

THE VILLAGES OF EASTRIDGE

DESIGN GUIDELINES - RULES AND REGULATIONS

Effective June 1, 2006
Amended November 13, 2007 and October 9, 2013

Due to the nature of the community documents, it is important to converge all of the pertinent information regarding architectural submittals into one document: Design Guidelines. These Design Guidelines for Villages of Eastridge Homeowners Association, as allowed in the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Villages of Eastridge Homeowner Association and all resolutions to date, will provide you with all the latest information relevant to improvements which will require approval from the Architectural Committee, per Article IX, Section 9.1 of the CC&R's.

The Design Guidelines, as set forth in this document, shall interpret and implement procedures for the Architectural Committee's 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 Villages of Eastridge Homeowners Association. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Architectural Committee is required. The Guidelines are established to assist residents in conforming to the standards established, and amended from time to time, by the Board of Directors. FOLLOWING THESE DESIGN GUIDELINES DOES NOT ELIMINATE THE NEED FROM SUBMISSION OF PLANS FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE SHOULD THE ARCHITECTURAL COMMITTEE REQUIRE SUBMISSION FOR APPROVAL. 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 ARCHITECTURAL COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE ARCHITECTURAL COMMITTEE. FOLLOWING THESE GUIDELINES 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 sent to:

Villages of Eastridge Homeowners Association
C/O Renaissance Community Partners
633 E Ray Rd, Suite 122
Gilbert, AZ 85295
480-813-6788 / Fax 480-545-6196

The following information should be included with the submittal:

1. **Application Form - Architectural Committee Review Form - a** completed application form (copies may be obtained from the sales or management office).
2. **Plot Plan** - A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans. Plot plans are available at the sales office.
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.

All buildings, structures and other improvements erected within Villages of Eastridge Homeowners Association and the use and appearance of all land within Villages of Eastridge Homeowners Association, shall comply with all applicable City zoning and code requirements as well as the Declaration and these Guidelines.

REVIEW - APPROVAL AND/OR DISAPPROVAL

The Architectural Committee shall have 45 days after submittal of plans to approve or disapprove plans. The management company will give no verbal approvals/disapprovals. All decisions will be mailed via US Mail.

Review and approval or disapproval 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 respect to topography and finished grade elevation is also considered.

Neither the Architectural 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 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 Guidelines.

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.

Appeal Process

The decision of the Committee is final. There is no option for appealing to the Board for re-consideration.

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

DESIGN GUIDELINES

ANTENNA/EXTERIOR ACCESSORIES: No antenna, satellite receiving station or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be erected, used or maintained outdoors so as to be Visible from Neighboring Property unless approved by the Architectural Committee; provided, however, with respect to antennas and other devices for the reception of video programming signals covered by 47 CFR Part 1, Subpart S, Section 1.4000 (or any successor provision promulgated under the Telecommunications Act of 1996, as amended from time to time) (collectively the "Permitted Antenna"), an owner may install a Permitted Antenna on his Lot if written notice identifying the type of Permitted Antenna is given to the Association, and, to the extent the following can be done without precluding the reception of an acceptable quality signal, the Permitted Antenna is installed so as to be inconspicuous from adjacent Lots and Common Area in a manner that is architecturally compatible with the overall theme of the Project. This provision shall be interpreted in a manner to be consistent with the Telecommunications Act of 1996, as amended from time to time, and the regulations promulgated thereunder. The Architectural Committee may permit one or more aerial satellite dishes or satellite communication systems, and/or other apparatus and equipment for an antenna or cable system for the benefit of all or portions of the Project.

CLOTHESLINES: are not permitted in the project unless they are below the height of the fence surrounding the area where the clothesline is placed.

AWNINGS: All awnings must be approved by the Architectural 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 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. 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

1. Portable basketball goals are permitted in front and rear yards. "Portable basketball goals" shall refer to basketball equipment that has a base that is not permanently installed in the ground.
2. Portable basketball hoops should be stored in a manner so as to not inhibit the view or impede public access ways (streets) within the community.
3. Portable basketball hoops should be used only on a Member's lot and not in the common areas or public access ways (streets).
4. Pole mounted backboard and goals are acceptable. Poles must be set in the ground permanently. Backboards shall not be attached to the house, garage or roof.
5. All basketball goals must be installed so as not to interfere while in use or otherwise, with surrounding lots, lot lines, public access ways, sidewalks, or common areas.
6. All basketball poles must either match the color of the body of the exterior of the home or be black.
7. 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, or be clear Plexiglas.
8. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc., constitute grounds for fines and/or removal.
9. Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
10. Courts may NOT be painted or permanently outlined on the driveway or other concrete surfaces.
11. Lighting for night use of the equipment is prohibited.

All basketball goals located in the rear yard must comply with all above applicable guidelines. Basketball equipment does not need to be submitted for approval providing the equipment is in compliance with the above rules.

DECORATIVE ITEMS: Front yard item(s) of a permanent nature must be submitted for approval by the Architectural 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 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 decorations may be installed 40 days prior to the holiday and must be removed within 40 days after the holiday.

DECORATIVE SEASONAL ITEMS: Decorative seasonal items are allowed without architectural approval if temporary and non-fixed. Seasonal decorations should appropriately follow the seasons.

DECORATIVE ART ON HOUSES: Decorative Art on houses shall be neutral in color and limited to two items. Dimensions of decorative art shall be no greater than three feet in length, width and diameter.

WATER FEATURES, STATUARY, ETC.: Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Architectural Committee, except on lots with view fencing. Water features may not exceed 4½ 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 Architectural Committee. Front yard water features should be constructed so as to not create a standing water hazard to surrounding neighbors (i.e., enclosing fountain behind a courtyard wall).

DRIVEWAY EXTENSIONS AND SIDEWALKS: Driveway extensions will be reviewed for approval provided 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 plat map with exact lot dimensions and the location and dimensions of the proposed extension.
3. The total dimension may not exceed thirty feet (30) of contiguous frontage or **sixty percent (60%)** of the lot width (existing plus extension) as measured at its widest point, whichever is less.
4. All extensions must end one foot from the side property line. The area between the extension and the lot line must be landscaped with the same groundcover used in the front yard or a material approved by the Architectural Committee.
5. Painting of paved surfaces is allowed, as long as the finish is clear. Colored paint for concrete driveways and sidewalks must be approved by the Architectural Review Committee.

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

1. The additional sidewalk is three feet or less in width, is one foot or more from the property line, and is one foot or more from the home.
2. The area between the home and the sidewalk addition must have groundcover installed to match the existing groundcover.

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

Additional sidewalks in any other location in the front yard 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 information on the height of all walls that 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 Committee prior to construction. Walls must match the existing wall in texture and color.

Perimeter walls on lots bordering common areas may NOT be torn down to allow access to rear yards. **AN ASSESSMENT OF \$2,000.00 WILL IS ASSESSED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT ARCHITECTURAL COMMITTEE APPROVAL (per Section 7.3 of the CC&R's).** Access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion, and include repairing the old wall to match the texture and color of the remaining wall.

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.

FLAGPOLES: Per Arizona State Bill 1055 signed by the Governor on April 29, 2002, the following rules shall apply to flagpoles in this community:

Display of the American / Arizona State Flags:

1. These flags may be displayed from sunrise to sunset unless the flag is lighted.
2. These flags 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 American flag.
4. If the American flag is displayed from a vertical flagpole or a flagpole/staff projecting horizontally or at an angle from a windowsill or front of a home, the union of the flag (blue, where the stars are located) should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
5. 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.
6. The flag should never touch anything beneath it (the ground, a floor, water, or merchandise).
7. The flag should never be fastened, displayed, used, or stored in such a manner as to permit it to be easily torn down, soiled, or damaged in any way.
8. The flag, when it is in such condition that it is no longer a fitting emblem for display, must be removed and replaced with a new flag.

Placement of American/Arizona State Flags Display; Poles; Number of Flags:

1. Prior to installing a flagpole on any Lot, the Owner of said Lot must, in writing, submit a request, including specific plans detailing the height, type, location, method of installation, and color of the pole to the Architectural Committee for approval.
2. Only one (1) flagpole of any type is allowed on a Lot.
3. The height of a flagpole can be no taller 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: the sidewalk (or the street, if no sidewalk

exists); any common area; or any neighbor's property line.

4. There shall be no more than one (1) American / Arizona State flag displayed at any one time on a Lot.
5. The Association permits display of a reasonable number of additional American flags on the following National Holidays only (to be removed no later than 5:00 p.m. of the following day): Memorial Day, Flag Day, July 4, Labor day, Veterans Day.
6. The American / Arizona State flags may not be placed on common area.

GATES: All requests for additional gates or gates other than that which were offered by the original developer of the lot/home must be submitted for architectural approval. The Architectural Committee must approve placement of gate(s). Double gates may be installed to allow wider access to rear yards on garage side of yard only. All gates (double or single) should be of the same material, design and color as the originally installed single gates unless approved by the Architectural Committee. Gates may be painted to match the fence with approval from the Architectural 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 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 Architectural 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.

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

PAINT COLORS: 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. Asphalt shingles (including rolled shingles) are expressly prohibited unless used on the original roof of the home.

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 Architectural 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 nothing unsightly is erected.

The maximum height that will be considered for approval of swing sets and other play equipment shall be ten (10) feet. 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 five (5) 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 photograph of the structure, total dimensions, materials and a plat 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: a "neutral" color (off white, beige, or light brown); a single solid color of red, blue, green, or yellow; or striped with white and one (1) other color (either red, blue, green, or yellow). Prints and multi-colored striped canopies are prohibited.

POOLS AND SPAS: Pools and spas do not require the prior approval of the Architectural Design Review Committee. Perimeter walls on lots bordering common areas may NOT be torn down to allow access to rear yards. **AN ASSESSMENT OF \$2,000.00 WILL BE ASSESSED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT ARCHITECTURAL COMMITTEE APPROVAL (per Section 7.3 of the CC&R's).** Access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion and include repairing the old 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 Architectural Committee.)

Pools may not be backwashed into any common area. Check with your pool contractor concerning City ordinance requirements for backwashing. The Association will repair damage, including erosion, to common area due to backwashing 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 (4) feet in height, stuccoed and painted to match the base color of the home. All other screen materials require approval from the Architectural Committee.

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 this document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall not be located or installed or maintained anywhere on a Lot if it is visible from neighboring property.

SECURITY LIGHTING/DEVICES: Security lighting must be directed as to not 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. 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 Architectural Committee approval.

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

1. Signs required by legal proceedings;
2. Not more than two (2) identification signs for individual detached residences, each with a face area of seventy-two (72) square inches or less;
3. Such other signs (including but not limited to "for sale" and "for lease" signs, security company signs associated with a home security system installed in the home, construction job identification signs, builders' signs, directional signs, and subdivision identification signs) which are in conformance with the requirements of Maricopa County and/or City of Mesa, as applicable, and which have been approved in writing by the Architectural Committee or the Declarant as to size, color, design, message content, and location.

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 ridgeline. Visibility must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the Architectural Committee.

STORAGE SHEDS: A storage shed is defined as a structure used exclusively for storage and not exceeding 120 square feet of roof area. Storage sheds will be permitted and need not be submitted for approval, provided the shed meets the following requirements:

1. Maximum height of the shed, including roof, does not exceed seven (7) feet;
2. Maximum height of the shed, including roof, does not exceed eight (8) feet, or extend more than two (2) feet above the property fence line at the location of the installation, whichever is less, and the shed is placed at least three (3) feet from all party walls and perimeter walls within the community.
3. Main color and accent colors should match the house if possible. Neutral colors such as off white and tan are also acceptable. Colors should be non-reflective.

Materials can be wood, plastic, vinyl clad metal, or painted metal. Shed must be maintained in original condition. The Association retains the right to determine when the shed must be repaired or removed to deterioration.

Sheds not meeting the above noted specifications will need to be submitted to the Architectural Committee and will be considered on a case-by-case basis.

If placed in a yard with a view fence, the shed must be screened from view with approved plant materials. Placement of a shed in a yard with a view fence requires approval of the Architectural Committee prior to installation.

Any structure with an intended use other than storage, or with a height and/or area greater than the above guidelines will be classified as an "accessory building".

WINDOWS: Permanent draperies or suitable window treatments shall be installed on all front-facing windows within one hundred and twenty (120) days of occupancy. No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, 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.

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Architectural Approval Request Form

Submit to: Renaissance Community Partners
633 E Ray Rd, Suite 122
Gilbert, AZ 85296
480-813-6788
480-545-6196 fax

Requested By: _____ Date: _____

Name: _____ Lot/Account Number: _____

Address: _____ Telephone: _____

General Description of work to be performed: Include dimensions, shapes, colors, and locations.
***Please attach a sketch, photograph or sales brochure illustrations of desired addition and/or modifications**

I will assume the responsibility for any work under the above-proposed improvement that my contractor or I, accomplish which may, in the future adversely affect to common area. I will assume responsibility for all future maintenance of this addition or improvement.

**** Notice: Please ensure you are current in payments of all funds owed the Association.**

Homeowner's signature: _____ **Date:** _____

Some landscaping changes require adjacent owners input prior to installation. The undersigned adjacent owners have no objections to the proposed improvement:

#1 – Owner signature: _____ Date: _____

#2 – Owner signature: _____ Date: _____

Notice to Owners – Your improvements may require a permit from the City/County Building Department. You should check with the department about permits before starting any work. All work must be completed within 6 months of approval.

For Board Use Only

Date received by Architectural Committee: _____	Date of Decision: _____
Approval _____	Disapproval _____