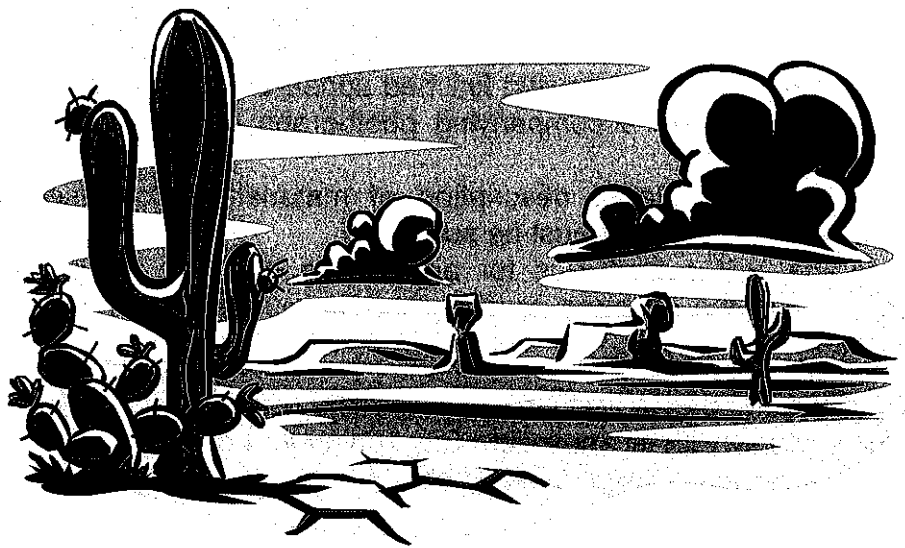


# SIERRA VISTA at GOLD CANYON HOMEOWNERS' ASSOCIATION



## DESIGN GUIDELINES

Adopted: June 2002  
Latest Revision: March 2016

## **APPLICATION PROCEDURE**

The Sierra Vista at Gold Canyon (SVGC) Homeowner's Association Covenants, Conditions and Restrictions (CC&R's) require the homeowner to obtain prior written approval for any changes made to the exterior, front yard, side yard or changes that can be seen above the fence in the back yard from the Architectural Committee.

### **SUBMITTAL:**

Application and plans (which will be kept on file with the association) should be mailed to the management company.

The following information should be included:

1. Application Form- a completed application form (copies may be obtained from the management office or the website).
2. Plot Plan - A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. Elevation Plans - Plans showing finished appearance of addition in relation to existing dwelling. An accompanying photograph of the proposed locations would be helpful.
4. Specifications - Detailed description of materials to be used and 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 application.

All building and structures erected within SVGC and the use and appearance of all land within SVGC shall comply with all applicable City zoning and code requirements as well as the Declaration, and these Design Guidelines.

### **REVIEW – APPROVAL AND/OR DISAPPROVAL:**

The Architectural Committee shall have 45 days after receipt of all necessary information and plans to approve or disapprove plans.

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

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

## **APPEAL:**

Any appeal of the Architectural Committee's decision must be submitted in writing to the Board of Directors, c/o your management company, within 15 days following the date of disapproval by the Architectural Committee's decision.

## **GENERAL RULE**

Homeowners are required to obtain permission from the Architectural Committee **PRIOR TO** making any changes to the exterior appearance of your home or lot (typically, a front yard or open side yard of a lot), including landscaping changes, carriage lights on the garage, house painting changes, concrete pads and sidewalks, adding or replacing trees or shrubs with something substantially different etc.

**All Architectural Request Forms submitted after the intended project has started or has been completed that Homeowners account shall be assessed a minimum \$25.00 fine and continue to be fined per the Rules & Regulations compliance/fine schedule.**

## **ANTENNAS**

To the extent permitted by applicable law, the installation of 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 Design Review Committee unless applicable law prohibits the Design Review Committee from requiring such approval. If the applicable law prohibits the Design Review 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 the Lot;
3. On the roof, but below the roof line;
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 Design Review Committee. Awnings over all windows shall be canvas or 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 home. All awning submittals must include a drawing with 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.

## **DECORATIVE ITEMS**

Front yard item(s) must be submitted for approval by the Design Review 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.

**Decorative Flags** – Decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within 30 days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Torn, ripped, faded, etc. constitute grounds for fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

**Holiday Decorations** – Holiday lights and decorations are allowed to be installed starting the day after Thanksgiving and are required to be removed no later than January 15<sup>th</sup>. Other holiday decorations displayed during different times of the year shall be installed 10 days before and removed within 7 days after the holiday has passed.

**Decorative and Seasonal Items** – The Board of Directors reserve 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 feet 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 Design Review 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 Design

Review Committee for installation in the front yard. Water features may not exceed 4 ½ feet 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 rear yards with view fencing. Statuary must not exceed 12 inches in height, must be of earth tones and must be approved by the Design Review Committee.

## **DRIVEWAY EXTENSIONS AND SIDEWALKS**

Driveway extensions will be reviewed for approval provided the following conditions are met.

1. Only driveway extensions submittals located in the side yard of the property will be considered.
2. Submittals must include a plot plan with i.) the location and dimensions of the proposed extension, ii.) existing driveway dimensions, and iii.) total linear feet of lot frontage.
3. The total parking area may not exceed the greater of thirty (30) feet of contiguous frontage or fifty percent (50%) of the lot width (existing plus extension) as measured as its widest point.
4. If the extension ends within one foot of the side property line, it shall require the written input of the adjacent neighbor closest to the proposed extension. Such input should include the homeowner's printed name, lot number, address, date, signature and clear statement of the proposed improvement. The area between the extension and the lot line must be landscaped with the same ground cover used in the front yard or a material approved by the Design Review Committee.
5. 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 (3) feet or less in width, is one foot or more from the property line and is one foot or further from the home.
2. The area between the home and the sidewalk addition must have groundcover installed per the landscaping guidelines or to match the existing ground cover.

The Design Review Committee reserves the right to review and request change 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 with written permission from the adjacent neighbor(s), as well as with information on the height of all walls which will abut the wall(s) being raised. Side and rear walls may not exceed six (6) feet 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 Architectural Review Committee prior to construction. Walls must match the existing wall in 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 (36) inches in height. Decorative or garden walls must be submitted for approval prior to installation, and be stuccoed and painted to match the base color of the home.

**Maintenance of walls other than boundary walls (Article 7.6 in CC&R's – Page 26)**  
All guidelines in the CC&R's 7.6 shall be followed. To aid owners in the paint color on the outside portion of the wall, builder's original color was (Desert Rose) manufactured by Dunn-Edwards.

## **FLAGPOLES**

Notwithstanding any provision in the community documents the Association shall not prohibit the outdoor display of the American Flag by an association member on that member's property if the American Flag is displayed in a manner consistent with the Federal Flag Code (P.L. 94-344: 90 STAT. 810: 4 United States Code Sections 4 through 10). The association shall adopt reasonable rules and regulations regarding the placement and manner of display of the American Flag. The association rules may regulate the location and size of flagpoles but shall not prohibit the installation of a flagpole.

## **FLAG POLICY**

Definition: As used herein, the term "flagpole" shall mean a pole or staff of wood or metal for display of the American Flag, whether such pole or staff is horizontal or vertical or free-standing or attached to a structure.

Definition: The "union" portion of the flag is the portion with the stars on the blue background.

## **Display of the United States Flag:**

1. The American Flag may only be displayed from sunrise to sunset unless appropriated lighting is installed that properly illuminates the flag without disturbing the quiet use and enjoyment of the neighboring property. If an Owner wishes to illuminate the flag, the Owner must submit, in writing, a request to install lighting to illuminate the flag along with lighting plans and specifications to the Architectural Control Committee prior to illuminating the flag.
2. The flag should not be displayed on days when the weather is inclement, except when an all weather flag is displayed.
3. No other flag or pennant should be placed above or, if on the same level, to the right of the flag of the United States of America.
4. If the flag of the United States is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from the windowsill, balcony, or front of a Unit, the union of the flag should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
5. The flag, when flown at half-staff (the term "half-staff" means the position of the flag when it is one-half the distance between the top and bottom of the staff), should be first hoisted to the peak for an instant and then lowered to the half-staff position. The flag should be again raised to the peak before it is lowered for the day. On Memorial Day the flag should be displayed at half-staff until noon only and then raised to the top of the staff. By order of the President, the flag shall be flown at half-staff upon the death of principal figures of the United States Government and the Governor of a State, territory, or possession, as a mark of respect to their memory. In the event of the death of other officials or foreign dignitaries, the flag is to be displayed at half-staff according to Presidential instructions or orders, or in accordance with recognized customs or practices not inconsistent with law. In the event of the death of a present or former official of the government of any State, territory, or possession of the United States, the Governor of that State, territory, or possession may proclaim that the National flag shall be flown at half-staff. The flag shall be flown at half-staff 30 days from the death of the President or a former President; 10 days from the day of death of the Vice President, the Chief Justice or a retired Chief Justice of the United States, or the Speaker of the House of Representatives; from the day of the death until interment of an Associate Justice of the Supreme Court, a Secretary of an executive or military department, a former Vice President, or the Governor of a State, territory, or possession; and on the day of death and the following day for a Member of Congress. The flag shall be flown at half-staff on Peace Officers Memorial Day, unless that day is also Armed Forces Day.
6. The flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.

7. The flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.
8. The flag should never be fastened, displayed, used, or stored in such a manner as to permit it to be easily torn, soiled, or damaged in any way.
9. The flag, when it is in such condition that it is not longer a fitting emblem for display, removed and replaced with a new flag.

**Placement of American Flag Display; Poles; Number of Flags;**

1. Prior to installing a free-standing flagpole on any Lot/Unit, the Owner of said Lot/Unit must, in writing, submit a request including specific plans detailing the height, type, location, method of installation and color of the flagpole to the Architectural Control Committee for approval.
2. Only one (1) free-standing flagpole is allowed on a Lot/Unit.
3. The height of a flagpole can be no greater than the height of the highest point of the roofline or the distance between the point of placement of the pole in the yard and the closest point of either of the following:
  1. the sidewalk or the street if no sidewalk;
  2. any common area; or
  3. any neighbor's property line
4. The Association only permits display of the American flag as a cloth flag, on a flagpole/staff. For example, it may not be displayed by attaching flat to a wall or flat on the inside or outside of a window, or hanging from eaves or on a garage door. Nor is any other type of American "flag" permitted, such as "flags" made solely out of lights or paint or other materials.
5. There shall be no more than (2) American flag(s) displayed at any one time, and no flag shall be disproportionately large.

**GATES**

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



## **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts will be considered for approval if the finish matches the color of the adjacent home or trim. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all time.

## **HVAC INCLUDING EVAPORATIVE COOLERS**

Except as initially installed by the Declarant, 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 Design Review 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** – Front yard shall be well maintained, irrigated and trimmed. Inorganic ground cover shall have good coverage and raked for good appearance. Trees other than preferred trees must be approved by the Board.

**Rear Yard Landscaping** – Rear yard landscaping changes do not require Architectural Committee approval, except in lots with view fencing.

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

**Turf** – Turf installed in the front yard landscaping must be maintained green year round. Artificial turf in the front yard; a sample of product shall be submitted for approval by the Architectural Committee along with application for design review. The artificial turf shall be professionally installed.

**Rock Ground Cover** – If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors. River rock shall be one (1) to six (6) inches in diameter and not more than fifteen (15%) percent 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 (*Cortaderia selloana*).
- D. All varieties of Citrus are permissible within the confines of the rear yard only.
- E. Palo Verde
- F. All Mesquites

**PREFERRED PLANT MATERIAL** – All preferred plants are pre-approved

- A. Desert Willow tree
- B. European Palm tree
- C. Mediterranean Fan Palm
- D. Saguaro Cactus
- E. Golden Barrel Cactus
- F. Engelmann's Hedgehog Cactus
- G. Mexican Fencepost Cactus
- H. Indian Fig Cactus
- I. Senita Cactus
- J. Spruce Cone Cactus

## **LIGHTING**

Please refer to landscape Rules or 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 of 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.

## **PAINT COLORS**

The paint colors used by the original developer are highly recommended for use in all instances. In the case of any variation from the original colors, the preferred colors are earth tones. Trim colors shall not dominate the exterior appearance and shall be of the same color range of the major color. The Design Review Committee must approve colors prior to painting.

Bump outs, not a structural component of a home but is used to accent windows, doors, louvers and corners of homes, can be painted the same color as the trim at the owner's option. Garage door and front door shall be painted the main color of the home or the trim color at the discretion of the homeowner.

## **STONE VENEER**

A lightweight veneer stone may be installed on the outside surface of the home. The location for installation includes the front and sides of the home. The following guidelines shall be followed:

1. Manufactured wall caps, water sills or post caps of coordinating colors may be used with the thickness and location approved by the Architectural Committee.
2. The installation of stone may be placed on, but not limited to, columns, arches, window areas, entryways, front yard patio wall enclosures, the surface area around the garage door front and other flat wall surfaces.
3. The stone patterns commonly known as, or referred to as, Canyon Ledge, Drystack and English Cobble may be used; a combination of two or more of the approved stone patterns shall not be used.
4. River rock, fieldstone and face brick veneers shall not be permitted.
5. The colors of the stone must be of a muted earth tone and complement the house body color.
6. The stone veneer must be installed in a professional, workman-like manner. All exposed finishing edges must have a properly approved finish trim or a natural stone appearance.
7. A complete installation of stone veneer on an entire front or side home wall is not permitted.
8. With the Request for Approval of Architectural Change form, the homeowner must submit a detailed elevation drawing or detailed photo showing the intended placement of the stone veneer along with a sample of the stone veneer, stone pattern and the stone color.
9. The Architectural Committee shall have the authority to determine or limit the total amount of stone veneer to be placed on the front and sides of the home.

## **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. 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 Design Review Committee on an individual basis, prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

## **PLAY 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 which will be considered for approval of swing sets and other play equipment without written input of immediately adjacent neighbors shall be eight (8) feet. An architectural submittal for any such structure which exceeds eight (8) feet at its maximum height must include the written input from all adjacent neighbors. In no case will the maximum height of any such improvement be permitted to exceed twelve (12) feet. The maximum height for any deck/platform is four (4) feet above ground level.

The play structure may be placed no closer than ten (10) feet 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 or 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 of canopy of the play structure must be one of the following:

1. Canvas covers shall be of a "neutral" color, off white, beige or light brown.
2. A single solid color of red, blue, green or yellow.
3. Stripped with white and one (1) other color either, red, blue, green or yellow.
4. Prints and multi-colored stripped canopies are prohibited.

Neighbor input shall include a signed statement acknowledging the proposed equipment, height, material and color. The neighbor's name and lot number must be noted.

## **POOLS, SPAS AND REAR YARD CONSTRUCTION**

Pools and spas do not require the prior approval of the Design Review committee. Perimeter walls on lots bordering common areas and shared 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 Design Review Committee.)

Pools may not be backwashed into any common area. Check with your pool contractor concerning City ordinance requirements for backwashing. Damage, including erosion, to common area due to backwashing 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, 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 in height and is stuccoed and painted to match the base color of the home. All other screening material requires approval from the Design Review Committee.

## **ROOF AND ROOF STRUCTURES**

If the dwelling unit has pitched roof, the roofing material for the portion visible from neighboring property must be clay or concrete tile. Unless specifically authorized in this 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.

## **SATELLITE DISH**

Satellite Dishes are permitted, and are to be mounted below the roof peak and as close to the rear portion of the roof as possible. See Antennas, page 3 for preferred installation locations.

## **SECURITY LIGHTING/DEVICES**

Except as initially installed by Declarant, no spotlights, floodlights, or other high intensity lighting shall be placed or utilized on any Lot which will allow light to be directed into or on neighbor's windows or doors.

## **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 Design Review Committee review.

## **SIDEWALKS**

Please refer to DRIVEWAY EXTENSIONS AND SIDEWALKS.

## **SIGNS**

No signs shall be displayed on any lot except as specified in the Rules and Regulations. Approval may be required by the Architectural Committee. Signs advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of completion of work. Security signs must be located a maximum distance of 2 feet from

the front of the home. Security signs must not exceed 12 inches by 12 inches and must be maintained in good condition at all times.

## **SOLAR PANELS AND EQUIPMENT**

Roof mounted solar equipment, (excluding the 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 ledgeline, visibility must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the Design Review Committee. Follow State and Federal guidelines and codes.

## **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 walls(s) or fences(s).

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

Storage sheds on lots with a view fence are subject to the following provision:

The shed may not be placed adjacent to the view fence. The shed must be screened from view with approved plant materials. Placement of the shed must be approved prior to installation.

## **WINDOWS**

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within sixty (60) days of occupancy. No reflective or insulation materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors, or similar type material, or foam or board insulation shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home.