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AMENDED AND RESTATED
ARCHITECTURAL STANDARDS
FOR
SUNRIDGE CANYON

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115 AMENDED AND RESTATED
116 ARCHITECTURAL STANDARDS
117 FOR
118 SUNRIDGE CANYON
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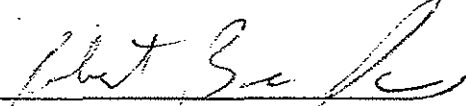
120 WHEREAS, the Architectural Standards form the basis for all
121 architectural decisions made by the Architectural Review Committee;
122

123 WHEREAS, the SunRidge Canyon Community Association, Inc. (the
124 "Association") desires to amend and restate the Design Guidelines and rename
125 them as the Architectural Standards.
126

127 THEREFORE, this Amended and Restated Architectural Standards for
128 SunRidge Canyon is intended to amend, restate, supersede and replace in its
129 entirety, the Design Guidelines.
130

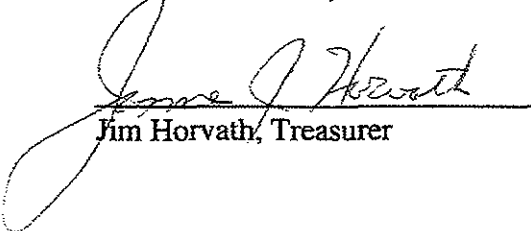
131 IN WITNESS WHEREOF, the Association has executed this Amended
132 and Restated Architectural Standards for SunRidge Canyon as of the 16th
133 day of February, 2012.

134 
135 _____
136 Nancy Harris, President
137




Robert Boe James, Vice President

138 
139 _____
140 Bruce Boyce, Secretary
141



Jim Horvath, Treasurer

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143 _____
144 John Kovac, Director
145

146 **INTRODUCTION**

147

148 SunRidge Canyon is a planned community that prizes its natural desert setting.
149 The *Architectural Standards* protect the special environment surrounding the
150 community and help integrate homes into the desert foothills and canyons that
151 comprise SunRidge Canyon. The ultimate goal of the *Architectural Standards*
152 is to maintain and enhance the value and desirability of the community.

153

154 The *Architectural Standards* are intended to provide guidance to owners and
155 builders regarding matters of particular concern to the Architectural Review
156 Committee (ARC) in considering applications hereunder.

157

158 The *Architectural Standards* are not the exclusive basis for decisions by the
159 ARC and compliance with the *Architectural Standards* in itself does not
160 guarantee approval of any application.

161

162 If you contemplate building, renovating or otherwise making changes to the
163 visible elements of a home in SunRidge Canyon, it is important for you to read
164 this document thoroughly. Contact the Community Manager with any
165 questions.

166 **AUTHORITY**

167

168 Article IX of the *Covenants, Conditions & Restrictions* (CC&Rs) of SunRidge
169 Canyon grants to the ARC the responsibility for the administration and review
170 of all applications for construction and modifications in the community.

171

172 The ARC has the authority to amend the *Architectural Standards* for review
173 and approval by the Board of Directors. All SunRidge Canyon property owners
174 are bound by the provisions in the *Architectural Standards*.

175

176 **DISPUTES AND APPEALS**

177 **WORK PERFORMED WITHOUT APPROVAL**

178 **ENFORCEMENT**

179

180 For information on Disputes and Appeals, Work Performed without Approval,
181 and Enforcement, please refer to the *Architectural Review Committee*
182 *Operational Procedures*.

183

184 Any violation of the Town of Fountain Hills Code with respect to appearance or
185 construction is a violation of the Association's Architectural Standards and may
186 be, but is not required, to be enforced by the association.

187 **ARIZONA STATE STATUTES**

188

189 Those architectural standards of SunRidge Canyon that are governed by
190 Arizona state statutes are noted in the appropriate sections of this document.
191 The Arizona statutes that apply to planned communities can be found on the
192 Arizona State Legislature web site under Title 33 - Property Chapter 16 -
193 Planned Communities
194 (<http://www.azleg.gov/ArizonaRevisedStatutes.asp?Title=33>).

195 **TOWN OF FOUNTAIN HILLS ORDINANCES**

196

197 Those architectural standards of SunRidge Canyon that are governed by the
198 zoning and building ordinances of the Town of Fountain Hills are noted in the
199 appropriate sections of this document. The Town of Fountain Hills Zoning
200 Ordinances that apply can be found on the Town of Fountain Hills website
201 (<http://www.fh.az.gov/zoning-ordinance.aspx>).

202 **DEED RESTRICTIONS VS CITY, COUNTY & STATE ORDINANCES**

203

204 In the event of a conflict between the Association's CC&Rs and a city, county
205 or state ordinance, the more restrictive provision will govern.

206 **PREVIOUS DOCUMENT NAMES**

207

208 The ARC reserves the right to change the name of this document from time to
209 time as annotated here:

210 Prior to 2010 – *Design Guidelines*

211 Subsequent to 2010 – *Architectural Standards, Landscape Standards*

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SECTION I - ALL HOMES

In addition to the architectural standards in this section that apply to ALL HOMES in SunRidge Canyon, additional architectural standards may apply. See Section II – NEW HOMES AND MODIFICATIONS TO EXISTING HOMES

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BASKETBALL HOOPS

Portable basketball hoops must be stored out of sight when not in active use. Permanent installations must include:

- A freestanding pole, painted a neutral color, located so that it does not interfere with ingress and egress to the house or garage
- A backboard composed of a clear material, installed in a position perpendicular to the street

ARC approval is required for all basketball hoop installations.

CHIMNEYS, KIVAS AND OUTDOOR FIREPLACES

The chimney, kiva or fireplace must not be placed closer than five feet to any party or common wall and must be painted to match the house or surrounding walls or be clad in neutral stone. Landscape screening or other detail may be required to buffer the back of any structure that backs onto view fencing.

Structures should be proportional to nearby structures and should rise no higher than nearby fences. ARC may modify the height requirement on a case-by-case basis.

Open screen spark arrestors should be avoided in favor of spark arrestors with metal sides.

ARC approval is required for all chimneys, Kivas and outdoor fireplaces.

258 **CLOTHES LINES**

259

260 Clotheslines or other outdoor facilities for drying or airing clothes are
261 permissible if such installation is not visible from neighboring properties,
262 common area or the streets.

263

264 **ARC will not approve clotheslines that are visible from neighboring**
265 **properties, common area or the streets.**

266

267 **DRIVEWAY EXTENSIONS**

268

269 Driveway extensions may not be installed directly adjacent to a neighboring
270 property's driveway or sidewalk without a minimum five-foot landscaped
271 buffer separating the driveways/sidewalk. ARC will consider variances where
272 the placement of existing driveways or the lots' topology makes the five-foot
273 landscaped buffer impossible.

274

275 **ARC approval is required for all driveway extensions.**

276

277 **EXTERIOR BUILDING MODIFICATIONS**

278

279 Any exterior building modifications must be consistent with the home as well
280 as other homes in the neighborhood.

281

282 **ARC approval is required for all exterior building modifications.**

283

284 **EXTERIOR DECORATIVE OBJECTS**

285

286 Sculptures, statuary and reasonably-sized exterior decorative objects are
287 permitted in a front courtyard or a backyard. Decorative objects attached to the
288 front of a home are strongly discouraged

289

290 **ARC approval is required for all exterior decorative objects.**

291

292

293 **EXTERIOR LIGHTING**

294

295 Fountain Hills is a Dark Sky Community. The exterior lighting standards
296 restrict outdoor artificial lighting that emits light into the night sky which would
297 have a detrimental effect on astronomical observations or which would
298 otherwise be offensive to neighboring and near-by properties.

299

300 All exterior lighting must have a concealed light source or be directed to avoid
301 glare (“hot spots”) and light spill onto neighboring property and the street.
302 Opaque glass may be used in some styles to diffuse the light. Fixtures must
303 have a matte surface.

304

305 Low-voltage lighting is encouraged to address both functional and aesthetic
306 needs and may be used in landscape applications to light walkways, driveways
307 and natural features such as specimen plants and rock outcroppings. Other than
308 for holiday light displays and community entry monuments, highlighting
309 buildings and walls is not permitted.

310

311 Floodlights may be used only for safety or security purposes and may NOT be
312 used for ambient lighting. The floodlights must use motion detectors with
313 timers to limit how long the floodlight stays lit. All floodlights must be
314 directed downward to control light spill.

315

316 **ARC approval is required for all exterior lighting installations or**
317 **modifications.**

318

319 **FLAGPOLES**

320

321 **Flag displays are governed by ARS 33-1808. In addition to and not in**
322 **conflict with the statutes, the association has adopted regulations regarding**
323 **the placement and manner of display of the allowable flags and the size**
324 **and location of flagpoles.**

325

326 No more than two (2) freestanding flagpoles per home are permissible in
327 residential areas provided that the flagpoles do not exceed the height of the
328 home measured from foundation to roofline and that the pole is installed at least
329 ten (10) feet from any property line. Flagpole wall brackets may be installed on
330 the house or garage for wall mounted installations.

331

332 The size of the flag must not exceed fifteen (15) square feet in total area. The
333 U.S. flag must be displayed in accordance with the Federal Flag code. No more
334 than three (3) flags may be displayed on any one (1) residence.

335

336 **ARC approval is required for all flag displays or flag installations.**

337

338 **GATES**

339

340 Gates that exit from the rear yard onto Common Area or the SunRidge Canyon
341 Golf Course are not permitted.

342

343 **GUTTERS AND DOWNSPOUTS**

344

345 Gutters and downspouts may be installed to prevent erosion of landscaped
346 areas. Gutters must be painted to match the house trim color and downspouts
347 must be painted to match the body color of the house. Drainage from gutters
348 must not be allowed to flow onto adjacent properties or common areas.

349

350 **ARC approval is required for all gutter and downspout installations.**

351

352 **HOLIDAY LIGHTING & DECOR**

353

354 Holiday lighting and décor on private property or on and around the Solitude
355 and Shadow Canyon gates and gatehouses may be installed no more than thirty
356 (30) days prior to the holiday and must be removed no more than fourteen (14)
357 days following the holiday.

358

359 **ARC approval is not required for holiday lighting and décor on**
360 **private homes or on and around the Solitude and Shadow Canyon**
361 **gates and gatehouses.**

362

363

364 **LANDSCAPE**

365

366 See *Landscape Standards for SunRidge Canyon*.

367

368 **PAINT COLORS**

369

370 Owners may remodel, paint or redecorate the interior of their home without
371 approval. Modifications to the exterior of a home or the interior of screened
372 porches, patios and similar portions of a home visible from neighboring
373 properties, common area or the street are subject to paint color restrictions.

374

375 All requests for paint approval must be submitted on the Architectural Review
376 Committee Paint Application Form, available on the community website or
377 from the Community Manager.

378

379 ARC has developed a **Color Palette** of pre-approved paint colors that are in
380 keeping with the community-wide standard of using subdued desert colors that
381 have a Light Reflectance Value (LRV) of 40 or less. Selections from the Color
382 Palette will receive immediate administrative approval from the Community
383 Manager.

384

385 Homes may be painted in one or two colors, where appropriate. Three color
386 paint schemes are not allowed. All exterior paint must have a minimally
387 reflective flat finish.

388

389 Any paint request using a color not on the current Color Palette (including
390 existing house colors) must be submitted to the ARC and include a color chip
391 with an LRV of 40 or less. The request will be reviewed at the next regularly
392 scheduled ARC meeting.

393

394

Why do I have to submit a paint request to repaint an existing color?

The rays of the sun have a major impact on an exterior paint job, causing color fading and chalking. Even the brightest and most vivid exterior paint can fade in color over time. Ultraviolet light from the sun acts as a bleaching agent on the paint work and gradually saps away the original color of the paint or stain. The effect usually proceeds so slowly that it may be imperceptible until you come to match the paint job and discover the contrast in its color to the original.

Ultraviolet radiation from the sun causes some chemicals in the top coat of the stain or paint to atomize, leaving a dusty residue on the surface. This problem is known as chalking and may make the existing color appear much lighter than the original color.

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ARC approval is required for any changes to paint colors visible from neighboring properties, common area or the street.

PATIO COVERS, RAMADAS, GAZEBOS, PERGOLAS, TRELISES & ARBORS

Where appropriate, the roof of any shade structure must be similar in material and color to the roof of the home.

Trellises and arbors that provide shade and shadow variation on principle elevations must be designed and detailed to maintain their appearance in the desert climate, including proper blocking and metal fasteners to minimize twisting and warping, and treated to inhibit insect infestation.

Canvas sails, patio curtains and patio roller shades, whether permanent or temporary, must closely match the body color of the home.

ARC approval is required for all permanent patio covers, ramadas, gazebos, pergolas, trellises, arbors, canvas sails, patio curtains and patio roller shades.

417 **PERMITS**

418

419 Approval of any plan by the ARC does not waive the necessity of obtaining any
420 required permits from the Town of Fountain Hills. If ARC approval is obtained
421 and modifications to the plans are required by the Town or other authority, such
422 modification to the plans must be reviewed and approved by the ARC prior to
423 the start of any work.

424

425 **PLAY EQUIPMENT AND PLAY STRUCTURES**

426

427 Temporary play equipment must be stored out of sight when not in active use.

428

429 Permanent play equipment and structures must be lower than the home's
430 surrounding block wall or blocked effectively from neighboring properties. See
431 specific standards that apply to basketball hoops.

432

433 **ARC approval is required for all permanent play equipment and**
434 **play structure installation.**

435

436 **POOLS AND SPAS**

437

438 **Pools, spas and their enclosures are governed by the Town of Fountain**
439 **Hills ordinances (2006 Uniform Swimming Pool, Spa and Hot Tub Code).**
440 **In addition to, but not in conflict with this ordinance, the Association has**
441 **adopted regulations regarding various aspects of the pool, spa and**
442 **enclosure.**

443

444 Walls may not be removed to provide access for the construction or
445 maintenance of a pool without the prior written approval of the ARC.

446

447 Above-ground pools (except children's wading pools with water depths less
448 than twelve (12) inches) are not permitted.

449

450 Above-ground spas must be integrated with the surrounding hardscape. The
451 sides of the spa must be painted to match the color of the house or the spa must
452 be inset into a block or frame surround. Above-ground spas may not be placed
453 within five feet of any party or common wall.

454

455 All associated pool and spa equipment must be screened from neighboring
456 properties, common area or the streets by a four (4) foot or higher block wall or
457 heavy vegetation. Adequacy of screening will be determined by the ARC.

458

459 Pool backwash must be connected to the sewer. No pool or spa may be
460 backwashed or drained into natural area open space (washes), neighboring
461 properties, Common Area, streets or onto golf course property.

462

463 **ARC approval is required for all pool and spa installations.**

464

465 **SATELLITE DISHES AND ANTENNAS (TV, SHORTWAVE & HAM**
466 **RADIO)**

467

468 Direct Broadcast Satellite (DBS) dishes and Multi-point Distribution Service
469 (MDS) antennas less than one meter in diameter, as well as antennas designed
470 to receive television broadcast signals, internet data services, or telephone may
471 be installed in SunRidge Canyon without approval.

472

473 The equipment should be placed as inconspicuously as possible (inside the
474 building, behind a parapet or wall and not on the front of the house). Where
475 possible, the color of the dish should blend with its installation location.

476

477 **ARC approval is required for DBS and MDS antennas greater than**
478 **one meter in diameter as well as any TV, short wave or ham radio**
479 **antennas.**

480

481

482 **SECURITY DOORS AND WINDOWS**

483

484 Security doors must be painted to match or integrate with the color of the
485 house. Those with overly ornate patterns and figurines included in the design
486 are discouraged.

487

488 **ARC approval is required for all security door and window**
489 **installations.**

490

491 **SECURITY GATES AND LOW FENCING**

492

493 Low security gates and low fencing may be used to create a courtyard in front
494 of the house.

495

496 **ARC approval is required for all security gates and low fencing**
497 **installations.**

498

499 **SECURITY SIGNS**

500

501 Residents may install one (1) security sign no greater than one hundred (100)
502 square inches and not to exceed twenty four (24) inches in height. The sign
503 must be placed within twelve (12) inches of the foundation of the house, or, in
504 the case of long driveways, the sign may instead be placed near the foot of the
505 driveway.

506

507 **ARC approval is NOT required for conforming security signs.**

508

509

510 **SIGNS**

511

512 **Signs are governed by Arizona state statutes. In addition to but not in**
513 **conflict with the statutes, the association has adopted regulations regarding**
514 **the placement and manner of display of the signs.**

515

516 At no time may signs be hung on or over the wrought iron view fences or
517 perimeter walls overlooking Common Area or the golf course. Signs may not
518 be hung on gated community kiosks, gates or gatehouses.

519

520 Signs may not be placed so as to block the view of oncoming traffic or to
521 provide a distraction to drivers.

522

523 **CONTRACTOR SIGNS**

524

525 After a permit to begin construction has been issued by the ARC, a contractor
526 may install one (1) sign not to exceed twenty four (24) inches by twenty four
527 (24) inches with a height not to exceed five (5) feet. The sign must be removed
528 upon completion of construction.

529

530 For the purposes of this restriction, the term contractor includes builders,
531 general contractors, sub-contractors and landscape contractors.

532

533 **POLITICAL SIGNS**

534

535 The display of political signs is restricted to the "election period" as determined
536 by ARS 33-1808. The Town of Fountain Hills ordinance on political signs also
537 applies to signage during election periods. When primary and general elections
538 are held, the period between the primary election and the general election is
539 considered to be within the election period.

540

541

542

543 **REAL ESTATE SIGNS, SIGN RIDERS AND REAL ESTATE TUBES**

544

545 Please see Appendix A

546

547 **SKYLIGHTS**

548

549 Skylights are prohibited on pitched roofs. Skylights used on flat roofs must be
550 screened from view.

551

552 **ARC approval is required for skylight installations.**

553

554 **SOLAR PANELS**

555

556 **The installation of Solar Panels is governed by ARS 33-1816. In addition to**
557 **and not in conflict with the statutes, the Association has adopted**
558 **regulations regarding the placement and manner of display of the solar**
559 **panels.**

560

561 Solar Panels must be integrated into the roof design and mounted directly to the
562 roof plane or screened from view. Solar units must not break the roof ridge line.
563 The height must not exceed four inches above the roof line. Where possible,
564 ARC strongly suggests that panels be screened by roof parapets or other
565 architectural elements.

566

567 Solar panels and equipment that are mounted on the roof should blend into the
568 roof color as closely as possible.

569

570 Applicants should supply an alternate, ground-mounted installation as an
571 alternative for review.

572

573 **ARC approval is required for all solar panel installations.**

574

575

576 **SOLAR SCREENS / SUN SCREENS**

577

578 The color of exterior solar screens / sun screens should be consistent with the
579 color scheme of the home.

580

581 **ARC approval is required for all solar screen / sun screen**
582 **installations.**

583

584 **SOLAR SHADES / ROLLER SHADES**

585

586 The color of drop-down solar shades / roller shades should be consistent with
587 the color scheme of the home.

588

589 **ARC approval is required for all solar shade / roller shade**
590 **installations.**

591

592 **STORAGE SHEDS**

593

594 Metal or other backyard storage sheds detached from the house must be lower
595 than the home's surrounding block wall or blocked effectively from
596 neighboring properties.

597

598 **ARC approval is not required for storage sheds that conform to the**
599 **ARC restrictions. A conceptual drawing must be provided for the lot**
600 **file.**

601

602 **TRASH RECEPTACLES**

603

604 **The time of placement of Trash Receptacles is governed by Town of**
605 **Fountain Hills Ordinance 10-1-24. In addition to and not in conflict with**
606 **the ordinance, the Association has adopted regulations regarding the**
607 **placement of trash receptacles.**

608

609 All trash receptacles must be stored in the garage or behind a fence or wall and
610 not visible from neighboring properties, Common Area or the street. Trash
611 receptacles should be placed at the curb no earlier than 6 P.M. the night before
612 collection day and must be brought in no later than 6 A.M. the day after
613 collection day.

614

615 **WALLS AND FENCES**

616

617 Owners that share a common wall or fence have equal responsibility for the
618 maintenance and repair of the wall, except when one owner is responsible for
619 damage or destruction. In that case, the owner responsible for the damage is solely
620 responsible for the restoring the wall to the equivalent of new construction.

621

622 **ARC approval is required for all wall modifications. No wall may be**
623 **removed in order to provide access for construction of any**
624 **improvement (including a swimming pool) without the prior written**
625 **approval from ARC.**

626

627 **WATER FEATURES AND FOUNTAINS**

628

629 Water features and fountains may be installed in back yards as long as they are
630 no higher than the surrounding block walls.

631

632 **ARC approval is required for all water features and fountains in the**
633 **front yard or front courtyard.**

634

635 **WINDOW COVERINGS (EXTERIOR)**

636

637 Awnings must complement the architectural style of the house. Sunscreens and
638 security shutters must closely match the body color of the home.

639

640 **ARC approval is required for all exterior window covering.**

641

642

643 **WINDOW COVERINGS (INTERIOR)**

644

645 Window coverings must be manufactured for such a purpose. The use of bed
646 sheets, newspaper or other materials not specifically designed as window
647 coverings is prohibited. Light-reflective material such as aluminum foil or
648 aluminum roll-up shades may not be placed or maintained on glass areas on any
649 structure. Any window coverings visible from neighboring properties, common
650 area or the streets must be maintained in "as new" condition.

651

652 **YARD NEATNESS**

653

654 The front, side and back yards of all properties that are visible to neighboring
655 property, common area or the street must be kept free of loose items including
656 but not limited to unused construction materials, buckets, cans, cleaning
657 supplies or any other personal belonging that would be considered unsightly
658 clutter.

659

660 Structures, equipment or other items on the exterior portions of a Unit which
661 have become dilapidated or otherwise fallen into disrepair are prohibited.

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**SECTION II - NEW HOMES AND MODIFICATIONS TO EXISTING
HOMES**

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676 **GENERAL PRINCIPLES**

677

678 The architectural character of SunRidge Canyon should reflect the casual
679 elegance of southwestern living.

680

681 Rather than emphasizing strict adherence to specific architectural styles, the
682 architectural standards are meant to encourage plans that reflect the natural
683 topography, are compatible with the neighborhood, and exhibit excellence in
684 design. Well-designed contemporary homes that blend into the site are
685 acceptable, while homes “transplanted” from other regions with very different
686 environments or styles will be discouraged.

687

688 In judging a design, the ARC will take into consideration many aspects,
689 including, but not limited to, the architectural standards, the topography of the
690 lot, the variety of shapes and wall planes, the proportional massing of the
691 building, the adequacy and consistency of window articulation, the strength of
692 entry statements, the consistency of design and the level of detailing. The ARC
693 will also take into consideration the compatibility of the design with the
694 neighborhood.

695

696 Care should be taken when designing a house for a hillside lot. In most cases,
697 plans that reflect a single finished floor level will be inappropriate for the
698 topography and result in large areas of fill and retaining walls of unacceptable
699 height. Plans designed specifically for a lot will be favored over stock plans.
700 Homes should be designed to fit the lot. The lot should not be graded to fit the
701 house. Unretained cut or fill slopes, areas of deep fill, and stacked retaining
702 walls are strongly discouraged.

703

704 **ARCHITECTURAL STYLES**

705

706 In neighborhoods where the homes were all built to a specific style or were all
707 built by the same builder, any new home must be consistent with the homes in
708 the neighborhood and must conform to the Supplemental CC&Rs for that
709 neighborhood.

710 Homes must be designed to be compatible with the southwestern, Sonoran
711 Desert environment and may take the form of Contemporary Southwest,
712 Traditional Southwest, Pueblo, Territorial, or Ranch. Other forms may be
713 considered on a case-by-case basis.

714

715 **Contemporary Southwest**

716

717 Contemporary Southwestern architecture refers to forms that may or may not be
718 historically or stylistically based. Often the forms feature an exploration of
719 technology and result in a building of lighter weight and unusual geometries.
720 Care must be taken to retain a residential, not commercial, feel to contemporary
721 designs through sensitive choice of color and materials.

722

723 **Traditional Southwest**

724

725 Traditional Southwest is a style generally evolved from responses to the
726 climatic influences of the desert southwest. Deep roof overhangs, recessed
727 windows, covered patios, sun screens and trellises, muted colors and a limited
728 number of exterior materials typify this style. Its forms and massing reflect a
729 more indigenous design approach to the desert environment.

730

731 **Old Pueblo**

732

733 Old Pueblo is a walled architecture simulating the low adobe, flat-roofed
734 dwellings of the northern New Mexico pueblo Indians and generally
735 characterized by the “Pueblo Revival” buildings of Santa Fe. Deep-set doors
736 and windows, deep portals or patios, and walled entry courts are typical of this
737 style. Almost exclusively post-and-beam or bearing wall structures, the pueblo
738 style uses no arches or pitched roofs. Desirable examples of this style will
739 feature multiple building masses and soft-edged parapets and a smooth stucco
740 finish.

741

742

743

744

745

746 **Contemporary Pueblo**

747 This style is a contemporary interpretation of the old pueblo style and generally
748 features larger glass areas and higher ceilings. Care must be taken not to lose
749 the sense of strength and mass of thick adobe walls. Therefore, doors and
750 windows must remain deep-set and edges must be curved or rounded.

751

752 **Territorial**

753

754 The territorial style is generally a walled architecture simulating the low, flat-
755 roofed dwellings of territorial New Mexico. Like the pueblo style, territorial
756 uses no arches or pitched roofs. Unlike pueblo, however, this style is
757 characterized by decorative columns and wood door and window surrounds.
758 The doors and windows are not as deeply inset and the edges are not as rounded
759 as in the pueblo style.

760

761 **Ranch**

762

763 In its purest sense, this style features low-pitched, gabled roofs with broad
764 overhangs and covered porches supported by columns. Ranch-style homes are
765 rarely over two stories in height and often include exposed masonry, stone, or
766 stucco over masonry.

767

768

769 **ARCHITECTURAL STANDARDS FOR SPECIFIC NEIGHBORHOODS**

770

771 Most neighborhoods in SunRidge Canyon have Supplemental Declarations that
772 set design criteria. Please refer to the specific Supplemental Declaration for
773 building height restrictions and air-conditioned living space square footage
774 minimums. Living space does not include patios, terraces, porches and garages.

In addition to the architectural standards listed in SECTION I – ALL HOMES, the following architectural standards also apply to NEW HOMES and modification to EXISTING HOMES

775

776 **BUILDING MATERIALS**

777

778 Exterior elements and materials should be compatible with one another and
779 appropriate to the scale and architectural style of the house. The palette chosen
780 should also be compatible with the existing neighborhood.

781

782 All surface treatments or materials must appear as an integral part of the design
783 and must not look applied. All materials must wrap columns, porches, walls or
784 balconies in their entirety.

785

786 Materials changes must occur at inside corners. Materials applied to the front
787 elevation must turn the corner of the structure and continue the length of the
788 building or terminate at a side wall. A stage-set look (materials used only on
789 the front elevation) will not be approved.

790

791 At raised footing conditions, siding materials must be continued down to within
792 six inches of the finished grade.

793

794 **ARC approval is required for all building materials.**

795

796 **APPROVED BUILDING MATERIALS**

797

798 The following materials are approved for use in SunRidge Canyon for new
799 homes.

800

801 **Stucco/synthetic stucco**

802

803 Smooth steel trowel or light to medium dash. Spanish lace and heavy trowel
804 finishes are not encouraged.

805

806

807 **Masonry**

808

809 Concrete Masonry unit (CMU), split face block (honed or striated), mortar-
810 washed slump block and adobe

811

812 **Stone**

813

814 Stone veneers with honed or natural split faced finishes. Rubble and mixed
815 styles may be considered depending on the architectural style. Efforts to
816 simulate a distressed stone appearance on or through stucco are discouraged.

817

818 **Wood**

819

820 Wood may be used in limited applications if properly treated, installed, braced
821 or bracketed to prevent insect infestations or unsightly twisting and warping.

822 Wood is appropriate as an accent trim or for trellises or pergolas or in
823 traditional applications seen in the southwestern architectural styles.

824

825 **Pre-cast concrete**

826

827 Pre-cast concrete elements such as columns, pots or window sills and front door
828 surrounds. Ornate concrete balustrades are prohibited.

829

830 **Metal**

831

832 Metal accents such as wrought iron railings and gates are encouraged if
833 properly prepared to prevent rust. Straight post-and- picket, wrought iron pool-
834 type fencing with no detail is discouraged.

835

836 **Ceramic tile**

837

838 Ceramic tile may be used to provide an accent of color at the windowsill, above
839 the window or door, on chimneys or incorporated into a wall elevation.

840

841

842 **PROHIBITED BUILDING MATERIALS**

843

844 Materials that are foreign to the local region or, in the opinion of the ARC,
845 inappropriate to the surrounding neighborhood are prohibited.

846

847 Prohibited materials include, but are not limited to, mirrored glass, wood siding,
848 cultured marble and other cultured stones, asphalt shingles, wood shingles, un-
849 colored gray concrete and metal siding.

850

851 **DRIVEWAYS**

852

853 Single-cut driveways are preferred. Circle driveways are strongly discouraged
854 because of the additional pavement they create at the curb line.

855

856 Driveway surface materials may be colored concrete, colored concrete
857 aggregate or pavers, with color chosen to blend with the landscape. Plain, gray
858 concrete is strongly discouraged.

859

860 **ARC approval is required for all driveway surface designs and**
861 **installations.**

862

863 **ELEVATIONS**

864

865 All elevations will continue the design theme developed on the front elevation.
866 Architectural detail requirements are the same for the front, side and a rear
867 elevation, even if an area is not visible from neighboring properties, common
868 area or the streets. All new homes should be designed with “360 degree
869 architecture”.

870

871 **EXTERIOR LIGHTING**

872

873 Cut-sheets for fixtures must be provided and locations of all exterior landscape
874 lighting must be shown on landscape plans.

875

876 **ARC approval is required for all exterior lighting installations.**

877

878 **FASCIAS**

879

880 Fascias must be a minimum two (2) inches by eight (8) inches or rolled stucco
881 equivalent. Fascias must be in proportion to the roof and building massing and
882 consistent on all elevations where used.

883

884 **FRONT COURTYARDS AND PORCHES**

885

886 At grade porches and entry courtyards are encouraged. A front courtyard is
887 defined by a minimum three (3) foot wall with or without a small entry gate. It
888 is suggested that a hardscape patio area be provided in conjunction with the
889 courtyard.

890

891 **ARC approval is required for all front courtyard and porch**
892 **installations and modifications.**

893

894 **FRONT ENTRY DOORS**

895

896 Front doors and entryways should provide a focal point for the home and create
897 a sense of arrival. Doors must be recessed a minimum of four (4) inches. Front
898 doors will have a level of detail commensurate with the architectural style of
899 the house. At a minimum, detail will include six-panel or other level of relief.

900

901 **ARC approval is required for all front door installations.**

902

903

904 **GARAGES & GARAGE DOORS**

905

906 At a minimum, a fully enclosed, two (2) bay garage must be provided on all
907 lots. Carports are not permitted. Garages designed for large motor homes, RVs
908 or large boats are strongly discouraged unless the design of the home would
909 accommodate such a structure in a well-integrated and aesthetically pleasing
910 manner. Garage doors must be sectional roll-up doors. Solid wood garage
911 doors are permitted as long as they are maintained in as-new condition. Garage
912 doors must be recessed from the face of the exterior garage plane a minimum of
913 sixteen (16) inches or surrounded by a minimum two (2) inch by eight (8) inch
914 pop-out and recessed a minimum of twelve (12) inches.

915

916 **ARC approval is required for all garage door installations and**
917 **modifications.**

918

919 **MAILBOXES**

920

921 Mailboxes must be architecturally complementary to the main house and
922 feature the same color and materials. Variances may be considered for unusual
923 or artistic mailboxes. The mailbox must conform to the requirements of the U.
924 S. Postal Service and be completed no later than 60 days after approval by the
925 ARC.

926

927 **ARC approval is required for mailboxes.**

928

929

930 **MAILBOX ACCESSORIES**

931

932 Pots or decorative items including iron work, sculptures or lighting placed atop
933 pillar style mailboxes are permitted provided they are proportionately sized and
934 complement the design of the mailbox. Planter pots should contain either live
935 plants/cacti or silk plants that are maintained in a new condition and not
936 allowed to become faded, frayed or unsightly.

937

938 **ARC approval is required for mailbox accessories.**

939

940 **MECHANICAL APPURTENANCES**

941

942 Mechanical appurtenance (air conditioning/heating units, etc.) may not be
943 mounted on or attached to any roof. Mechanical units, including pool
944 equipment, must be ground-mounted behind a screen wall with the same finish
945 and colors as the house and not visible from neighboring properties, common
946 area or the streets).

947

948 **ARC approval is required for mechanical appurtenances.**

949

950 **PARAPETS**

951

952 Parapet walls must be continuous around the entire perimeter of the house or
953 massing and must come to a logical terminus.

954

955 **ROOFS**

956

957 Roofs must be compatible with the southwestern environment. Mission or
958 concrete tile, concrete shakes, darker "Bermuda"-type or standing seam
959 oxidized (non-reflective copper) are preferred materials for pitched roofs.
960 When barrel tiles are used, blended shades are strongly preferred. No asphalt
961 shingles, wood shake or similar materials will be allowed. Maximum roof slope
962 must be 5/12 and must be called out on plans.

963

964 The color of foam roofs should be consistent with the overall color scheme of
965 the home. The foam roof color must be submitted for approval at the time the
966 home colors are submitted. The foam roof color may exceed an LRV of 40 but,
967 in no event, should it exceed a LRV of 55. Granules on foam roofs are
968 acceptable but require color approval.

969

970 **ARC approval is required for all roof installations or modifications.**

971

972

973

974

975 **SETBACKS**

976

977 Setbacks are regulated by the Town of Fountain Hills zoning ordinances.

978

979 **ARC approval is required for the any walls or other disturbances**
980 **outside the disturbance area.**

981

982 **SKYLIGHTS**

983

984 Skylights are prohibited on pitched roofs. Skylights used on flat roofs must be
985 screened from view.

986

987 **ARC approval is required for skylight installations.**

988

989 **VENTS AND STACKS**

990

991 Stack pipes and mechanical vents should be limited in number and painted to
992 blend with the roof color. Pipes and vents should be clustered and located on
993 the rear side of the roof or a location not visible from neighboring properties,
994 common area or the street.

995

996 **WALLS**

997

998 Walls and fences should be used as an architectural extension of the residence
999 and must be similar in color and material. All walls and fences must be within
1000 the building envelope and not exceed six (6) feet in height. Wood, split rail,
1001 chain link, vinyl or picket fences are not permitted.

1002

1003 **ARC approval is required for the installation or modification of any**
1004 **wall.**

1005

1006 **Service/Storage/Screen Walls**

1007

1008 Service yard walls and low patio walls must be finished with the same
1009 materials, textures and colors as the house.

1010

1011 **Retaining walls**

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The use of retaining walls should be minimized. Multiple, stacked retaining walls used to create a flat building pad are strongly discouraged. All fill slopes must be retained by a wall that is textured and painted to match the house or that integrates other mitigating materials (as approved by the ARC for the specific case). In cases where terraced retaining walls are unavoidable, they must be landscaped and separated by a distance no less than the height of the tallest wall.

When desired for view purposes, site retaining walls may consist of an open wrought iron fence above the retaining portion of the wall at a maximum height of forty-two (42) inches. In patio and terrace applications, the use of planters to avoid wrought iron fencing above high retaining walls is strongly encouraged.

WINDOWS

All windows must be recessed a minimum of four (4) inches or trimmed with detail appropriate to the style of the house. Flush windows are not permitted. Window styles must be consistent on all elevations of the house. No mirrored glass is permitted.

ARC approval is required for the installation or modification to any window.

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SECTION III – NEW HOME DESIGN REVIEW PROCESS

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1054

1055 The Design Review process for new homes consists of four steps:

1056

1057 Concept Review

1058 Preliminary Plan Review

1059 Final Plan Review

1060 Final Inspection

1061

1062 **CONCEPT REVIEW**

1063

1064 Before proceeding with detailed plans, a concept review must be scheduled
1065 with the ARC and the Association’s consulting architect. The purpose of this
1066 review is to discuss design direction and specific challenges posed by the site
1067 itself. The meeting is also meant to provide early feedback regarding any
1068 design elements that may result in delay of approval and expensive changes
1069 further along in the design process.

1070

1071 At a minimum, the following materials should be available for review at the
1072 concept meeting:

1073

- 1074 • Plat map of the lot showing property lines, setbacks and topographical
1075 contour lines
- 1076 • Preliminary site plan showing the house set on the lot with conceptual
1077 finish floor elevations and location of the driveway noted
- 1078 • Aerial or street level pictures of the lot are encouraged

1079

1080 Call the Community Manager to set up a Concept Review.

1081

1082 **PRELIMINARY PLAN REVIEW**

1083

1084 Preliminary plans must be submitted to the Community Manager at least two
1085 (2) weeks prior to the meeting date of the ARC. A complete submittal packet
1086 must include the following:

1087

- 1088 • Completed application for Design Plan Review
- 1089 • Civil engineered site plan showing disturbance envelope and all
1090 improvements, wall heights, etc. at a scale not less than 1” = 20’
- 1091 • Grading and drainage plan
- 1092 • Floor plans

- 1093 • All four (4) elevations with natural grade line delineated and any
- 1094 scuppers, all site walls and screen walls shown; height from natural (not
- 1095 finish) grade, roof slope and all materials and exterior lighting fixtures
- 1096 called out on the elevation sheets
- 1097 • Cross sections from natural (not finish) grade showing tallest height
- 1098 • Roof plans showing scuppers and any skylights
- 1099 • Calculation of proposed disturbance area vs. permitted disturbance area
- 1100 • Inventory of protected native plants showing locations on the lot
- 1101 • Conceptual landscape plan showing general locations of trees and shrubs
- 1102 and areas to be re-vegetated
- 1103 • Non-refundable Design Review Fee
- 1104 • Refundable Owner Compliance Deposit
- 1105

1106 Fees are payable by check or money order made out to “SunRidge Canyon
1107 Community Association” *The amounts are subject to change. Please verify the*
1108 *amount of fees and deposits with the Community Manager.*

1109
1110 You are strongly advised not to submit plans to the Town of Fountain Hills
1111 until you receive written preliminary approval from the ARC, as the
1112 architectural standards are often more restrictive than town ordinances. Any
1113 changes required by the Town must be submitted for review by ARC.

1114 **FINAL PLAN REVIEW**

1115
1116
1117 Any substantial plan revisions should have been resolved in the preliminary
1118 plan review, making the final plan review comparatively straight-forward. In
1119 addition to the materials submitted for the Preliminary Plan Review, the
1120 submittal for final plan review must include:

- 1121
- 1122 • Any changed documents from the preliminary plan review
- 1123 • Colors and materials selection displayed on a 8 ½” by 11” foam-core
- 1124 board listing manufacturer name, color/style number and name; LRV for
- 1125 paint; front door style, wrought iron fencing style, wood stains, exterior
- 1126 light fixtures, flat roof color, etc. Photos and color samples are
- 1127 encouraged
- 1128 • Final landscape plans if available. Final landscape plans may be
- 1129 submitted separately. However, the final inspection will not be scheduled

- 1130 without approved landscape plans. See *Landscape Standards for Homes*
1131 *in SunRidge Canyon*
- 1132 • Construction schedule showing anticipated start and end dates/weeks for
1133 major stages of the construction process
 - 1134 • An eleven (11) inch by seventeen (17) inch copy of the site plan and all
1135 four elevations

1136
1137 When the final plans are approved, a SunRidge Canyon building permit will be
1138 issued, valid for twelve (12) months. The permit must be displayed on the lot at
1139 all times during the construction period.

1140
1141 **FINAL INSPECTIONS**

1142
1143 **DESIGN REVIEW FEES**

1144
1145 **OWNER COMPLIANCE DEPOSIT**

1146
1147 For information on Final Inspections, Design Review Fees, and the Owner
1148 Compliance Deposit, please refer to the *Architectural Review Committee*
1149 *Operational Procedures*.

1150
1151
1152 **ADDITIONAL QUESTIONS**

1153
1154 Call the Community Manager if you have further questions regarding the
1155 design review process.

1156

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SECTION IV - CONSTRUCTION AND REMODELING PRACTICES

1171
1172

1173 **CLEANLINESS**

1174

1175 Oil changes and clean-out of concrete, masonry and other equipment must done
1176 in a location designated for such purpose on the construction site or outside of
1177 SunRidge Canyon. Such activity must not take place on neighboring property,
1178 common area or in the street. Expenses incurred by the Association for cleanup
1179 will be billed to the owner.

1180

1181 Concrete and grout spills must be cleaned up immediately and not allowed to
1182 dry.

1183

1184 Dumpsters must be used on every lot under construction and emptied as often
1185 as necessary to avoid overflow of debris, but no less than once per week. No
1186 chain link or plywood refuse collection areas are allowed.

1187

1188 Lots must be left clean and orderly at the end of each workday.

1189

1190 **CONSTRUCTION HOURS & CONSTRUCTION NOISE**

1191

1192 **Construction hours and construction noise is governed by the Town of**
1193 **Fountain Hills Ordinance 96-26.**

1194

1195 No construction activity is allowed during the following times:

- 1196
- From May 15 through September 15, prior to 5:30 a.m. and after 6:30
1197 p.m., Monday through Friday
 - During the remainder of the year, prior to 6 a.m. and after 6:30 p.m.,
1198 Monday through Friday
 - On Saturdays throughout the year, prior to 7 a.m. and after 5p.m.
 - At all times during Sundays and Legal Holidays
- 1201

1202

1203 **CONSTRUCTION ACTIVITY**

1204

1205 **REQUIRED APPROVALS**

1206

1207 No construction activity or lot disturbance may begin without the written
1208 approval from ARC. Work or construction done without the approval of the
1209 ARC or not according to approved plans may be ordered corrected or removed
1210 by the Board of Directors and the lot returned to its original state with all
1211 expenses billed to the owner.

1212

1213 **START OF CONSTRUCTION**

1214

1215 SunRidge Canyon Building Permits are valid for one (1) year from the date of
1216 ARC approval or such other time period as specified by ARC. Construction is
1217 considered begun as soon as the lot has been disturbed from its pre-existing
1218 state.

1219

1220 If a SunRidge Canyon Building Permit expires without the commencement of
1221 construction, plan approval will be considered withdrawn and the Owner
1222 Compliance Deposit (formerly called the Builder Bond) will be refunded. The
1223 Design Review Fee is non-refundable. Before commencing construction, the
1224 Plans must be re-submitted for reconsideration and include the current Owner
1225 Compliance Deposit and the current Design Review Fee (which may be waived
1226 in the discretion of ARC).

1227

1228 **CONTINUOUS CONSTRUCTION**

1229

1230 Construction must proceed in a continuous manner. If activity ceases for a
1231 period longer than forty five (45) days, the ARC may require that construction
1232 resume immediately or that the lot be returned to its original contours and all
1233 improvements be removed.

1234

1235 **COMPLETION OF CONSTRUCTION**

1236

1237 Construction must be completed within such time period as specified by ARC.
1238 The ARC may, but is not obligated to, grant extensions to the time period as
1239 specified by ARC on a case-by-case basis due to hardship, natural disaster,
1240 strikes, litigation, or complex plans.

1241

1242 If new construction is not completed within two (2) years and modifications are
1243 not completed within six (6) months, approval will be considered withdrawn
1244 and the plans must be re-submitted for reconsideration.

1245

1246 **DAMAGE TO NATURAL AREAS**

1247

1248 Natural or common area must not be used to access the construction site.
1249 Damage to natural open space areas caused by construction personnel must be
1250 restored to original condition, as directed by ARC and/or the Town of Fountain
1251 Hills.

1252

1253 **ENCROACHMENT**

1254

1255 Builders/contractors must have an Encroachment Permit to work in the public
1256 right-of-way. A building permit does NOT give permission to place
1257 construction material overnight in a town right-of-way. Contact the Town of
1258 Fountain Hills Public Works Department for a permit.

1259

1260 **FENCING**

1261

1262 Construction fencing (chain link) must be erected on each construction site to
1263 delineate the limits of construction disturbance and to prevent vehicles, trash or
1264 construction staging from occurring outside the building envelope. The fence
1265 must be kept in place throughout the construction process. Fences moved or
1266 allowed to fall will be reported to the Town of Fountain Hills and may result in
1267 a stop work order on the project.

1268

1269 **LANDSCAPE INSTALLATION**

1270

1271 Landscape must be installed within two months of the date on the Certificate of
1272 Occupancy issued by the Town of Fountain Hills. The ARC may grant
1273 extensions to allow planting in more favorable seasonal climatic conditions.
1274 See *Landscape Standards for Homes in SunRidge Canyon*.

1275

1276 **RESPONSIBILITY**

1277

1278 Owners are responsible for the conduct of contractors and construction
1279 personnel working on their lot. The repair of any damage caused by
1280 construction activity is the responsibility of the owner.

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SIGNAGE ON SITE

See standards that apply to construction signs under SECTION I – ALL HOMES.

STORAGE OF CONSTRUCTION MATERIALS

No pallets, wood planks, tiles, sand, gravel or other construction materials may be delivered and dumped or stored on the sidewalk or in the street in SunRidge Canyon. No hazardous materials may be stored on construction sites overnight.

Overflow or storage of construction equipment, materials and debris on common area or lots adjacent to the lot under construction is not permitted. This provision applies even if the owner of the lot under construction is the owner of the adjacent property.

STREET SAFETY

No line of sight hazard or street blockage is permitted to exist on the streets of SunRidge Canyon due to construction vehicles. The general contractor is responsible for organizing construction vehicle parking for the site and abiding by the Town of Fountain Hills ordinances.

1306 **STREETS AND CURBS**

1307

1308 Streets, curbs and sidewalks must be cleaned and/or repaired or replaced after
1309 completion of construction. Dirt must be power washed from the street and
1310 sidewalks. Street asphalt must be repaired; chipped and cracked curbs and
1311 sidewalks must be replaced as determined at the final inspection by the
1312 consulting architect.

1313

1314 **PORTA-POTTIES**

1315

1316 Porta-potties must be located inside the disturbance area and NOT on a
1317 sidewalk or street. The location should be chosen to lessen the visibility of the
1318 porta-potty from neighboring property, common area or the street. If possible,
1319 the porta-potty should be a neutral color.

1320

1321 **UPDATES**

1322

Update Number	Date Approved by Board of Directors	Summary of Update	Date Incorporated in document
1		Added Appendix A – Real Estate Signs and Sign Riders	5/11/2011

1323

1324

1325

1326

1327

Notes:
Addenda shall be numbered, attached to this policy document and specify the text removed, replaced or added

1328 **APPENDIX A - REAL ESTATE SIGNS, SIGN RIDERS, TUBES OR**
1329 **BOXES**

1330
1331 Real Estate signs and sign riders are regulated by ARS 33-1808 and the Town
1332 of Fountain Hills. The HOA has additional regulations. The Association does
1333 not require the use of specific SunRidge Canyon real estate signs nor does the
1334 association charge for the placement of a real estate sign.

1335
1336 All signs and posts must be professionally made and may not be illuminated.
1337 One (1) real estate sign per street frontage may be displayed on a resident's
1338 property. Real estate signs may not be hung on any wall or fence, including
1339 those that abut the common area or the golf course.

1340
1341 When a hanging post is used, the post may be no higher than five (5) feet. The
1342 maximum real estate signage hanging on the post may not exceed twenty-four
1343 (24) inches in width, thirty-six (36) inches in height and include no more than
1344 one rider above the horizontal sign post and two riders below the horizontal
1345 sign post size. One information box or tube may be attached to the hanging
1346 post. The box or tube must be enclosed so that the fliers cannot be blown out of
1347 the box or tube.

1348
1349 When a double post is used, the posts may be no higher than four (4) feet. The
1350 maximum real estate signage between the posts may not exceed twenty-four
1351 (24) inches in width and may not overrun the height of the double post. One
1352 information box or tube may be attached to the hanging post. The box or tube
1353 must be enclosed so that the fliers cannot be blown out of the box or tube.

1354
1355 A By-Owner sign must be professionally made. Any fill-in-the-blank
1356 information on the sign must use commercially-available letters and numbers.
1357 Information may not be hand-written.

1358
1359 One (1) Open House sign may be displayed on the day of the open house
1360 between the hours of 8AM and 6PM. Only industry standard open house signs
1361 are allowed and limited to a maximum of 4 locations within the community.
1362 Balloons and other attachments are prohibited. Special regulations apply to
1363 holding open houses in the gated communities. Contact the Community
1364 Manager for details.
1365

1366 Real estate tubes or boxes may not be placed in common area or outside the
1367 gates of Solitude and Shadow Canyon.

1368

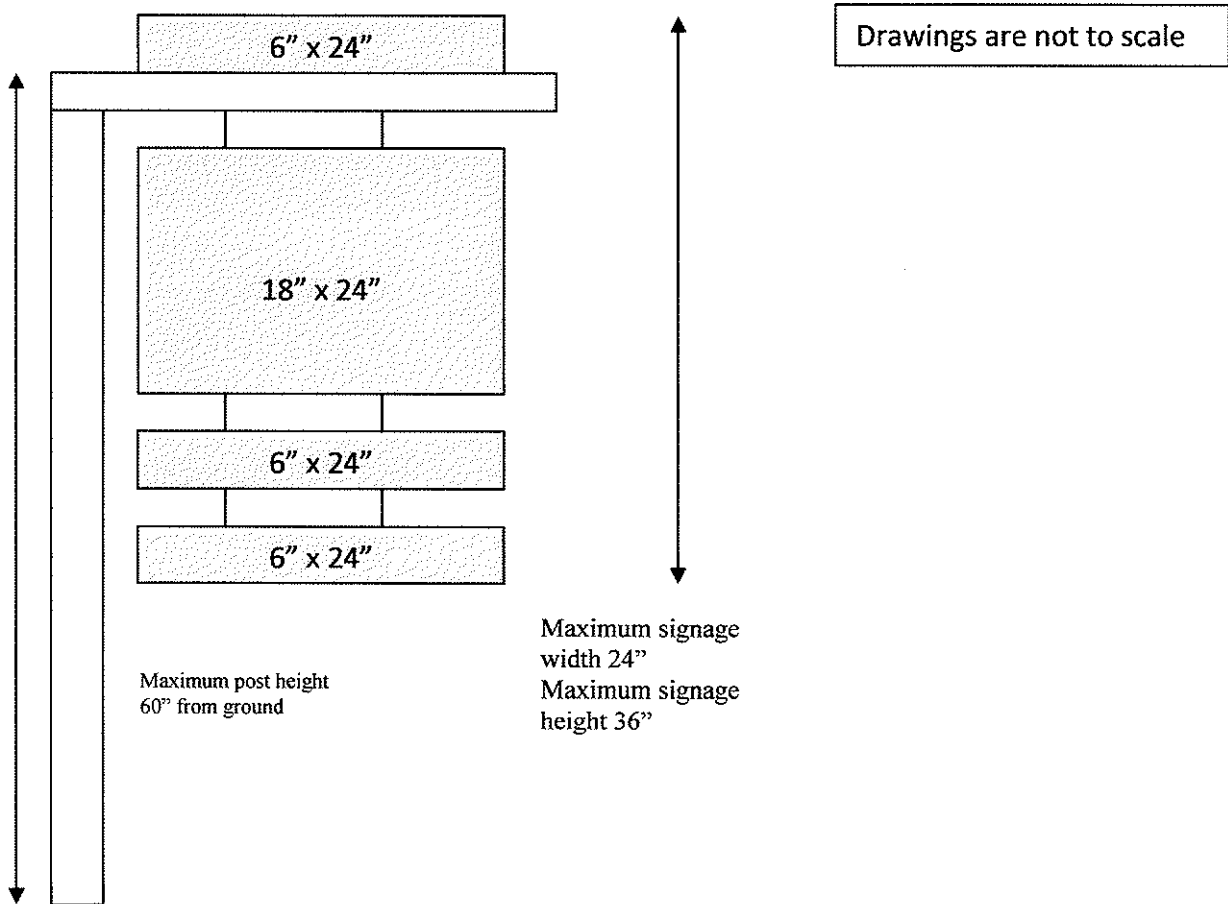
1369 Multi- tube installations or multi-box installations are specifically prohibited in
1370 any location.

1371

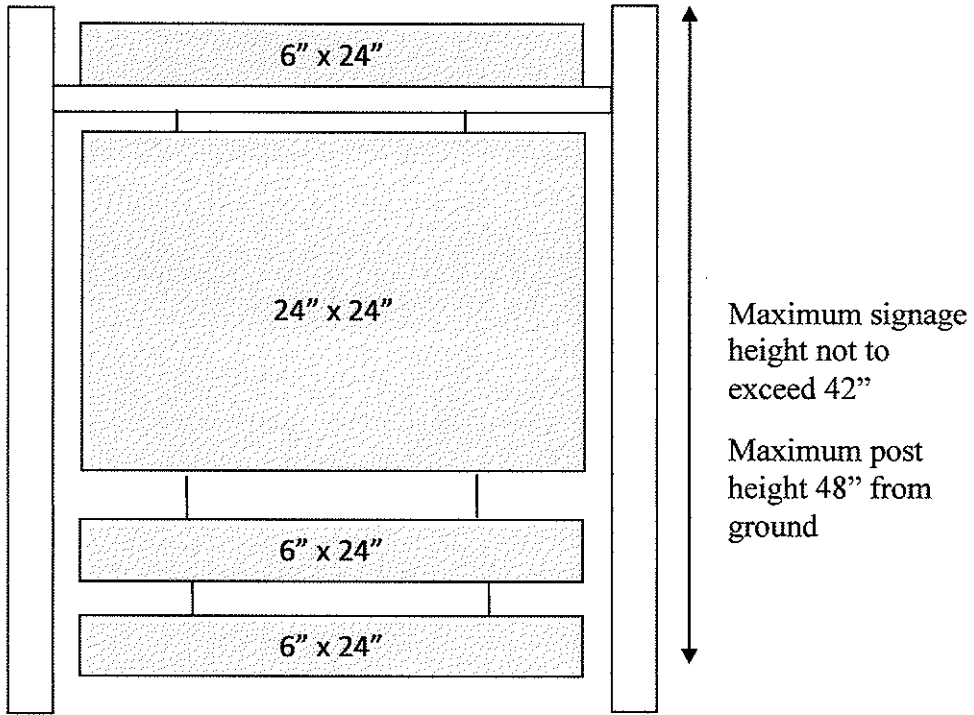
1372 The length of the chains should not be included in the computation of the
1373 overall signage height.

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1377

RESOLUTION
ARCHITECTURAL STANDARDS
for SUNRIDGE CANYON COMMUNITY ASSOCIATION
Amendment

WHEREAS, the SunRidge Canyon Community Association has the authority pursuant to Article IX of the Declaration of Covenants, Conditions and Restrictions for the SunRidge Canyon Community Association to modify or expand the Architectural Standards;

WHEREAS, the Board of Directors has found it necessary to modify certain sections of the Standards to clarify the intent of specific standards and enable effective enforcement thereof,

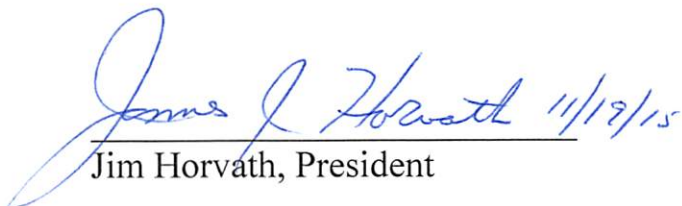
NOW THEREFORE, IT IS RESOLVED that the Board of Directors adopts the following changes to the Architectural Standards, as attached hereto:

Architectural Standards:

- The standard for Walls and Fences is replaced in its entirety.

This Resolution is cancelled upon incorporation into the Architectural Standards.

IN WITNESS WHEREOF, the Board of Directors has executed this Resolution as of November 19, 2015.

 *James J. Horvath 11/19/15*

Jim Horvath, President

Revision 11/19/2015

WALLS AND FENCES

Owners that share a common wall or fence have equal responsibility for the maintenance and repair of the wall, except when one owner is responsible for damage or destruction. In that case, the owner responsible for the damage is solely responsible for the restoring the wall to the equivalent of new construction.

Owners with Association-maintained view fencing and/or walls are encouraged to utilize structural elements such as water features, outdoor kitchen areas, fireplaces, etc. to frame and add privacy within their outdoor living space. Any structure more than 24” in height and within 60” of existing view fencing must be approved by the ARC and should conform to the following guidelines:

- The average height of the structure must be less than the height of the obscured view fencing.
- The placement must provide a minimum gap of 18” between the structure and the interior of the view fencing itself for maintenance access and openness.
- When viewed externally, man-made structures may block/obscure no more than 60% of the overall area of the view fencing.

Natural vegetation may be used to enhance privacy and seclusion but must be installed and maintained to provide reasonable access for the Association to perform its maintenance obligations. With the exception of trees all vegetation must be trimmed to not exceed the height of the view fencing.

ARC approval is required for all wall modifications. No wall may be removed in order to provide access for construction of any improvement (including a swimming pool) without the prior written approval from ARC.