

Santa Fe Ridge

GUIDELINES FOR COMMUNITY LIVING

(www.santaferidgehoa.com)

COMMUNITY ORGANIZATION

Every resident of Santa Fe Ridge is a member of the Santa Fe Ridge Homeowners Association (“the “Association”), the entity responsible for the management of all common areas and related facilities, and administration of construction activities by homeowners in accordance with adopted architectural guidelines and standards.

The Board of Directors (the “Board”) manages the affairs of the Association. The Board has a wider range of powers, including the ability to adopt rules and regulations governing the use of the common areas and to employ a management firm to assist in the operation of the Association.

The Architectural Review Committee is established by the Board to review all improvements within Santa Fe Ridge, including new construction and modification to existing properties. The Architectural Review Committee has adopted architectural guidelines and standards to evaluate proposed construction activities.

ARCHITECTURAL REVIEW PROCESS

The Declaration of Covenants, Conditions and Restrictions, (the “CC&R’s”) requires the written approval of the Architectural Review Committee before any change to a site or building exterior of a residential property is made. Residents with proposed changes should contact the management company to obtain the necessary submittal documentation.

Simply stated, no new construction, remodeling, painting, or changes to landscaping is to occur on any lot or exterior of any home without the prior approval of the Architectural Review Committee. ALL APPROVED REQUESTS MUST COMPLETE WORK WITHIN 60 DAYS OF APPROVAL

The responsibility of the Architectural Review Committee is to assure the harmonious, high quality image of Santa Fe Ridge is implemented and maintained. It is the homeowner’s responsibility to assure any proposed construction is coordinated with, and where applicable, approved by local, state and federal government agencies. The Architectural Review Committee and Association assume no responsibility for obtaining these reviews and approvals.

The Board may, at its sole discretion, grant variances from the Design Guidelines. Variances will be granted only in extenuating circumstances, based upon the determination that a restriction would create an unreasonable hardship or burden since the adoption of the CC&R’s has rendered such a restriction obsolete. Any activity permitted by variance may not have an adverse effect upon other homeowners and must be in keeping with the high quality of life intended for Santa Fe Ridge.

DESIGN GUIDELINES

GENERAL PRINCIPLES

The purpose of the Architectural Review Committee is to assure consistent application of the Design Guidelines. The Design Guidelines promote those qualities in Santa Fe Ridge, which enhance the attractiveness and function utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

Relationship of Structures and Site

Treatment of the site must relate harmoniously to adjacent sites and structures that have a visual relationship to the proposed construction.

Protection of Neighbors

The interests of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design, which may have a substantial effect on neighboring properties.

Design Compatibility

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and even create safety hazards. The Architectural Review Committee assumes no responsibility for the safety or livability of new construction by virtue of design or workmanship.

BUILDING ARCHITECTURE

In General, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

Tennis Courts

Private tennis courts are not permitted due to the size of the lots and the adverse impact of lights and fences on neighboring properties.

Patio Covers

All permanent additions to a home, including patio covers and buildings, must be submitted to the Architectural Review Committee for review and approval prior to construction.

Storage Sheds

Backyard storage sheds must not peak more than 2 feet above the lowest neighboring section of fence. Approval from the Architectural Committee is required..

Antennas

No antenna or other device, (excluding satellite dish apparatus used for the reception of television signals), will be approved which can be seen above the home's surrounding block wall without prior written approval of the Architectural Review Committee.

Solar Panel or Solar Hot Water Heating Systems

No solar panels or solar hot water systems may be installed on any roof without prior written approval of the Architectural Review Committee.

Roof Equipment

No additional devices of any type, including evaporative coolers, air-condition units or other equipment shall be placed on any roof without prior written approval of the Architectural Review Committee.

General Landscaping

Each homeowner is responsible for keeping his yard neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material. All lots must be attractively landscaped.

Native soil is not an acceptable ground cover. If decomposed granite is used, it should be of a natural color.

Landscape Ornamentation

The utilization of non-living objects as ornaments in the landscape must be harmonious with the character of the neighborhood. Individual expression is permissible so long as it does not detract from this goal.

Landscape Maintenance

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include, but not limited too; watering, mowing, edging, pruning, removal or replacement of dead or dying plants, removal of weeds, noxious grasses, and removal of trash.

Exterior Lights

Any change of exterior lighting must be submitted to the Architectural Review Committee. This includes floodlights and any addition or change to coach lighting.

Gates

Any changes or replacement of gates (single or double) must be submitted to the Architectural Review Committee. All gates must be painted to match the house or if left natural wood, must be properly sealed with an appropriate weather resistant sealer. Gates must be kept in good repair.

Roofing

Any changes to or replacement of roofing must be submitted to the Architectural Review Committee for approval. In general, the color of roofing should complement the exterior color scheme of the house. Drip edge must be white, brown, or painted the same as the houses trim color, whichever is most complimentary to the roof and overall appearance of the house. At no time may the drip edge remain “unfinished” or left in a “bare metal” condition. Roof jacks and vents must be painted white, gray, brown, or the same as the houses trim color; whichever is most complimentary to the roof and overall appearance of the property. Any roofing contractor signage must be removed from the property upon completion of the roofing work.

Exterior House Paint

Prior to any exterior house re-painting an architectural request must be submitted to the Architectural Review Committee for review and approval. The submission of an architectural request is required if you are repainting with the existing colors or changing the color. The Architectural Review Committee has established an “approved” color palette, which must be used in selecting a paint scheme for your house. Please contact the management company for the “approved” palette or view on the Santa Fe Ridge web site.

Gloss paint may not be used on either the base or trim of your home. Flat paint should be used on the base of the house and either flat or satin should be used for the trim. Gloss paint is allowed on entry doors. Natural wood entry doors need not be painted, but should be stained and sealed. Bump-outs may be painted to match the houses “base” or “trim” color only. A third accent color is not allowed. Garage doors must be painted the same color as the houses base paint.

MISCELLANEOUS ITEMS

Swimming Pools

Prior to construction of a swimming pool, a homeowner should contact the management company to coordinate the point of construction access to assure damage to common landscaped areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of their homes. Pools may not be backwashed into drainage ditches, common landscaped areas, drainage-ways or streets. All backwash water should be retained on the owner’s lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. In the event a hole is made in a wall to backwash into prohibited areas, the Association may repair the wall and any damage to the landscape caused from backwashing at the homeowners expense. Swimming pool fence requirements are regulated by the City of Phoenix. It is the responsibility of the homeowner to contact the necessary agency to determine the safety fence requirements for your pool.

For safety reasons all openings in walls must be securely covered during construction to prevent children from entering and being injured. Pool plans themselves will not need an Architectural Review Committee approval, unless there is a feature (slide, water fall, etc.), that could be seen above the block wall. All walls and landscape must be returned to original condition on completion of the pool. Any swimming pool contractor signage must be removed from the property upon completion of the pool.

Flagpoles, Flags and Banners

Flagpoles are not recommended, homeowners are advised to use brackets mounted on the house or garage area to display flags. Sports team banners and/or other holiday banners are permitted on a temporary basis. These banners may be displayed no sooner than 15 prior to the start of the season and no later than 15 days after the end of the season. Homeowners are encouraged to only display banners close to the day of the special event, and then remove after the event.

Basketball Goals

Basketball goals will not be allowed to be directly attached to the house or garage. They will be allowed in driveways. The goal must be installed with the backboard toward the center of the homeowner's yard so that balls that miss the backboard land in their own yard. Goals may be installed in backyards with the approval of the Architectural Review Committee. The Architectural Review Committee must approve all basketball goals, including portable ones. When any approved goal that has been installed on the "wrong" side of the driveway is removed or replaced, for any reason, it must be moved to the correct side as described above. All portable goals should be moved behind the fence/gate when not in use.

Driveways

Driveways may not be expanded without the prior approval of the Architectural Review Committee. All driveways must be kept clear of debris, clean and free of oil and rust. Driveways may not be painted or have an epoxy coating applied to them.

Clotheslines

Clotheslines or other outside facilities for drying clothes are not allowed unless they are placed exclusively within a fenced yard or otherwise concealed. Such facilities may not be visible from neighboring properties.

Play Structures

Children's play structures may be erected in rear yards only, subject to the approval of the Architectural Review Committee. Wood structures must remain natural or be painted to match the house, if left natural wood, must be properly stained and/or sealed. Canopies must be kept in good repair. Play structures should be set back a minimum of 5 feet from side and rear walls. The maximum height of the top support bar may not be higher than 10 feet. No deck/platform may be greater than 4 feet above the ground.

Planters, Walkways and Fences

Planters, paved or concrete walkways, and other hardscape features, such as retaining walls, visible from neighboring properties must be reviewed and approved by the Architectural Review Committee. Surface textures and colors should match the paint color and materials of the house. Walkways may not be painted or have an epoxy coating applied to them. The Architectural Review Committee must approve any decorative fences.

Ramadas and Gazebos

Rear yard structures are permitted, subject to approval by the Architectural Review Committee. The maximum area under the roof is 120 square feet with a maximum height of 10 feet. Play structures should be set back a minimum of 5 feet from side and rear walls. The structure must be painted to match the house color or if left a natural wood color, must be sealed. Any shingled roofing should match the roofing of the house. Temporary structures or covers (i.e. EZ-Ups, portable garages, or any other temporary cover) are not permitted on a permanent basis.

Window Covering

No window covering materials, including, but not limited to, aluminum foil, reflective screens/film/glass, mirrors, sheets, blankets, newspapers or similar type items, shall be installed or placed upon the outside or inside of any windows, or any residence, or other structure without prior written approval by the Architectural Review Committee. Sunscreens are acceptable. Anyone wanting to install awnings must submit a request to the Architectural Review Committee.

COMMUNITY RULES

The following community rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. These rules are not meant to restrict, but rather to guide activities for the benefit of all residents of Santa Fe Ridge. Cooperation on the part of all residents in following these rules will make living at Santa Fe Ridge an enjoyable experience.

Trash/Recycling Containers and Collection

No, garbage, trash or recyclables shall be kept on any lot except in covered containers provided by the City. These containers must be stored out of site, behind the wall/gate of your house and should not be visible by neighboring properties or the street. Containers should only be put out for collection, on designated pick up days.

Bulk Trash

During bulk trash pickup periods, all trash must be placed on your own property. Bulk trash may not be placed on public sidewalks, streets, common areas or neighboring properties. Trash should not be thrown in the wash at any time.

Pets

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Also, no structure for housing such animals may be visible from neighboring properties. Dogs must remain on leashes at all times while on Association property, unless approved in writing by the Association. All owners must clean up after their pets, including front and back yards.

Vehicles, Campers, Trailers and Boats

No motor vehicle classed by manufacturer rating as exceeding 3/4 ton, mobile home, travel trailer, camper shell, boat, utility trailer or other similar equipment or vehicle may be parked, maintained or repaired on any lot or on any street so as to be visible from neighboring properties. No one will be permitted to reside in any vehicle parked on any street, lot, driveway or common area at any time. All motorized vehicles, including ATV's, motorcycles, go-carts and similar vehicles are prohibited from entering onto any common areas. It is permissible on a temporary basis (for loading and unloading only) to park a trailer (camper, storage, moving, etc.) for no more than 72 hours in your driveway or street.

Parking

The intent of the Association is to restrict on-street parking to the extent possible. Vehicles of homeowners and their guests are to be parked in the garage or driveway. No inoperable vehicle or those with expired tags will be parked in driveways or streets. No vehicle may be parked on landscapes (grass, rock and/or granite).

Building Repair

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roofs must be kept in good repair at all times.

VIOLATION ENFORCEMENT

Enforcement of a violation is the responsibility of the Board of Directors. The Board will take legal action, if required, to assure that violations are resolved. While cooperation is the rule at Santa Fe Ridge, there are occasions when the Board must take action to protect the rights of other homeowners and the community as a whole.

Any violation of any state, municipal, or local law, ordinance or regulation, pertaining to the ownership, occupation or use of any property within Santa Fe Ridge is declared to be a violation of the CC&R's and subject to enforcement procedures set within the CC&R's.

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