

Required ARC Approvals

Homeowners of The Greens: The Architectural Review Committee (ARC) has prepared this brief checklist for your reference when you are considering changes or enhancements to your home or yard. By no means does this list include all projects that may be considered, but hopefully, it will assist homeowners in knowing when a permit is required for those most common projects. As is always the case, contact ARC members should you have questions. Anything in the yard, on the exterior, or on the roof not specifically stated as allowed without needing ARC approval, requires approval by ARC. Items planted or installed prior to the date of this document do not need retroactive ARC approval. Replacement of those items must follow ARC guidelines.

Within Walled-in Back Yard

No approval needed from ARC

- Plant anything that is below fence/wall height and will remain less than 10 feet tall at maturity
- Change grading, stones, river rock and walkways.
- Addition or modification of irrigation system
- Removal of plantings is at the discretion of the homeowner

Needs ARC Approval

- Add or modify anything that will exceed wall height for example: raised gardens, water features, patio, pool, spa, or a barbeque island
- Plant any tree or any plantings which initially extend above wall/fence or will exceed 10 feet at maturity
- Placement of any sculpture that exceeds height of wall

Within Walled-in Front Court Yard

No approval needed from ARC

- Plant anything that is below level of wall and will remain less than 6 feet tall
- Addition or modification of ground lighting (downward lighting is recommended)
- Addition or modification of irrigation system.

Needs ARC Approval

- Plant any tree or any plantings that initially extend above wall or will exceed 6 feet at maturity
- Addition or modification of walkways, patios, and entryway
- Addition or modification of a security or screen door.
- Addition or modification of courtyard wall
- Addition or modification of courtyard gate
- Placement of any sculpture that exceeds height of wall

Front Yard with no existing wall

No approval needed from ARC

- Addition or modification of yard lighting only downward lighting is acceptable
- Addition or modification of irrigation system
- Removal of damaged plantings is at the discretion of the homeowner.
- Routine addition of gravel and river rock

Needs ARC Approval

- Planting of or addition to landscaping regardless of size, unless seasonal in nature.
- Modification of grading or river rock
- Replacement of yard stone
- Placement of any sculpture or decorative item larger than 2 feet tall
- Addition or modification of walkways, driveway, patios or entryway to residence

Exterior Of Home

No approval needed from ARC

- Routine maintenance such as repair of cracks

Needs ARC Approval

- Repainting of existing color or new color
- Addition, replacement or modification of wall lighting
- Addition, replacement or modification of shutters and awnings
- Addition, replacement or modification of windows or doors
- Addition, replacement or modification of window or patio screens
- Addition, replacement or modification of shade structures in front and back yards
- Installation of Arizona Room (screened porch on rear of home)
- Installation of both Solar and Security Roll-Up Screens

Roof - Flat or Peaked

No approval needed from ARC

- Routine maintenance such as roof coating and tile repair
- Replacement of Heating/Air Conditioning unit is at the discretion of the homeowner, NOTE: if A/C unit is mounted on ground, the screening wall must be sufficient to hide the A/C unit from the street.

Needs ARC Approval

- Any change, addition or modification on the roof including but not limited to solar equipment, antennas, etc.
- Entire roof tile replacement or the color of the roof tiles if color change is desired

ARC 3/18/13