

Sabino Vista Hills Homeowners
Association
Architectural Review Committee (ARC)
Guidelines

Version	Date	Rationale
1.0	23 October 2018	Issued
1.1	20 August 2022	Electronic communication and authorize property management company approve certain requests

This document is intended to outline the design review process and related design standards for common individual homeowner projects. Typically, these projects are undertaken at some point after original construction has been completed.

Each of the ARC guidelines is a separate and distinct document and is primarily used by homeowners undertaking alterations, revisions, new structures, pools, fencing, external modifications or changes, new landscaping, removing/replacing front/side yard vegetation, and/or exterior painting to name a few.

These Design Guidelines (DG) may at any time be amended. It is the sole responsibility of the owner of the property to obtain and review a copy of the applicable and most recently revised DG document prior to the project or issue in question and comply with all applicable government regulations, ordinances, and procedures and to adequately coordinate such required governmental reviews with the process and procedures outlined in these DG.

In general, the ARC reviews structural additions plans for architectural consistency within the community. The Association encourages Owners who are planning any of these projects to consider minimizing neighboring property interference (views, color clashes, lighting).

1.0 Specific approval conditions, exclusions, etc. for structural additions or similar change

- 1) All structural additions that exceed six feet in height must maintain a five foot setback to adjacent side property line and a ten foot setback to any adjacent rear property line. Any freestanding structural additions must maintain a ten foot separation to main house structure. Further, all structural additions must also comply with Pima County building codes.
- 2) A site plan must be submitted that shows the location of existing structure on the Lot, including walls, and depicts all of the property lines and setbacks required by Pima County under the CR-1 zoning designation.

2.0 Detached portable storage sheds

- 1) Portable storage sheds cannot be visible and cannot exceed the height of the surround wall. Storage sheds are not permitted in front yards or side yards or in front of the privacy wall.

3.0 Carports are not permitted.

4.0 Permanent tent structures or similar are not permitted. (Temporary tents may be permitted in the rear yard only, for a period not to exceed 7 calendar days.)

5.0 Recreational equipment or similar (temporary or permanent). The layout of area where recreational equipment is to be installed, with a description of equipment, proposed color, design and dimensions of equipment is required. Sample brochures, pictorial drawings, or photographs of similar equipment are helpful. Permanent attachment of recreational equipment to house structure requires prior ARC approval.

- 1) Playhouses
- 2) Play gyms
- 3) Basketball Backboard/Pole

6.0 Mechanical Equipment

- 1) Air Conditioners*
- 2) Solar Heaters/Panels*

7.0 Exterior

- 1) Front Door*

- 2) Painting*
- 3) Garage Door*
- 4) Fascia*
- 5) Window Frames*
- 6) Window Screening*

8.0 Pools/Spas- Design layout with pool specifications noting the following (at a minimum): type of pool filtering system, wall up/down access to pool area during construction, lighting enhancement around pool area, location of height of pool equipment. A pool contractor will usually provide a layout with specifications. Set back requirements are per Pima County.

9.0 Yardscaping – A conceptual landscape layout plan that identifies location of vegetation, irrigation location etc. No landscape or other improvement will be permitted without prior ARC approval.

- 1) New Vegetation*
- 2) Rocks and Boulders*
- 3) Drainage

10.0 Ornamentation or similar-

- 1) Flagpoles*
- 2) Yard Ornaments
- 3) Statues

11.0 Enclosure Projects or similar

- 1) Walls (privacy, party, buffer)
- 2) Gates/Gate Screening
- 3) Fencing

12.0 Antennas/Satellite Dishes (subject to FCC regulation)

- 1) Dish/Microwave*
 - 2) Cabling/mounting hardware*
 - 3) Ham Radios Antennas*
- 13.0 Doors/Windows/Awnings or similar
- 1) Window Framing*
 - 2) Sunscreens (solar and film)*
 - 3) Gutters*
 - 4) Rolling Shutters*
 - 5) Exterior Awnings
- 14.0 Roof-mounted devices
- 1) Solar Panels or similar*
- 15.0 Roofing
- 1) Replacement or renewal of shingles and tiles*(with same color)
 - 2) Structural additions
 - 3) Roof Tiles*
- 16.0 Mailboxes
- 17.0 Driveways

Reviews of Submittals

The ARC, or its duly appointed representative, shall conduct reviews of submittals during its regular meetings or at such other times as it deems appropriate. The ARC will endeavor to respond in writing, including electronic communication, within 30 calendar days from submittal.

For simple requests, **indicated by an asterisk (*)**, the ARC has authorized our Property Management Company to review/ approve the submittal along with informing the ARC.

If the committee fails to reply within thirty {30} days, the request shall be considered denied. If the ARC rejects the request, final appeal may be addressed to the Board of Directors.

Work cannot be started on the project without prior ARC approval

Enforcement

These Design Guidelines shall be enforced by the ARC or the Association as provided herein. The ARC reserves the right to waive, vary, or otherwise modify any of the standards or procedures set forth herein at its discretion, for good cause shown. Notwithstanding this, the DG may not conflict with the provisions of the Declaration.