

ARC

DESIGN GUIDELINES

**The Greens at
Santa Rita Springs
Homeowners Association**

Effective November 19, 2018

Supersedes and replaces all prior ARC Guidelines

DESIGN GUIDELINES

ARCHITECTURAL REVIEW COMMITTEE (ARC)

THE GREENS AT SANTA RITA SPRINGS HOA

Enforcement of the Design Guidelines is provided for by the CC&Rs, which have been adopted and recorded by the Greens Homeowners Association. These Design Guidelines apply to exterior painting, external modifications and additions to homes, and landscaping. These Guidelines and the ARC approval process are intended to protect the aesthetic appeal of the community regarding architecture, appearance, and landscaping. These Guidelines are not the exclusive basis for decisions of the ARC and compliance with the Guidelines does not, in and of itself, guarantee approval of any application

PROCESS OF APPROVAL AND COMPLETION OF PROPERTY IMPROVEMENTS

The ARC process begins when a homeowner initiates the "Request for External Improvements/Alterations", a form that is available at each mail kiosk or from an ARC member. A completed form with related materials is submitted to the ARC for consideration. When in doubt, complete and return the form or call your ARC representative.

A complete submission must include full details of the project including -

- The owner's name, phone number, address and lot number
- Name, address, license number and phone number of any contractor(s) to be used. (Unlicensed contractors are limited to projects up to \$750 according to the Arizona Registry of Contractors.)
- A time schedule of when the work will be performed and proposed completion date.
- A detailed description of work to be done
- A list of materials to be used. When painting is involved, the list must include the name of the paint manufacturer, name and paint ID Number of colors to be used, plus paint chip samples.
- Accurate scale drawings (approved by Pima County, if required) and exact location of the proposed addition or deletion including a surveyor's report where applicable. For room additions or other structures that tie into the roof line, a drawing that includes elevations of the various parts of the structure must be attached.

The ARC will accept and review only signed correspondence submitted by the homeowner. The homeowner has the option of appearing at the ARC committee meeting called to discuss the application to explain/discuss the details of the

application. The ARC meets once a month and normally acts upon a request at that time. Meeting dates, times, and locations will be posted on the HOA website.

No project may be started until the ARC has issued written approval. When approval is granted, a permit form is issued and a member of the ARC is designated as the point of contact for the project. When the project is completed in a manner that satisfies the ARC, the ARC point of contact signs off on the permit, and the permit and related information is filed by the committee in the lot file which is kept in the gate house at the S. Abrego entrance to the Greens.

In the event an application is denied by the ARC, the homeowner may request reconsideration by the ARC, and if the homeowner desires, may appear at the next meeting of the ARC to present arguments for reconsideration, discuss the reasons for denial, and/or reach a compromise that satisfies the homeowner and results in ARC approval. Reconsideration can only occur if the homeowner or representative appears before the ARC or submits written reasons why the reconsideration is requested and the homeowner believes the original decision should be changed.

If the ARC again denies approval of the project following reconsideration, the homeowner may appeal to the HOA Board of Directors. The Board will schedule a meeting with the homeowner within a reasonable number of days, discuss the dispute and render a decision.

Subject to approval by the Board of Directors, ARC may grant a variance from these guidelines in accordance with CCR Section 5.8 when unique circumstances such as topography, natural obstructions, or aesthetic or environmental considerations dictate a variance. Such variance shall not unduly change the spirit of the ARC Guidelines.

Meetings of the ARC, are set by the ARC and subject to change. An ARC meeting is the time when most projects are addressed and considered for approval. If a homeowner has an extraordinary need for rapid approval of a project, the homeowner may request rapid approval, and it will be considered.

If the ARC has not acted on a project that has been fully submitted, including all related documents and detail, within 45 days of submission, the project is deemed approved provided all elements of the project are consistent with the ARC Guidelines. The homeowner has 120 days from the date of issue of the project permit to complete all details of the project. In the event work cannot be completed within this time frame, a written request for an extension must be submitted to the ARC prior to the end of the 120 days, but no project may be extended beyond one year from the date of approval.

The ARC may require a homeowner to halt any work being performed by the homeowner or a contractor for which an application was not received, is incomplete or was denied. The homeowner may be required to return the premises to the original condition. Failure of the homeowner to halt the work and return the premises to the original condition, if ordered, may result in action at law or in equity, either by injunction, action for damages, or such other remedy as may be available.

LANDSCAPE AND ARCHITECTURAL STANDARDS

1. Landscaping

a. The character of the landscaping to be placed on each lot must be compatible with the existing landscaping of the neighborhood, and must be approved by the ARC. This does not apply to small potted pots, seasonal flowers, seasonal decorations, or plantings enclosed by and below the height of the rear wall. ARC approval is needed for any large decorations such as animals, ceramic, wooden or metal objects, etc. Palm trees must be trimmed of dead fronds each year by June 1, due to potential fire hazard from lightning strikes during monsoon season, and potential physical injuries due to falling fronds. If the owner does not comply, the palms will be trimmed by a licensed and bonded contractor, with the cost to be paid by the homeowner.

b. Views are not guaranteed by the HOA. Views may be affected by the growth of trees and shrubs or umbrellas and the like. View obstructions on private property are to be resolved by neighbors so affected. View obstructions on common Grounds are resolved by the Board of Directors and homeowner(s) affected.

2. Exterior Material, Color, Appearance

a. Additions and renovations to the exterior house surface must be approved by the ARC and must be Spanish Lace stucco, but can include areas of brick accent or brick façade or other material which promote and enhance the appearance of the neighborhood.

b. On March 19, 2018, the Board approved new paint colors for all townhomes. The base color is Apache Tan – Dunn Edwards #DEC746 and the trim color is Mesa Tan – Dunn Edwards #DEC718. These are the only colors approved for the townhomes. If a homeowner wishes to paint the base or trim of his/her home colors different from the colors existing on the home, he/she must apply for permission from the ARC. All listings in Attachment A within these guidelines will be approved. Applications that request the use of paint colors manufactured by companies other than Dunn-Edwards will be accepted if the color is approved by ARC. (For information on acceptable colors refer to Attachment A).

c. If a homeowner wants to repaint his/her home the same as the existing colors on the base and trim they should send a fully completed ARC Request Form that includes the name of the paint manufacturer, paint color name and ID Number and a statement that the colors are identical to the existing colors on the home. If ARC has questions, painting shall not proceed until the questions raised by the ARC are resolved to the satisfaction of the ARC.

3. Lighting and Solar power

a. Landscape lighting may not exceed 24 inches in height and the profile design should reflect the light toward the ground with exception of light for flagpoles. The light standards must be spaced sufficiently apart to create small separate pools of light around each standard. The light source must be low power and be low pressure sodium incandescent or other low power technology. Lights installed to illuminate trees, cactus and other like upright items are not encouraged as the Whipple Observatory on Mr. Hopkins' requests that property owners minimize lighting installations that project upward. The Greens at Santa Rita Springs is located in a "Dark Sky" community per

Tucson and Pima County Ordinance # 2012-14 "Outdoor lighting for the City of Tucson and Pima County Arizona." All outdoor lights shall not exceed 40 watts incandescent or E-27 L.E.D. bulbs. Clear glass type wall lights are no longer permitted for replacement of existing fixture, only down lighting fixtures are allowed. The Greens HOA ARC request must be submitted for replacement.

b. Solar power installations require ARC approval and must be placed so as to not be visible from the streets if possible and minimally visible by neighbors as much as applicable state and federal guidelines allow. ARC will work with the homeowner to minimize the visual impact of the installation.

4. Roofs

Roof design and construction materials for additions to existing homes are subject to approval by the ARC. Pitched roofs must be constructed of concrete or clay tile. If a homeowner wishes to change roof tiles or the color of the roof tiles, the homeowner must receive approval of the ARC. Shingled roofs are prohibited. Other than originally installed HVAC units, their replacements, or solar equipment, no other mechanical equipment will be permitted on roofs unless shielded from street views by a parapet approved by the ARC.

5. Wrought Iron Security Doors, Windows and Enclosures,

A homeowner must receive permission from the ARC prior to any installation to protect doors, windows, and front, side or rear courtyards. Decorative wrought iron door screens, decorative shutters, solar and roll security window screens, and combinations of wood, fabric, tile, or metal awnings will be considered. Colors of such installations must match the house base or trim or be another color that complements the color of the house subject to the approval of the ARC.

The metal sections of perimeter fences and the metal gates installed in the metal sections of perimeter fences such as those facing the golf course shall be painted the color Dunn-Edwards Hedgehog #DE1052 or its equivalent. Brick (or slump block) in perimeter walls shall be the same size and color as the other perimeter walls in the Greens. Metal gates located in brick or slump block walls shall be painted black or be painted to match the base color of the house. Wooden gates in brick or slump block walls shall be painted to match the base color of the house or stained. The height of perimeter fences and walls is limited to 4 feet unless a greater height is approved by the ARC.

6. Reflective Finishes

No highly reflective finishes (other than glass which may not be mirrored) may be used on exterior surfaces. This includes all exterior surfaces of the roof, projections above the roof, patio walls, doors, trim, fences pipes, and any equipment. Reflective types of window tinting are not permitted.

7. Building Projections

Chimney flues, vents, gutters, down spouts, utility boxes, railings, stairways, room size air conditioners and heat pumps installed in windows or walls, and all other architectural building projections must be painted to match the base color of the house. Decorative

wood posts and beams, awnings, shutters, vigas, korbels, etc. can either be stained or painted to complement the appearance of the house. Ground and roof mounted HVAC equipment does not need to be painted to match the color of the house.

8. Satellite Dishes

Satellite dishes may be installed in accordance with FCC guidelines. The HOA requires that dishes be installed as to not be visible from the streets and minimally by neighbors as much as FCG guidelines & regulations allow. All exposed wires must be painted to match the color of the house. ARC will work with the homeowners to minimize the visual impact of the installation.

9. Radio or TV Antennas & Flag poles

All radio or TV antennas are not to be visible from the street and minimally by neighbors. Antennas shall not be placed on the street side of the property or extend above the roof line of the home. All exposed wires must be painted to match the color of the house. Flag poles are permitted to display only those flags that State or Federal statutes require HOA's to permit, i.e., US Flag, Arizona State Flag, Flags of the US Air Force, Army, Navy, Marine Corps, or Coast Guard, POWMIA Flags and Arizona Indian Nations Flag. Flag poles shall be 15 feet or less in height. A light source on flags that are displayed must be low power and not intrude on a neighbor's home or patio. Federal law defines the freedom to display the US flag on residential property subject to the restrictions for proper display imposed by the US flag code.

ARC approval is required for antennas and flag poles.

10 Patios and Courtyards

Patios and courtyards must be designed as an integral part of the main residence and comply with setback requirements. Colors of patio enclosures, screens and awnings must match or complement the colors on the house. Patio and courtyard enclosure fences and walls are limited to 4 feet in height unless a greater height is approved by the ARC.

11. Exterior Installations

Section 5.5 of the CCR's specifically prohibits exterior installations unless constructed in strict compliance with these guidelines. ARC will consider open sided exterior structures such as ramadas, pergolas, gazebos, etc. which provide shade and enhance the enjoyment of the rear yard. Colors must match or complement the colors on the house. ARC will not consider any of the other listed items in Section 5.5 unless specifically addressed elsewhere in these guidelines or in Section 13 of the CCR's. Storage sheds of any variety are not allowed.

12. Driveways pathways and sidewalks

a. Driveways and sidewalks must be concrete. A sidewalk is defined as the cement walkway running parallel to the street where pedestrians walk. The pathway is defined as the walkway going from the sidewalk or driveway to the entrance of the house or to the back yard.

b. Glazing or other finishes of driveways, pathways and sidewalks are not allowed. ARC must approve brick or flagstone accents of driveways, pathways and sidewalks. ARC must approve the installation of a decorative or brick pathway.

c. Driveways and pathways painted, glazed or having other finishes prior to the ARC Guideline revisions of 2006, will be allowed to refinish those surfaces with paint, glazing or other finishes as approved by ARC. If the driveway or pathway is replaced for any reason, further painting, glazing, or other finish will not be allowed. The only approved paint color for driveways is contained in the formula on record at ACE Hardware under file titled: "Greens Concrete". Hot Trax Garage Floor Coating formula B32, C24, L2Y4

c. Newspaper tubes and mailboxes in front of houses are not allowed.

d. Trash containers must be of solid construction including a secured lid. Plastic bags are to be used for landscaping waste. Residents must utilize the waste/trash collection company contracted through the HOA.

13. Ground mounted HVAC and Generators

All ground mounted HVAC and generators shall be shielded from the street by a brick wall. Replacement of the originally installed HVAC and generators equipment may require the addition of a soldier wall to accommodate the increased height of any new installation.

14. Licensed Contractors

The ARC recommends that homeowners select a licensed and bonded contractor for improvement projects on their property. The Registrar of Contractors @ 520-628-6345 will check licensing status.

15. Pima County Permits

It is the homeowner's responsibility to obtain any necessary government permits.

16. APPEALS

Arizona statute allows for certain types of disputes between a homeowner and an HOA to be submitted to the Department of Building and Fire Safety (DBFS) for resolution when the subject of the dispute is within the jurisdiction of the DBFS as defined by statute. Either the HOA or the homeowner may petition the DBFS for a hearing.

17. ARC Committee Membership

The Architectural Review Committee shall consist of three to seven members appointed by the Board of Directors of The Greens Homeowners Assoc., which includes a Board member as Chairperson.

18. Amendments to the Guidelines

These ARC Guidelines may be amended or rewritten as needed. Any change in these guidelines must be approved by the Board of Directors of the Greens HOA. If there is any conflict between these Guidelines and the CC&Rs of the association, the CC&Rs

prevail. If there is any conflict between these Guidelines and state or federal law, the law shall prevail.

ATTACHMENT A
COLORS FOR OUTSIDE BASE OR TRIM

NOTE: Records of paint for the exterior base and trim colors as approved by the builder, Dorn Homes, or prior ARCs are incomplete for homes within The Greens. Lists #1, #2, & #3 below provide colors from manufacturer Dunn-Edwards and have been approved in the past but there have been others. If a resident applies to paint the base or trim of his/her home a color other than one listed below, and the resident has information to assist the ARC to determine whether the color(s) listed in the application is (are) the color(s) existing on the home or another home in the Greens HOA, such information must be attached to the application. List #4 includes current colors from Dunn-Edwards and are pre- approved for use. List #5 includes other colors for Exterior base or trim approved by past ARCs.

List #1 Dunn - Edwards Premier Classic "2000' (Base or Trim)

- PC 2310 Two Diablos
- PC 2330 Rodeo Jack
- PC 2460 Copper Dust
- PC 2500 Shaggy Barked
- PC 2640 Canyon Land

List # 2 Dunn - Edwards "High Performance Colors" (Base or Trim)

- SP 2500 Ajo Lily
- SP 514 Bone China
- SP 2820 Quicksand
- SP 2460 Mesquite Toe
- SP 60 Navajo White
- SP 224A Riverbed
- SP 2900 Yuma Wrangler

List #3 Dunn-Edwards - Other known colors in use (Base or Trim)

- SP 51 Birchwood
- Q1-19D Flintsmoke
- DE 1052 Hedgehog
- SP 83 Jakarta
- Qt4-18t Stone Beige
- DEC-738 Travertine

List #4 Dunn-Edwards -"Exteriors" Pre-approved by the ARC

BASE COLORS

- DEW341 Swiss Coffee
- DE6277 Pebble Walk
- DEC747 Sahara
- DEC Hickory
- DEW380 White

TRIM COLORS

- DE6069 Bannister Brown
- DE6124 Whole Wheat
- DE6377 Boat Anchor
- DE6398 Louisiana Mudd
- DEC705 Burnt Crimson

October 10, 2006

(List #4 continued on next page)

BASE COLORS

DEC7654 Bone
DEC77A Drifting
DEC785 Whisper Gray
DEC795 Gray Pearl
CE6162 Antique Lace

DE6178 Boutique Beige
DE6233 Limestone
DE6211 Lightbeige
DE6220 Porous Stone
DE6148 Antique Linen

DE6150 Gourmet Honey
DEW338 White Heat
DE5464 Coffee Cream
DE5365 Burnished Cream
DEW379 Igloo

DEC726 Adobe
DE6214 Pigeon Gray
DEC740 Sandcastle
DEC764 Inside Passage
DEC760 Desert Gray

DEC716 Stonish Beige
DEC748 Oyster
DE6057 Raindrops
DE6059 Chocolate Milk
DE5323 Quiet Splendor
DE6135 Verona Beach

DEW340 Whisper
DE6149 Cream Washed

List #5 – More recent colors approved by the ARC to April, '09

BASE COLORS

DE5186 Secluded Canyon
DE6054 Prairie Dog
DE798 Sunset Cove
True Value Frazze cl 1584D
Minaki
Behr Base Masonry#X50
Crystal White
Behr #dec756-lrv-8€
Weathered Brown
Ace Hdw G5Y18F1y22
Royal Shield
Benjamin Moore #1131
Autumn Leaf

TRIM COLORS

DE6231 Shaker Gray
DE6314 Dark Pewter
DE6376 Looking Glass
DEC755 Cocoa
DEC776 Courtyard Green

DEC756 Weathered Brown
DE6229 Calico Rock
DEA Cherry Cola
DEA157 Cellar Door
DE6151 Warm Butterscotch

DE5825 Deepest Sea
DE Wooden Peg
DEA 162 Log Cabin
DE6230 Center Ridge
DE6021 Outer Boundary

DE6216 Barrel Stove
DEA181 Refined Green
DEC750 Bison Beige
DE6062 Tea Bag
DEC798 Teliesin Blue

DE6384 Iron Fixture
DE6060 Twilight Taupe
DE6137 TanPlan
DE6223 Mission Trail
DE6335 Novelty Navy
DEC718 Mesa Tan

DEA149 Spiced Berry
DE6333Hamilton Blue
DEC743 High Noon

TRIM COLORS

DE750 Bison Beige
DE6384Iron Fixture

True Value Frazze#cl15886a
Catagrophe
Benjamin Moore #1131
Maplewood