,500 sq. ft.	Large Yard about 3,000+ sq. ft.
Accent Plants (5 gallon)	2-4	3-5	4-6
Shrubs (1 gallon)	4-6	7-10	8-11
Groundcovers (1 gallon)	4-6	7-10	18-11
Trees	2 (1 + ocotillo/cactus)*	2	2-3

*Ocotillo/Cactus must be a minimum of 4 feet in height.



ACCCA Residential Design Guidelines (RDGs)

PLAY STRUCTURES AND SPORTS EQUIPMENT

Design Principle: Selection, location and installation of play structures must respect the privacy of neighbors and have minimal visual impact. Screen play structures with appropriate landscaping to ensure thorough consideration for all neighbors' privacy.

Guidelines

- Play Structures. Includes, but is not limited to: Basketball Equipment and Backboards, Forts, Play Houses Trampolines, Sports Equipment, Swing Sets.
 - All play structures require LEC approval prior to installation.
 - Trampolines, forts, play houses and swing sets must be anchored to ground.
 - The LEC reserves the right to deny the installation of any above-ground trampoline.
- Visual:
 - The LEC requires minimizing the visibility of such structures by adding trees and shrubs, as necessary.
 - On golf course lots, play structures must be screened with appropriate landscaping and 15 feet from view fence.
 - Play structures must be a neutral color. Any awnings must be beige, light brown or tan. Stripes, primary and multiple colors are prohibited. Flags are prohibited on play structures. Any solid surfaces (walls, roofs) must be painted to match the base color of the house and maintained in like-new condition. Slides must be a neutral color and maintained in like-new condition.
 - Structures must be maintained in like-new condition. The LEC retains the right to determine when play structures must be repaired, replaced or removed.
- Location:
 - Play structures and sports equipment must be located a minimum of 5 feet from any Lot line and 5 feet (or farther, if prudent) from home.
 - Play structures exceeding 6 feet in height must be a minimum of 10 feet (or farther, if prudent) from any Lot line and 5 feet from home.
 - Portable basketball backboards and sports equipment may be used on a Lot but must be stored out-of-sight overnight or when not in use.
- Height:
 - Permanent play structure height, shading and/or protective screening must not exceed 10 feet above grade. Height restrictions shall be determined from the highest point of the structure.
 - Play structure platform height must not exceed 6 feet above grade. Height restrictions shall be determined from the highest point of the structure.
- Out of respect to neighboring properties, the LEC recommends inground trampolines to reduce overall height of the structure.
- Prohibited:
 - Permanent basketball backboards/equipment are prohibited on any portion of the Lot (CC&Rs).
 - Permanently affixed telescopes or other viewing devices are prohibited on any play structure.
 - Permanent lighting or sound systems (speakers) are prohibited on any play structure.
 - Pursuant to the CC&Rs, permanent basketball equipment is prohibited.
 - Portable or basketball goals are prohibited on any street or where a player may be on any street.

SIGNS

Signage in the Anthem Country Club community must conform to Arizona Statute A.R.S.1808.

Only ACCCA-approved real estate signs, home security monitoring signs and signs that cannot be prohibited by law are permitted. The complete Real Estate, Political and Home Security Sign Policy, dated January 28, 2016, may be found in Addendum C of these Residential Design Guidelines.

Address plaques and signs are described on page 22.

Welcome signs for yard and home on page 32.



ACCCA Residential Design Guidelines (RDGs)

STORAGE STRUCTURES AND CONTAINERS

Design Principle: Containers used to store items may not be visible from neighboring properties.

Guidelines

- Storage structures or containers must be approved by the LEC.
- Structures or containers must be placed in the side yard of a Lot behind the return wall.
- Structures or containers must be less than 7 feet long by 5 feet high by 3 feet deep and no more than 100 cubic feet in capacity.
- Small structures or containers measuring 3 feet long by 3 feet wide by 2 feet high may be placed on a patio.
- Structures or containers must be neutral in color.
- Structures or containers must be made of materials that will not rust, warp or become distorted by heat or sunlight. If this occurs, the container must be replaced. Containers must always be maintained in like-new condition.
- Structures or containers may not be visible from the street, a common area or neighboring property.

SWIMMING POOLS AND SPAS/HOT TUBS

Design Principle: Swimming pools, spas and hot tubs must be designed for the enjoyment of the homeowner while considering the proximity of neighboring properties. Design must be compatible with the size of the Lot.

Guidelines

- Temporary pools larger than 8 feet in diameter and permanent aboveground pools are not permitted.
- Swimming pools, spas and hot tubs must conform to County and/or City regulations.
- Setback for pool decking must be a minimum of 5 feet (or farther, if prudent) from all walls and fences with landscaping between the decks, walls and fences.
- The grading and drainage of the Lot may not be altered from the original site plan.
- All pool equipment must be screened from view from streets and/or adjoining properties. Pool equipment screening must be designed to mitigate noise.
- At highest point, slides and diving boards or other accessories may not exceed 6 feet in height above grade and must be a minimum of 5 feet (or farther, if prudent) from all Lot lines.
- In no instance may any portion of a perimeter wall or fence be temporarily removed or altered including, but not limited to, removal in connection with the installation or construction of a swimming pool, without prior approval of the LEC.
- Swimming pools, spas and hot tubs are not permitted in any front yard.
- Backwashing and draining into washes, common landscaped areas, drainage ways or streets are prohibited.
- See Walls, Fences and Walkways for negative-edge pool view fence modifications.

TENTS, SHACKS, TEMPORARY STRUCTURES

Pursuant to the CC&Rs, "Tents, shacks or other structures of a temporary nature on any Lot are prohibited except as may be authorized during initial construction within the properties (Lot). Temporary structures used during the construction or repair of a dwelling unit or other improvements shall be removed immediately after the completion of construction or repair."



ACCCA Residential Design Guidelines (RDGs)

Turf: Grass, Artificial Turf And Putting Greens

Design Principle: Turf must not overshadow the home entrance or serve as the focal point. When used, turf must be integrated into the overall landscape design versus floating in the yard.

Guidelines:

- Artificial Turf
 - Turf product specifications must be submitted with the Exterior Change Application and LEC approval is required before installing artificial turf.
 - When removing turf, the header also must be removed.
 - The LEC and/or Board reserves the right to require removal/replacement of any area of artificial turf which does not meet the standards set forth by these guidelines.
 - Artificial turf must be covered by a manufacturer's warranty of at least seven years and must be professionally installed by a representative of the manufacturer or contractor who is licensed, bonded and insured.
 - Artificial turf must be installed in such a way as to appear seamless and uniform.
 - Artificial turf must have all seams glued.
 - Artificial turf must be of natural turf color to remain unchanged from the natural green lawn appearance.
 - Artificial turf must have a minimum height of 1½ inches, not to exceed 2¼ inches.
 - Only turf requiring infill installation is permitted.
 - Artificial turf must be maintained. Any fading, lack of uniformity, visible seams and incidental damage of the product will necessitate replacement.
 - Artificial turf may not encompass more than 20 percent of the front yard and must utilize a header (border) to separate turf/grass from decomposed granite. The Owner may file a Variance Application with the LEC for consideration of a larger turf area. See Residential Design Guidelines, Section III, Headers for header specifications.
 - The LEC will consider wider application of artificial turf in front yards as long as the overall landscape meets all other requirements as set forth herein.
 - The Owner must submit an Exterior Change Application with the LEC for replacement of artificial turf to ensure like type, color and quality of the replacement product.
- Artificial Turf Putting Greens
 - Artificial turf putting greens are permitted within the rear and side yards only and may not be artificially elevated in a manner that creates privacy issues with adjacent neighbors.
- Grass
 - A maximum of 20 percent of the front yard landscape area of a residence may be planted in grass. The Owner may file a Variance Application with the LEC for consideration of a larger grass area.
 - Only nonseeding grasses are permitted and, if a warm-season grass that goes dormant in winter is used, overseeding with rye is required if visible from neighboring Lots, the street or common areas.
 - Grass in enclosed rear and side yards is permitted provided that no grass or spray irrigation abuts walls or fences.
 - Grass areas between walkways, street curbs, walls, fences and other structures must be a minimum of 3 feet in width and proportional to the Lot and area used. Grass area must be diagrammed with the application process.
 - The LEC recommends the use of artificial turf to save water.

Example of correct and incorrect use of header with artificial turf or grass. See header section. Remove header when grass is removed.



Correct header use.



Not permitted.

Remove header when turf removed.



ACCCA Residential Design Guidelines (RDGs)

WALLS, FENCES AND WALKWAYS

Design Principle: Front yard and courtyard walls must not detract from the overall scale and style. Materials must not overshadow the overall landscape design. Block walls may not be modified.

Guidelines

- General
 - The setback for hardscape must be a minimum of 3 feet from a retaining wall, party wall or the adjacent property line. This setback requirement excludes materials set in sand or other semi-permanent applications as determined by the LEC.
 - Bollards, chains or rope as part of the landscape are prohibited.
- Front Yard and Full Façade Courtyard Walls
 - Walls in the front yard may be added to define a private or semi-private patio or courtyard area.
 - Front yard walls may be 4 feet high from finished grade. The LEC will consider front yard walls up to 6 feet above grade.
 - Courtyard areas enclosed by front courtyard walls may not be more than 1/3 of the front yard and may not encroach beyond any front yard building setback line.
 - Full façade courtyard walls must not be higher than the bottom of the roof line.
 - Front yard and full façade courtyard walls must be finished in the paint scheme of the home or covered with architectural stone.
- Return and party walls must be painted Anthem Chocolate Mousse.
- Block Walls and View Fence
 - Block walls may not be modified. Any unapproved modification to a block wall or view fence may result in the restoration of the block wall and/or view fence at the sole expense of the homeowner.
 - Developer built block walls maintained by Anthem Community Council may not be modified in any way.
 - Shortening of the original view fence using the same type top and bottom bars and caps may be approved and will be considered on a case-by-case basis. Professional installation by a licensed contractor is required. The Owner must submit an Exterior Change Application with the LEC and include detailed drawings or proposed changes along with photographs of the existing view fencing for view fence modifications.
 - Original developer view fences and block walls altered at negative edge pools only to enhance the effect of the pool may be considered and approved on a case-by-case basis. All pool access and fence requirements must be maintained as determined by local, county, state and national authorities.
 - The installation of a wildlife (rabbits, rodents, snakes, etc.) barrier on rear or side yard perimeter view fencing is permitted. The barrier must be no higher than 24 inches in height. The material for the barrier must be one-half inch hardware cloth. The barrier must not be connected to the view fence with screws or any connector that would damage the view fence. Plastic zip ties are recommended. The wildlife barrier must be removed and reattached by the property Owner to accommodate the painting schedule for view fences.
 - Block Wall Painting: Owners must submit the Exterior Change Application to the LEC before painting any block wall that otherwise is not painted by the Anthem Community Council and wait for approval before work begins. All block walls must be painted in Anthem Chocolate Mousse. Contact ACCCA staff to verify which sections of a block wall the Owner may paint.
 - View Fence Painting: Owners must submit the Exterior Change Application to the LEC before painting any view fence that otherwise is not painted by the Anthem Community Council. Please contact ACCCA staff to verify which sections of a view fence the Owner may paint. All view fences must be painted Country Club Brown.
- Retaining Walls
 - Walls that are partially below the finished grade or walls that are used as planters must be properly moisture-proofed to avoid unsightly water staining. If staining occurs, the Owner is responsible for the complete repair of the problem.
 - Cut or fill slopes along the exterior of the wall must be smooth and taper gradually conforming to existing grades.

Walkways continued on next page.



ACCCA Residential Design Guidelines (RDGs)

- Walkways
 - Walkways and patios may be integral color concrete (neither stained nor painted), exposed aggregate concrete, concrete pavers, flagstone, imitation flagstone, matte finish tile or coated with a polymer modified cement product in a limited number of colors and patterns.
 - Walkways in the front of the home and leading to the side gate must have a maximum width of 5 feet.

WATER FEATURES

Design Principle: Careful consideration of such additions must be made as water features draw birds and predators. The size of a yard must be considered when developing water feature plans. Size and placement of the water feature must not interfere with the quiet enjoyment of neighbors.

Guidelines

- Only one water feature is permitted in walled courtyard areas or an extended home entry. This water feature is limited to 4 feet in height.
- Water features in rear yards are permitted, but must not exceed 6 feet in height and must be a minimum of 3 feet (or farther, if prudent) from all Lot lines.
- A water feature is not permitted to drain directly into a wash corridor or common area.
- No sitting, standing or stagnant water will be tolerated. Continued maintenance is required for aesthetic and health reasons.

WELCOME SIGNS FOR YARD AND HOME

Design Principle: A welcome sign must be understated and placed according to the guidelines.

Guidelines

- Yard welcome signs are not permitted.
- One word "Welcome" sign or one word family name sign ("Smith") on a wall is permitted when located within 1 foot of the main entry door. Sign must be a maximum of 1 foot in width, in a muted finish and be maintained in like-new condition.
- A multiple word signs (Welcome to the Smith home) is not permitted.



Section IV

Additional Information

This section includes the RDG Background and LEC Formation, Prohibited Items per the CC&Rs, Glossary, and Addendums.

Homeowners are required to submit an Exterior Change Application and receive written approval from the ACCCA Lifestyle Enhancement Committee **BEFORE** making exterior home and/or Lot changes.

The Residential Design Guidelines are not the exclusive basis for decisions of the ACCCA Lifestyle Enhancement Committee (LEC) and compliance with the Residential Design Guidelines does not guarantee approval of any Exterior Change Application. The ACCCA and LEC are not endorsing, warranting or promoting any specific manufacturer, product, distributor or retailer by providing design examples in the Residential Design Guidelines. Design examples are provided only for Owners to have a better understanding of options that comply with the Residential Design Guidelines. The selection of any material requires the approval of the LEC regardless if that selection appears in these Residential Design Guidelines.



ACCCA Residential Design Guidelines (RDGs)

SECTION IV. ADDITIONAL INFORMATION

BUILDING AND SITE MODIFICATIONS

Pursuant to the Covenant, Conditions and Restrictions (CC&Rs), "...no structure or thing shall be placed, erected, installed or posted on Properties and no improvements or other work (including staking, clearing, excavation, grading and other site work, exterior alterations of existing improvements or planting or removal of landscaping shall take place with the Properties, except pursuant to approval in compliance with this Article and the Design Guidelines."

CHANGES AND AMENDMENTS TO THE RESIDENTIAL DESIGN GUIDELINES

The Residential Design Guidelines may be amended as follows.

- The LEC, the ACCCA Board or the Anthem Community Council (ACC) may propose changes to these Residential Design Guidelines. Additionally, any Owner may submit to the LEC proposed changes to these Residential Design Guidelines for review and consideration.
- Any amendment to these Residential Design Guidelines shall be approved by two-thirds of the members of the LEC, the Board and the ACC. Such amendments shall not be retroactive to previous work or approved work in progress.
- The ACCCA members must be notified of such amendment or change.
- In no way shall any amendment to these Residential Design Guidelines change, alter or modify any provision of the Declaration, any Supplemental Declaration or the Articles or Bylaws of the Association.
- Except where stated otherwise, a change in the Residential Design Guidelines does not affect home or Lot improvements/modifications that had been approved under earlier versions of the Residential Design Guidelines on the condition that the improvement/modification was completed before the Exterior Change Application approval expired.

In the event of any conflict or inconsistency between the Residential Design Guidelines and the Declaration, the Declaration shall control.

ESTABLISHMENT OF THE LIFESTYLE ENHANCEMENT COMMITTEE

The CC&Rs Section 4.2 requires the ACCCA Board of Directors establish a Lifestyle Enhancement Committee (LEC) to serve as the "Reviewer" of modifications to home exterior and landscaping characteristics of residences within the community. The LEC will review plans and specifications, and the LEC and ACCCA enforce the respective Residential Design Guidelines. The LEC has delegated the initial review of the Exterior Change Application to the ACCCA Compliance staff. Any application that does not explicitly adhere to the CC&Rs and to the Residential Design Guidelines is then reviewed by the LEC. The LEC meets monthly, or as needed, to complete reviews in a timely fashion. Pursuant to A.R.S. 33-1817, at least one member of the LEC must be a member of the Board and must serve as "chairperson" of the Committee.

The ACCCA Compliance staff makes regularly-scheduled compliance inspection tours, driving all roads in the Anthem Country Club community as well as along the cart paths of both golf courses. The compliance inspection tour objectives include, but are limited to, the following.

- Determine if the Owner completed changes to their Lot or home exterior in accordance with the Exterior Change Application filed with the ACCCA.
- Look for Owners who are making changes to their Lots or home exterior who have not filed an Exterior Change Application for the work underway.
- Determine if Owners made changes to their Lot or home exterior without filing an Exterior Change Application for the completed work.
- Determine if there are existing conditions that are not in compliance with the Residential Design Guidelines and CC&Rs.

GOVERNMENTAL APPROVAL

Local government approval of a proposed improvement or modification does not relinquish an Owner's obligation to obtain the written approval of the LEC before commencement of construction of such improvement or modification.



ACCCA Residential Design Guidelines (RDGs)

Each Owner is responsible for removing or otherwise correcting at his/her expense noncompliance and/or unapproved modifications. Please go to Section I Application and Approval Requirements for more specific guidelines.

PROHIBITED STRUCTURES AND CONDITIONS

Owners are responsible for maintaining compliance with all Governing Documents and the Residential Design Guidelines. This list is to assist Owners in understanding some of the key prohibited items in the Anthem Country Club community that pertain to the Residential Design Guidelines. It is the Owner's responsibility to review the complete content of all Governing Documents (CC&Rs, Bylaws) and the Residential Design Guidelines to become familiar with all prohibited things in the community.

Pursuant to the CC&Rs, the following are prohibited on any Lot in the Anthem Country Club community.

- **Above-Ground Pools, Compost Piles or Containers:** Above-ground pools, compost piles or containers, statues and front yard fountains, except as noted in the Residential Design Guidelines.
- **Clotheslines:** Outside clotheslines or other outside facilities for drying or airing clothes.
- **Detached Garages:** Detached garages are prohibited.
- **Excessive Exterior Lighting on any Lot:** The Board, in its sole discretion, shall determine whether any exterior lighting is excessive.
- **Garbage or Trash:** No garbage or trash shall be placed or kept on any Lot, except in covered containers of a type, size and style which are specifically permitted under the Residential Design Guidelines, are approved by the LEC or are required by the applicable governing jurisdiction. In no event shall such containers be stored in the front yard of any Lot or maintained so as to be visible from outside the Lot unless they are made available for collection and then only for the shortest time reasonably necessary to effect such collection. All rubbish, trash or garbage shall be removed from the Lots and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot.
- **Decorations, Ornamentation or Art:** White rock and any rock with coatings of any kind; driftwood, wagons, wagon wheels, skulls, sculptures, artificial plants and flowers, signs (other than those expressly permitted in these Residential Design Guidelines and/or required by applicable law) and topiary; 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; front yard fountains (outside private courtyard walls).
- **Permanent Basketball Goals/Back Boards:** Permanent basketball goals, basketball standards and back boards; provided, portable basketball goals may be used on a Lot without prior approval, but must be stored so as not to be visible from the street or neighboring Lots when not in use. Pool deck mounted basketball hoops are permitted.
- **Signs:** No sign shall be erected within the Properties except those required by law, including posters, circulars and billboards. This restriction shall not apply to entry and directional signs installed by the Board, the Council and shall have the right to erect signs as they, in their discretion, deem appropriate. See ACCCA Real Estate, Political and Home Security Sign Policy, dated January 28, 2016, Addendum C.
- **Solar Equipment:** No solar heating equipment or device is permitted outside the Dwelling Unit except such devices whose installation and use is protected by federal or Arizona law. Notwithstanding such protection, an application for such solar equipment or device must be submitted for approval under Article IV before installation and approval will be granted only if first, such equipment or device is designed for minimal visual intrusion when installed; second, the equipment or device complies to the maximum extent



ACCCA Residential Design Guidelines (RDGs)

feasible with the Residential Design Guidelines within the confines of the applicable governmental regulations. See Ancillary Equipment, Solar Energy Devices in the Residential Design Guidelines.

- **Storage:** Storage (except in approved structures or containers) of furniture, fixtures, appliances, machinery, equipment or other goods and chattels not in active use on the Common Area or any portion of a Lot which is visible from outside the Lot. Detached storage buildings and detached sheds are prohibited. Allowable structure/container specifications are identified in the Residential Design Guidelines.
- **Tents, Shacks or Other Temporary Structures:** Tents, shacks or other structures of a temporary nature on any Lot except as may be authorized during initial construction within the Properties. Temporary structures used during the construction or repair of a Dwelling Unit or other improvements shall be removed immediately after the completion of construction or repair.
- **Vehicles:** No vehicle may be left upon any portion of the Properties except in a garage, driveway, parking pad or other area designated by the Board. No person shall park any commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats or other watercraft or other oversized vehicles, stored vehicles and unlicensed vehicles or inoperable vehicles within the Properties other than in enclosed garages; provided, however, one boat may be temporarily kept or stored completely in a driveway or completely on a parking pad on a Lot for not more than four nights within each calendar month. This Section shall not apply to emergency vehicle repairs. Commercial and Vehicle Policies of the ACCCA apply.

Notwithstanding the above, for purposes of cleaning, loading, unloading and short-term parking, recreational vehicles may be parked on the Properties for 72 hours per calendar month. Owners must obtain a recreational vehicle permit for such short-term parking from the ACCCA office.

- **Walls, Dog Runs, Animal Pens:** Walls, dog runs and animal pens of any kind on any Lot are prohibited. Pool fences and such other fences which are approved in accordance with the Residential Design Guidelines may be permitted and require LEC approval. Block walls may not be modified. See Walls of the Residential Design Guidelines.

Pursuant to the ACCCA Residential Design Guidelines, the following installations or materials are prohibited in the Anthem Country Club community. It is the Owner's responsibility to submit an Exterior Change Application for any changes to the exterior home or Lot and receive approval from the LEC before beginning work

- **Architectural Stone:** Stone applied in a stepped pattern intended to appear as an "eroding" stone wall.
- **Awnings, Canopies, Shutters, Sunscreens, Roller Screens/Shades and Drapes:** Matchstick and bamboo awnings, sunscreens and metal roller screens/shades are not permitted; any sun/shade sails.
- **Decomposed Granite:** White rock or any rock with coatings of any kind; no artificially colored rock used as groundcover; inert material and any other landscaping softscape or hardscape used to spell out or form names, nicknames, initials, names of states or cities, athletic teams, slogans, emblems, geometric patterns or any other work, image, symbol or communication.
- **Driveway Replacement, Coatings and Extensions:** Excessive use of concrete, as determined by the LEC, is not permitted in the front and rear yards; applied-on concrete overlay resurfacing products that mimic flagstone, tile or other surfaces; painting or staining driveway concrete; asphalt and stabilized decomposed granite materials.
- **Edging:** Raised edging or any type edging (decorative edging, pavers, retaining wall blocks, large rocks, boulders, metal or plastic strip edging along driveways, curbs or sidewalks).
- **Garage Doors:** Windows, wrought-iron handles, hinges or other decoration or ornamentation on garage doors.



ACCCA Residential Design Guidelines (RDGs)

- **Gates:** Red tints on gates; any party wall gates or gates with access to the Anthem Golf & Country Club property or community open spaces.
- **Gazebos, Ramadas, Pergolas and Patio Structures:** Natural wood finishes or clear stains; screened-in or enclosed patios/Arizona rooms.
- **Headers:** Rock, railroad ties, plastic, aluminum and redwood header boards.
- **Irrigation:** Overspray onto neighboring property, public sidewalks or streets and irrigation of native landscape areas beyond the property lines.
- **Landscape Lighting:** Colored light bulbs, lenses or reflectors.
- **Play Structures:** Telescopes or other viewing devices permanently affixed on any play structure, permanent lighting, sound systems or speakers.
- **Swimming Pools, Spas and Hot Tubs:** Backwashing/draining into washes, common landscape areas, drainage ways or streets.
- **Water Feature:** Draining into wash corridor or common area.
- **Windows:** Natural aluminum, white or accent color window frames; reflective glass or window film with a visible-light reflection rate of 20 percent or greater and exterior security bars or grilles at windows.



GLOSSARY

Courtyard: The enclosed area in the front of the home that is separated from the front yard by a wall.

Desert Color Palette: The desert color palette embraces the soft and understated colors of the desert terrain and historic adobe homes of the region and blend with the environment. Browns are the foundation of the desert palette. Grey, ochre, purples, terra cotta and greens, all of which harmonize with the environment, may provide accent to a setting.

Dwelling Unit: "Any building or structure or portion of a building or structure situated upon a Lot and which is intended for use and occupancy as an attached or detached residence for a single family. The term does not apply to a detached structure which is intended as a residential dwelling ancillary to the primary Dwelling Unit for the Lot, i.e., a casita or cabana" (CC&Rs).

Front Yard: Includes that portion of the Lot which extends from the street curb or sidewalk to the front façade of the home and/or the courtyard wall and the return walls, extending to the side Lot lines. By definition, it is visible from the street and neighboring properties.

Landscape Area: Any part of a Lot that is not covered by the home or other structure, hardscape or pool. Landscape area is typically covered with turf, plants and/or decomposed granite.

Lifestyle Enhancement Committee (LEC): "The committee established to review plans and specifications for the construction or modification of improvements and to supervise compliance with, and otherwise administer and enforce, the Residential Design Guidelines and procedures described in Article IV. The LEC also may be assigned responsibility for enforcement of Use Restrictions and Rules" (CC&Rs).

Granite: Coarse-grained igneous rock made up of feldspar, mica and at least 20 percent quartz.

Hardscape: All nonliving elements of a landscape. This includes, but is not limited to, concrete, flagstone, pavers, patios, decks, rock, walls, pathways, walkways, water features, pools, decoration and/or ornamentation.

Home: Any building or structure or portion of a building or structure situated upon a Lot and which is intended for use and occupancy as an attached or detached residence for a single family. The term does not apply to a detached structure which is intended as a residential dwelling ancillary to the primary Dwelling Unit for the Lot, i.e. a casita or cabana (CC&Rs).

Integral Concrete: Integral concrete is neither stained nor painted. The color is integrated at the time of concrete mixing.

Light Reflectivity Value (LVR): The total quantity of visible and useable light reflected by a surface in all directions and at all wavelengths when illuminated by a light source.

Lot: "A portion of the Properties, whether improved or unimproved, which may be independently owned and conveyed and on which a Dwelling Unit is intended for development, use and occupancy. The term shall refer to the land, if any, which is part of the Lot as well as any improvements, including any Dwelling Unit, thereon. The boundaries of each Lot must be delineated on a plat" (CC&Rs).

Original Developer: Del Webb/Pulte is the original developer of the Anthem Country Club community. All improvements to the home exterior or Lot, including, but not limited to, landscaping, walls, fences, doors, new paint, etc., made to a home after original developer construction require approval of the Reviewer before start of construction or changes. The Exterior Change Application must be submitted with the Reviewer (LEC) in accordance with procedures set forth in the Declaration and these Residential Design Guidelines.

Ornamentation, Decorative Elements or Yard Art: Materials or features added to provide embellishment or increased beauty; decoration.



ACCCA Residential Design Guidelines (RDGs)

Owner: "One or more Persons who hold the record title to any Lot, but excluding in all cases any Person holding an interest merely as security for the performance of an obligation. If a Lot is sold under a Recorded contract of sale, the contract specifically so provides, the purchaser (rather than the fee Owner) will be considered the Owner" (CC&Rs).

Plant: Includes shrubs, accent plants, groundcover.

Quiet Enjoyment: Refers to the ability of the Owner/invitees/occupants to "live in peace, quiet, safety, comfort or serenity," not disturbed by "illegal or offensive activity that may cause embarrassment, discomfort, annoyance or nuisance" (CC&Rs).

Rear Yard: That portion of the Lot that extends from the rear façade of the house to the rear Lot line and from the side Lot line to the Lot side line. If the rear fence is wrought iron, objects in the rear yard and side yards may be visible from neighboring properties.

Residential Design Guidelines (RDGs): "The architectural, design and construction guidelines and review procedures pertaining to the Properties, adopted and administered pursuant to Article IV, as they may be amended, and those pertaining to all of Anthem, as provided in the Community Covenant" (CC&Rs).

Return Wall: The return wall extends from the home to the property line concrete block wall or wrought iron fence.

Reviewer: For purposes of this document, "the entity having jurisdiction in a particular case," that is, the LEC or other designees (CC&Rs).

Side Yard: That portion of the Lot which extends along the side of the house from the inside part of the return wall rearward to the rear façade of the home. When there is no "view fence," side yards are surrounded by walls—the home walls and the Lot party walls. Side yards are not visible from neighboring properties unless the rear yard has a view fence or the objects in the yard are taller than the walls.

String Lights: Any exposed, covered or encased bulbs of any size on a cord, rope or string. String lights are commonly sold for decorating homes/structures and landscape during holidays. They also are sold for decorative lighting on patios, gazebos, structures, fencing, etc.

Softscape: Any part of a Lot that is not covered by the home or other structure or hardscape. Softscape is all living horticultural aspects of an outdoor setting on a Lot.

Visible From Neighboring Property: With respect to any given object that such object is or would be visible to a person 6-feet tall standing on any part of such neighboring property or common area at the elevation no greater than the elevation of the base of the object being viewed.

Xeriscaping: A landscaping method developed especially for arid and semiarid climates that utilizes water-conserving techniques. Includes the use of drought-tolerant plants, mulch and efficient irrigation.



ACCCA Residential Design Guidelines (RDGs)

ADDENDUM A - EXTERIOR CHANGE APPLICATION- HOME AND/OR YARD

Pursuant to the CC&Rs, the LEC will respond to the Owner within 45 days of receipt of the complete Exterior Change Application.

Return to: ACCCA, ATTN: Lifestyle Enhancement Committee, 3701 W. Anthem Way, Suite 201, Anthem, AZ 85086.

Email to: staff@accchaoa.com Questions: 623-742-6030

Owner Name: _____ Owner Phone: _____

Owner Property Address: _____ Owner Email: _____

Owner Secondary Address (Add ONLY if ACCCA correspondence is to be sent to this address instead of property address).

Prior Written Approval is Required for ALL Exterior Modifications. Submit this Application with one copy of the proposed plans to the ACCCA address noted above. Owner's signature is required.

Initial Application Estimated Commencement Date _____

Resubmitted Application Estimated Completion Date _____

Part I: Nature of Request: Check ALL that Apply:

- 1. Ancillary Equipment: Satellite Dish, Solar Panels, Solar Tubes, other
2. Awnings, Canopies, Shutters, Sunscreens, Roller Screens/Shades, Drapes
3. Doors: Front, Service, Courtyard, Security, other: Style _____ Color _____
4. Driveway: Replacement, Coating, Extension, other
6. Gates: Courtyard, Side Yard, other
7. Gazebos, Ramadas, Pergolas, Patio Structures, Room Additions/Extensions
8. Hardscape: Walls, Walkways, Patios - Front/Rear, other
9. Other Exterior Features: Barbecue, Fire Pit, Fireplace, other
10. Rain Gutters
11. Swimming Pool, Spa, Hot Tub, Water Features
12. Walls and Fences: Front Yard, Courtyard, Retaining, Return, View Fence
13. Landscape Modification/Addition - Front Yard
14. Landscape Modification/Addition - Rear Yard
15. Casita/Cabana Addition offered by the developer as an Option for Home Model
16. Other. Specify Here: _____

Part II. Include with your Application (If applicable):

- 1. Plot Plan
2. Home Model Name and Elevation _____
3. Photos of existing area on which proposed modification/addition is requested
4. Listing and samples of proposed exterior materials and finishes
5. Specific construction plan/landscape plan/dimensions, etc.
6. Contractor name and contact information _____

Please review the Residential Design Guidelines and include all documentation that will assist in clarifying project. Incomplete Applications will be returned to the Owner for completion and resubmittal to the LEC.

Part III. REQUIRED. I acknowledge that any work performed prior to the written approval of the ACCCA will result in the Owner being liable for all costs necessary to bring the property into compliance with the CC&Rs (DECLARATION) and the Residential Design Guidelines.

OWNER'S SIGNATURE:

DATE:

Applicant Owner shall be responsible for (1) repair and/or reconstruction to original condition of Owner's walls removed or damaged due to contracted work performed; and (2) damages incurred to ACCCA common area/structures, e.g., streets, sidewalks, washes, monument signs, walls, wrought iron fencing, etc. due to contracted worked performed. Each Owner shall come forward and report any damages to the common areas within the ACCCA in order to repair or replace damages and return to the original condition, maintaining the standards and aesthetics of the ACCCA. In the event damage occurs, the Owner is free to seek insurance relief. Any costs not covered by insurance proceeds shall be paid by the Owner. By signing this application, I, the Owner, authorize the ACCCA to enter the property for the purpose of inspecting all work identified on the application as being satisfactorily completed. If approval is granted, it will not relieve Lot Owner from full compliance with all provisions of the ACCCA CC&Rs and current Design Guidelines requirements. Further, approval does not constitute approval or compliance with applicable Arizona or Maricopa County Law, building and/or safety requirements. Contact information provided on this form will be used only by the ACCCA. Revised: 4/6/2016



ACCCA Residential Design Guidelines (RDGs)

ADDENDUM B - VARIANCE APPLICATION

Pursuant to Article 4.5 of the CC&Rs, The LEC may "authorize variances from compliance with these Residential Design Guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing; (b) be contrary to this Declaration, the Community Covenant or the Community-Wide (sic) Standard; or (c) estop the Reviewer (LEC) from denying a variance in other circumstances."

Return to: ACCCA, ATTN: Lifestyle Enhancement Committee
3701 W. Anthem Way, Suite 201, Anthem, AZ 85086.
Email to: staff@acccahoa.com Questions: 623-742-6030

Owner Name: _____ Owner Phone: _____

Owner Property Address:

Other Mailing Address: (Add **ONLY** if ACCCA correspondence is to be sent to **this** address instead of property address).

Nature of Variance Request: check number & circle appropriate item

- () 1. Landscaping: Front Yard - Rear Yard
- () 2. Hardscape (walkways, patio, driveway, etc.)
- () 3. Walls, Fences, Gates
- () 4. Patio Extension, Sun Screens, Awnings
- () 5. Pool, Spa or Jacuzzi, Fountain
- () 6. Garage Door (replacement or repairs)
- () 8. Paint Home/Garage Door/Shutters
- () 9. Other:

TYPE OF LOT:

Rear Yard View Lot

Interior Lot

Corner Lot

Reason for Requesting a Variance and/or Extension:

Date of Completion: _____ Extension Date: _____

The undersigned acknowledges that any work performed before the written approval of the Anthem Country Club Community Association (ACCCA) will result in the Owner being liable for all costs necessary to bring the property into compliance with the CC&Rs (DECLARATION) or Residential Design Guidelines.

Owner Signature: _____ **Date:** _____



ACCCA Residential Design Guidelines (RDGs)

ADDENDUM C - SIGN POLICY

Anthem Country Club Community Association (ACCCA)

Real Estate, Political and Home Security Sign Policy

January 28, 2016

Signage in the Anthem Country Club community must conform to Arizona Statute A.R.S.1808. Only ACCCA-approved real estate signs, home security monitoring signs and signs that cannot be prohibited by law are permitted. ACCCA standards for real estate, open house, open house fliers and home security signs are described below.

Real Estate Signs

The following guidelines conform to Arizona Statute 33-1808 Section F.

- An Owner can have a "For Sale" sign, "For Lease" sign and a sign rider "IN ANY COMBINATION" on their residential property. The property must in fact be for sale or lease. The sign must conform to industry standard size and cannot exceed 18 inches by 24 inches.
- One 6 inches by 24 inches double-sided rider in a matching color and print may be attached to the lower signpost containing the broker's name, the agent's name or the resident's name and one telephone number.
- One sign per property is permitted and must be placed in the front yard only. The sign must be placed perpendicular to the curb or sidewalk, a minimum of 18 inches from the sidewalk or curb. No corner signs are approved.
- No signs are permitted in windows, on rear fences, courtyard walls or on any portion of the body of the residential structure.
- No advertising riders, balloons, flags, banners, fliers or other promotional material may be attached to the approved sign, sign holder or residence.
- One single sign (smaller than 6 inches by 24 inches by 1 inch) may be attached to the "For Sale" sign or rider when a sale is pending. Color of the sign must match the "For Sale" sign and may contain the phrase "Sale Pending," "In Escrow" or "Sold."
- Signs must be removed within seven days after close of escrow.
- The Owner or designees shall be responsible for obtaining signs, appropriate placement, maintenance and removal of the signs that are compliant with Anthem Guidelines.

Open House and Directional Signs

Realtors may display "Open House" and directional signs in common areas within the Anthem Country Club community, only on Saturday and/or Sunday between the hours of 8 a.m. to 6 p.m.

- Only standard Anthem Green and Ivory Signs, stating "Open House" with one directional arrow on each side, may be placed in common areas inside the Anthem Country Club community gates.
- Directional signs must be placed in common areas.
 - One directional sign may be placed near each of the four gates in the median of the arterial streets: Anthem Club Drive, Anthem Hills Drive and Anthem Ridge Drive.
 - One directional sign may be placed as needed at each of the major corners to lead to the open house.
 - One "Open House" sign may be placed in front of the home or in the driveway.
- No flags, balloons or other promotional material or information may be attached to "Open House" and/or directional signs.
- "Open House" fliers may be left at the manned gates for distribution during open house hours. The gate personnel places a sign at those gates stating fliers are available.
 - Fliers must be delivered to gate personnel by 10 p.m. the evening before the scheduled open house.
 - Fliers will be given only to visitors and residents requesting them.
 - Remaining fliers will be destroyed after 6 p.m. the day of the open house.
- The ACCCA reserves the right to remove signs that are not in compliance with this Directional Sign Policy.

Signs continued on the next page.



ACCCA Residential Design Guidelines (RDGs)

Political Signs

The following guidelines conform to A.R.S. 33-1808 Section C.

- For the purposes of this policy, “political sign” means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulations of a petition for a ballot measure, question or proposition or the recall of a public officer.
- Political signs may be displayed by an ACCCA member on that member’s property.
- The aggregate total dimensions of all political signs on a property shall not exceed nine square feet.
- Political signs may not be displayed earlier than 71 days prior to an election and no later than three days after the election.
- Political signs are prohibited in the ACCCA’s common areas and may not be placed on any common area walls, sign posts, etc.
- The ACCCA reserves the right to remove signs that are not in compliance with the Political Sign Policy.

Home Security Signs

ACCCA Owners who install home security monitoring systems in their homes may install visible signage on the home exterior/Lot showing the dwelling is protected. Signs must meet the following criteria.

- One security sign is permitted in the front yard and must be placed in the ground, a minimum of 18 inches from the sidewalk.
- One additional security sign may be placed in the front yard, in the ground, within 2 feet of the return wall gate.
- One security sign is permitted in the rear yard and must be placed in the ground.
 - Home security signs must be the commercially-produced signs provided by the home security company.
- One security window decal may be placed in each point of entry (window or door) in the front, side and rear of the dwelling.
 - Home security decals must be commercially-produced decals provided by the home security company.
 - Home security decals must not exceed 6 square inches in size.

Periodic Review

The ACCCA Board will periodically review this policy for compliance and effectiveness.



ACCCA Residential Design Guidelines (RDGs)

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