

# DESIGN GUIDELINES AND ARCHITECTURAL RULES FOR CANYON RIDGE WEST PARCEL V

JUNE 2006

The Design Guidelines and Architectural Rules ("Rules"), as set forth in this document, shall interpret and implement procedures for the Design Review Committee's ("Committee") review and standards, including but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance property values and high standards of development that exist within the Canyon Ridge West Parcel V Community. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Committee is required. The Rules are established to assist residents in conforming to the standards established, and amended from time to time, by the Committee. Each application will be reviewed on a case by case basis.

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED).**

## APPLICATION PROCEDURE

### Submittal

Application and plans (which will be kept on file with the Association) should be mailed to:

CANYON RIDGE WEST PARCEL V  
c/o City Property Management Co.  
4645 E. Cotton Gin Loop  
Phoenix, AZ 85040  
602-437-4777 Phone – 602-437-4770 Fax

The following information should be included with the submittal:

1. **Application Form – Architectural Design Review Form:** a completed application form (copies may be obtained from the sales or management office).
2. **Plot Plan:** A site plan showing dimension, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans. Plot plans are available at the sales office or from the Builder.
3. **Elevation Plans:** Plans showing finished appearance of improvement in relation to existing dwelling.
4. **Specifications:** Detailed description of materials to be used, color samples, and dimensions must be submitted.
5. **Photograph:** If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal form.

All buildings, structures and other improvements erected within Canyon Ridge West Parcel V, and the use and appearance of all land within Canyon Ridge West Parcel V, shall comply with all applicable City/County/State zoning and code requirements, as well as the Declaration and these Rules.

#### **REVIEW-APPROVAL AND/OR DISAPPROVAL**

The Committee shall have forty-five (45) days after submittal of plans to approve or disapprove plans. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Mail.

Review will include, but is not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the lot and impact on neighboring lots. The location of the improvement with the respect to topography and finished grade elevation is also considered.

Neither the Committee, nor the Board of Directors, nor the Declarant shall have any liability in connection with or related to approved plans, specifications, or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration: Construction must be started within ninety (90) days of the date of the Committee's approval of the application, or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these rules.

Construction Period: Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

**THESE DESIGN GUIDELINES AND ASSOCIATION RULES MAY BE AMENDED FROM TIME TO TIME BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS.**

## DESIGN GUIDELINES

**ANTENNAS:** To the extent permitted by applicable law, the installation for antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Committee unless applicable law prohibits the Committee from requiring such approval. If the applicable law prohibits the Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows:

The preferred installation locations are as follows in descending order of preference:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the backyard of Lot;
3. On the roof, but below the roofline;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

Wires must be securely attached to the dwelling and painted to match where attached.

**AWNINGS:** All awnings must be approved by the Committee. Awnings over all windows shall be of canvas or a similar material, of solid color on both sides, which match the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning, is required. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and or replaced due to weathering, fading tearing, ripping etc.

**BASKETBALL GOALS:** Permanent basketball goals are not allowed within Dos Rios. Portable goals will be considered if they meet the following requirements:

1. Basketball equipment must be stored in the backyard or garage when not in use.
2. All basketball poles used in the front of the home must be placed on the interior side of the driveway, furthest away from the neighboring property.
3. Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. (Clear backboards are acceptable without painting.)

4. Basketball poles must be painted to match the color of the body of the exterior of the home or black in color.
5. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc., should be promptly repaired or replaced.
6. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
7. Painting of "keys" on driveways is prohibited.
8. Lighting of courts for night play is prohibited.

**CHIMNEYS:** Chimneys shall be constructed of the same material, texture, and color of the home. Exposed flues are prohibited.

**DECORATIVE ITEMS:** Front yard Item(s) must be submitted for approval by the Committee. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color and location and any other criteria that the Board may determine.

**Seasonal and Decorative Flags:** Seasonal and decorative flags must be removed within thirty (30) days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags that are torn, ripped, faded, etc., constitute grounds for fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make its determination at its sole discretion.

**Holiday Decorations:** Holiday decorations may be installed thirty (30) days prior to the holiday and must be removed within thirty (30) days after the holiday.

**Decorative and Seasonal Items:** The Board of Directors reserves the right to require the removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case-by-case basis.

**Decorative Art on Houses:** Decorative Art on houses shall be neutral in color and may be limited in number, so as to not dominate the appearance of the home. Dimensions of decorative art shall be no greater than three (3') in length, width, and height.

**Water Features, Statuary, Etc.:** Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Committee, except on Lots with view fencing. Any items installed in the rear yard must not exceed the wall or fence height. Such items must be approved by the Committee prior to installation in the front yard. Water features may not exceed four and one half feet (4-1/2') in height. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as in rear yards with view fencing.

**DRIVEWAY EXTENSIONS AND SIDEWALKS:** Driveway extensions will be reviewed for approval providing the following conditions are met:

1. Only driveway extensions located in the side yard of the property will be considered.
2. Submittals must include a plot plan with the following noted thereon: a) the location and dimensions of the proposed extension, b) the existing driveway dimensions, and c) the total linear feet of lot frontage.
3. The total parking area may not exceed thirty feet (30') of contiguous frontage or fifty percent (50%) of the lot width (existing plus extension) as measured at its widest point, whichever is greater.
4. Lots that will have a problem complying with the provision directly above are permitted to request one of the following options:
  - a) A stabilized decomposed granite driveway that matches the existing granite in the front yard. Homeowners may not park vehicles on this extension. Color samples of existing and proposed granite must be submitted.
  - b) A sidewalk no more than three feet (3') in width from the rear of the yard to the existing driveway. Additionally, the sidewalk may not exceed three feet (3') past the front edge of the home and shall not run parallel to the driveway as to exceed the 30-foot limit.
  - c) Either option must be submitted to the Committee for approval.
5. If the extension ends within one foot of the side of the property line, it shall require the written acknowledgement of the adjacent neighbor, address, date, signature, and clear statement of the proposed improvement. The area between the lot line must be landscaped with the same ground cover used in the front yard or a material approved by the Committee.
6. Painting of paved surfaces is prohibited.

**Additional Sidewalks:** Sidewalks installed to utilize the side gates do not need to be submitted if all the following conditions are met:

1. The additional sidewalk is three feet (3') or less in width, is one foot (1') or more from the property line, and is one foot (1') or more from the home.
2. The area between the home and sidewalk addition must have groundcover installed per the landscaping guidelines or to match the existing front yard ground cover.

The Committee reserves the right to review and request changes to the addition per these requirements.

Additional sidewalks in any other location must be submitted for approval.

**FENCES AND WALLS INCLUDING DECORATIVE WALLS:** Plans to raise the height of a party wall must be submitted for approval. The application must include written permission from the adjacent neighbor(s), as well as information on the height of all walls that will abut the wall(s) being raised, material to be used to raise the wall, and texture and finished wall. Side and rear walls may not exceed six feet (6') in height from ground level, as measured from the lowest side of the wall.

Plans for new fences or walls must be submitted to the Committee prior to construction. Walls must match the existing texture and color.

Access for pool installation must be through the front gate access or by removing a portion of the front wall. Corner lots must receive prior approval to remove a portion of the sidewall.

Decorative or garden walls may not exceed thirty-six inches (36") in height. Decorative or garden walls must be submitted for approval prior to installation, and be finished to match the base color of the home.

**FLAGPOLES:** Flag display requirements:

1. Only the flag of the United States and either the Arizona State flag or a nationally recognized Military Unit Flag (not both) may be displayed.
2. The maximum size of any flag shall be three feet by five feet (3'x5').
3. The maximum height of a permanent, removable or freestanding pole shall be twenty feet (20') or the height of the roof peak, whichever is less and must be approval by the Committee.
4. Wall mounted flag poles shall be a maximum of five feet (5') long with attaching brackets painted to match the attachment area and will not require prior approval.
5. All poles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, U.S.C., and Chapter 10.
6. Only one (1) permanent, removable wall mounted or freestanding flag pole will be permitted per residence or lot.
7. It will be the responsibility of the homebuyer or resident of the lot on which a flag is displayed to do so with proper respect and flag etiquette.

\*These requirements are within the context of State Bill 1055, as approved by the Governor on April 29, 2002\*

**GATES:** All requests for additional gates or gates other than those which were offered by the original developer/builder of the lot/home must be submitted for Committee approval. Placement of the gate(s) must be approved by the Committee. Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gate(s), unless approved by the Committee.

Gates may be painted to match the fence with approval from the Committee.

**GUTTERS AND DOWNSPOUTS:** Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times.

**HVAC INCLUDING EVAPORATIVE COOLERS:** Except as initially installed by the builder, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of all neighboring property.

## LANDSCAPE GUIDELINES

**Front Yard Landscaping:** If landscaping is not installed by the Builder, it shall be installed by the homeowner within one hundred twenty (120) days after becoming the Owner of a Lot. The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Committee. Prior to installation of such landscaping, the Owner shall maintain the front yard of the Lot in a weed-free condition. Any changes or alteration to the front yard landscaping must be approved by the Committee in the form of plans, and must be approved in writing by the Committee prior to making the change or alteration. Changes or alterations could possibly be denied if the responsibility of front yard maintenance lies with the Association and not the homeowner/member.

**Rear Yard Landscaping:** Rear yard landscaping does not require Committee approval, except Lots with view fencing. Lots with view fencing must have landscaping approved and installed within one hundred twenty (120) days from becoming the Owner of a Lot. All lots with view fencing must submit plans for rear yard landscaping. Written approval is required prior to installation of rear yard landscaping with view fencing.

**Hardscape:** Any hardscape items proposed for front yard installation must be approved by the Committee prior to installation. Materials included in hardscape are concrete, brick, tile, wood, pavers, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

**Rock Ground Cover:** If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not painted white, green, blue or other bright colors. No more than two (2) different colors of rock are allowed in the front yard. River rock shall be one (1) to six (6) inches in diameter and not more than fifteen percent (15%) of the front yard landscaping.

**Prohibited Plant Material:** The following vegetation types and varieties are expressly prohibited:

- A. Olive Trees (*Olea europaea*) other than the "Swan Hill" variety.
- B. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia* (*Thevetia* species).
- C. Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Contandaria selloana*).
- D. All varieties of Citrus are permissible within the confines of the rear yard only.
- E. Mexican Palo Verde (*Parkinsonia aculeata*).
- F. All varieties of mulberry trees.
- G. All types of artificial plants, flowers, trees, and shrubs.

**LIGHTING:** Please refer to Security Lighting

**MACHINERY AND EQUIPMENT:** No machinery, fixtures, or equipment of any type, including but not limited to, heating, cooling, air conditioning, refrigeration equipment, and clotheslines, may be placed on any lot or parcel without screening or concealment from view from non-residential neighboring property or public property.

Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being visible.

**MOTORIZED VEHICLES (various types):** All terrain vehicles, motorized scooters, dirt bikes, sand rails, go-karts, and all similar motorized vehicles are prohibited on the streets, sidewalks, and common areas within the community.

**OUTDOOR FIREPLACES:** Outdoor fireplaces of any kind must be approved by the Committee in advance of their installation or construction.

**PATIO COVERS:** Roofing materials should match that which were installed by the builder on the original roof of the home or that which were offered as an option by the builder for a patio cover.

Color and material of supports should match the home. The roof shall be flat or match the pitch of the roof of the home. All patio covers not installed by the builder will need to be reviewed by the Committee on an individual basis prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

**PLAYGROUND EQUIPMENT:** Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors, and to assure the aesthetic appeal.

The maximum height that will be considered for approval of swing sets is ten feet (10'). The maximum height for any deck/platform is four feet (4') above ground level.

The play structure may be placed no closer than ten feet (10') to any lot line. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture of brochure of the structure, total dimensions, materials and a plot map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color canopy of the play structure must be one of the following: 1) a "neutral" color of off white, beige, or light brown, 2) a single solid color or red, blue, green or yellow, or 3) striped with white or another primary color and one (1) other color of red, blue, green or yellow. Prints and multi-colored striped canopies are prohibited.

In the case of safety nets used with trampolines, they must be brown or black in color.

No sports nets used for golf or baseball will be allowed.

**POOLS AND SPAS:** Pools and spas do not require the prior approval of the Committee. Perimeter walls on lots bordering common areas and shared Homeowners Association walls may **not** be torn down to allow access to rear yards.

Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must



be screened from view of neighboring property. (Lots with view fencing must submit plans for screening for approval by the Committee).

Pools may not be backwashed into any common area or off of the lot on which the pool has been installed. Check with your pool contractor concerning City ordinance requirements for backwashing. Damage to common areas due to backwashing, including erosion, will be repaired by the Association, and all expenses incurred by the Association will be billed to the homeowner.

**POOL FENCING AND EQUIPMENT:** The specifications for rear yard wrought iron pool fencing installation on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and meet all City, County, State and Federal requirements.

Pool equipment on lots with view fencing must be screened from view from common areas. Screening may be through plant material or hardscape enclosure. Hardscape enclosures do not require approval if the enclosure does not exceed four feet (4') in height and painted to match the base color of the home. All other screening material requires approval from the Committee.

**RAMADAS AND GAZEBOS:** Ramadas and Gazebos may be constructed only in the rear yard of the Lot, and only upon the prior written approval of the Committee. Any ramada or gazebo that is approved for construction will meet the following criteria:

1. Will not cover under its roof more than one hundred twenty (120) square feet.
  2. Will not be more than ten feet (10') high at its highest point.
  3. Must be located at least five feet (5') on all sides from all perimeter walls.
  4. Must be painted the same color as the house on the Lot.
  5. If the roof on any approved ramada or gazebo is to be tiled, the roof tile used must match the roof tile used on the house on the Lot.
  6. Any lighting associated with the ramada or gazebo must also be approved in advance by the Committee.
- Any lighting approved for installation with a ramada or gazebo must be installed so that it does not shine into any neighboring property.

**ROOF AND ROOF STRUCTURES:** If the dwelling unit has a pitched roof, the roofing material for that portion visible from neighboring property must be clay or concrete tile. Unless specifically authorized in the document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall be located or installed on any roof (please see SOLAR PANELS). In addition, any such equipment or structures shall not be located or installed or maintained anywhere on a Lot, if it is visible from neighboring property.

**SANITATION/GARBAGE AND TRASH:** No garbage or trash may be placed on any lot or parcel except in covered containers meeting City specifications, and must be stored out of sight. Trash cans may be placed out for pick-up only on days of collection. Rubbish, debris, and garbage shall not be allowed to accumulate. The suggested time

for a trash can to be placed at the curb is from the evening of the day before pick-up to the evening of the day of pick-up.

Each owner shall be responsible for removal of rubbish, debris, and garbage not only from his lot or parcel, but also from all public right of ways either fronting or along side his lot or parcel, excluding (a) public streets, and (b) those areas specified on a map, Tract Declaration, or subdivision plat to be maintained by the City or the Association.

**SECURITY LIGHTING/DEVICES:** Security lighting must be directed as not to shine on neighboring property.

Security features including but not limited to doors and windows must be submitted for approval.

**SECURITY/SCREEN DOORS/SUNSCREENS:** Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home, or are a neutral "earth tone" color.

Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed without Committee review.

**SIDEWALKS:** Please refer to DRIVEWAY EXTENSIONS AND SIDEWALKS

**SIGNS:** No signs shall be displayed on any lot except the following:

1. Signs used by the Declarant to advertise the lots and residence thereon for sale.
2. One temporary "For Sale" or "For Rent" sign. Provided, however, that the "For Sale" or "For Rent" sign shall not be displayed on a Lot until one (1) year after the Lot is conveyed by Declarant to a purchaser. Said sign may have a maximum face area of five hundred (500) square inches in size, and no sign is placed closer to the street than six (6) feet.
3. Such signs as may be required by law.
4. One residential identification sign not to exceed nine inches by thirty inches (9"x 30").
5. Signs approved by the Committee.

All signs shall conform and comply with City ordinances. Signs advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of completion of work.

**SECURITY SIGNS:** Security signs must be a maximum distance of two feet (2') from the front of the home. Security signs must not exceed twelve inches by twelve inches (12"x12") and must be maintained in good condition at all times.

**SOLAR PANELS AND EQUIPMENT:** Roof mounted solar equipment (excluding solar panels) must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridge line; visibility must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the Committee.

**STORAGE SHEDS:** Storage sheds will be permitted and need not be submitted for approval, provided the maximum height of the shed, including roof, do not exceed the height of the immediately surrounding wall(s) or fence(s). Sheds shall have a minimum setback of five (5) feet from any rear yard wall.

Storage sheds whose maximum height exceeds the height of the immediately surrounding wall(s) or fence(s) must be constructed of block, stucco and painted to match the home, and have a tile roof to match the existing tile on the home.

Storage sheds on lots with view fencing are subject to the following provisions: 1) The shed may not be placed adjacent to the view fence; 2) The shed must be screened from view with approved plant materials; and 3) Placement of the shed must be approved by the Committee prior to installation.

**WINDOWS:** Permanent draperies or suitable window treatments shall be installed on all windows facing the street and those visible from neighboring property within sixty (60) days of occupancy. All window coverings shall be white, beige, cream, natural wood stain or a solid earth tone color, unless otherwise approved by the Committee. No paper, bed sheets or reflective screens or glass, mirrors or similar items, shall be installed or placed upon the outside or inside of any windows of a Residence without prior approval of the Committee. No enclosures, drapes, blinds or other items affecting the exterior appearance of a Residence shall be constructed or installed without the prior approval of the Committee.

Action in Writing  
of the Board of Directors of  
Canyon Ridge West Parcel V

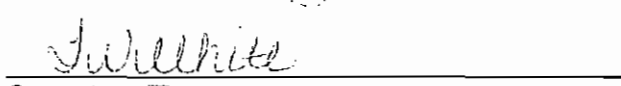
The undersigned, constituting all of the members of the Board of Directors of Canyon Ridge West Parcel V Homeowners Association, an Arizona nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 10-3821, Arizona Revised Statutes, which actions shall have the same force and effect as if taken by the Board at a duly called meeting of the Board:

**RESOLVED**, the Canyon Ridge West Parcel V Board of Directors accepts the attached Design Guidelines and Architectural Rules Dated June 2006.

Dated this 15 day of June, 2006.

  
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President

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Secretary/Treasurer