

# Queenland Manor Homeowners Association Landscape and Design Guidelines

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## Landscape Guidelines

Within 120 days of the date of closing, the owner of a lot shall complete installation and irrigation improvement in compliance with Queenland Manor Association CC&R's and the following guidelines as adopted and amended from time to time, in that portion of the lot which is between the street(s) adjacent to the lot and the exterior wall of the residential unit or any wall separating the side or back yard and lot from the front yard of the lot. Back yards, which are visible from common areas, shall also adhere to this installation time frame. Prior to installation of the landscaping, owner shall maintain the lot in a weed-free condition.

Plans for landscape needs not be submitted for approval, providing the following guidelines are met:

**Front Yard Landscaping:** Front yard landscaping must have a minimum of one fifteen gallon non-deciduous tree, organic or inorganic ground cover.

**Back Yard Landscaping for Lots With View Fencing:** Landscaping must be installed within 120 days of the date of closing.

**Hardscape:** The architectural committee must approve any hardscape items proposed for front yard installation. Only hardscape items that will be visible from the ground level of the neighboring property in the rear yard will require approval. Materials included in hardscape are concrete, brick, tile wood, etc. Example of hardscape items are planters, walkways, retaining walls, decorative walls, and fountains. Bollards and rope are prohibited in the front yards.

**Fine Grading and Mounding:** The grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the city grading and drainage plan. Every effort should be made to make mounding appear natural.

**Corner Lots:** Owners of corner lots must landscape and maintain the area outside of the perimeter fence adjacent to the street running alongside the lot.

**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. The committee must approve such items installed in the front yard. 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 the rear yards with view fencing.

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**Lighting:** The architectural committee must approve lighting other than low voltage landscape lights. The following outlines the minimum standards for lighting.

- A. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights that create glare visible from other lots are prohibited.
- B. Light fixtures shall not exceed an illumination intensity of more than one foot candlepower as measured from the closed lot line. (This information can be obtained from the light manufacturer, factoring in the height of the light and the distance of the lot line.)
- C. Outside, ground lights should be screened whenever possible with walls, plant materials, or internal shielding.

**Turf:** The association joins Queen Creek in encouraging water conservation. It is recommended that you consider turf installation in areas where it can be used for play and consider low water use landscaping in other areas. All turf shall be overseeded and green all year round, including rear yards with view fencing.

**Rock Ground Cover:** If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright color. Lava rocks and/or cinder rock is prohibited. All rock area shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting under liner is discouraged. River run rock shall be three to six inches in diameter.

**Prohibited Plant Material For Front Yards and View Back Yards:** The following vegetation types and varieties are expressly prohibited.

- A. Olive tree (*Olea europaea*) other than the "Swan Hill" variety.
- B. Oleanders (*Nerium oleander*) other than dwarf variety and *Thevetia*.
- C. Pampas Grass (*Cortaderia selloana*).
- D. All varieties of citrus are permissible within the confines of the back yards. In the front yard only dwarf and semi dwarf citrus are allowed.
- E. All varieties of mulberry trees.

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## **Architectural Review Process**

In accordance with the Declaration of the CC&R's for Queenland Manor Homeowners Association the Board of Directors has adopted the following guidelines for architectural improves which shall apply to all the lots within Queenland Manor. These documents are intended to enhance the property values and the high standard of development that exists within Queenland Manors. The guidelines are established to assist residents in preparing an application to the architectural committee for structural and landscape improvements. Prior to the commencement of construction or installation all plans must be submitted to the architectural committee. Approval to proceed shall be required from the architectural committee. Following these guidelines does not eliminate the need for submission of plans (except as noted). All architectural approvals will be conditions upon compliance with applicable city codes.

## **Application Procedure**

**Submittal:** Application and plans (which will be kept on file with the association) should be mailed to the current management company.

The following information should be included:

1. **Application Form:** A completed application form (copies of which can be obtained from the management company).
2. **Plot Plan:** A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. **Elevation Plans:** Plans showing finished appearance of additions in relation to existing dwelling. An accompanying photograph of the proposed location would be helpful.
4. **Specification:** Detailed description of material to be used.

All building and structure erected within Mesa Sierra Ranch II and the use and appearance of all land within Queenland Manor shall comply with all applicable city of Queen Creek zoning and code requirement as well as the Declaration, and these Design Guidelines.

**Review – Approval and/or Disapproval:** The Architectural Committee shall have 45 days after receipt of all necessary information and plans to approve and disapprove plans.

Review and approval or disapproval will include, but not limited to, consideration of material, workmanship, colors, consistency with the external design and color of existing structures of the lot and on neighboring lots. The location of the improvement with respect to topography and finished grade elevation will also be considered.

Neither the Architectural Committee, nor the Board, nor the Declarant shall have the liability in connection with or related to approval plans, specification or improvements. The approval of the plans does not mean the judgment is passed on the structural soundness of the addition nor its effects upon existing or future drainage; the review of the plans is for aesthetic purpose only.

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**Approval Expiration:** Construction must be started within 90 days of the approval date or the plans must be resubmitted

**Construction Period:** The Association expects continuing progress toward completed construction within 120 days.

**Appeal:** Any appeal of the Architectural Committee's decision must be submitted in writing to the Board of Directors, c/o your current management company, within 45 days following the date of disapproval by the Architectural Committee's decision.

## **Design Guidelines**

### **Antennas**

The preferred installation locations are as follows in descending order of preference.

1. A Location in the back yard of the lot where receiver will be screened from view by landscaping or other improvements.
2. An unscreened location in the backyard of the lot.
3. On the roof, below the roof line.
4. A location in the side yard of the lot where the receiver and any pole or mast will be screened from view by the landscaping or other improvement.
5. On the roof above the roofline.
6. An unscreened location in the side yard.
7. A location in the front yard of the lot where the receiver will be screened from view by landscaping or other improvement.

Additional, any poles, masts, and wiring should be painted to match color of the house.

### **Awning**

The Architectural Committee must approve all awnings. Awning over all windows shall be of 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 must be installed only on the side and or rear of the home. A minimum five – year guarantee is expected by the manufacturing to insure the use of a high quality awning. All awning submittal must include a draining 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 is required. Owner is responsible for the maintenance and repairs of awnings. The association retains the right to determine when an awning must be repaired and or replaced due to weathering, fading, tearing and ripping etc.

### **Basketball Goals**

See CC&R's

## **Play Structures**

Plans for children's play structures must be submitted for approval because in most instances they protruded over the fence.

1. The maximum height that will be considered for approval for pool ladders, swing sets and juggle gym equipment shall be eight feet excluding awnings.
2. Canvas covers shall be of a solid neutral color, off white, beige or light brown.
3. Minimum set backs from the side and rear wall shall be ten feet.
4. Wood may remain natural or must be painted to match the house.
5. Homeowners must submit written input of all adjacent neighbors for review by the committee. Neighbors input shall include a statement acknowledge the proposed equipment; its height, material and color.
6. The structure must be kept in a quality condition that will not detract from the high quality of the community.

## **Seasonal and Decorative Flags**

Seasonal and decorative flags that are house mounted below the roofline do not require approval. Seasonal flags must be removed within thirty days after the date of the holiday. Flags must be maintained in good condition at all times. Torn, ripped and faded constitute grounds for removal and fines. Flags may not be offensive to neighbors or the association. The Board of Directors reserves the right to make this determination.

## **Driveway/Sidewalks**

Driveways extension will be reviewed on an individual basis with stringent consideration of any time on the architectural features of the neighborhood. If the driveway extension ends within one foot or less of the property line, it shall require the written Input of the adjacent neighbor closed to the edge of the propose extension. Such input should include the homeowner's printed name, lot number, address, date, signature and clear statement of what they are approving.

Any additions, removal/replacement to driveway and sidewalks provided by the builder (i.e. colored concrete, exposed aggregate, stamped concrete, etc.) must be submitted on landscaping plans with color specification, etc. for approval.

## **Fence and Walls (including decorative walls)**

Plans for new fences or walls or additions to existing structures must be submitted to the Architectural Committed for approval prior to construction. Walls must match the existing dwelling or wall in texture and color.

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## **Gates**

Double gates may be installed to allow wider access to rear yard. All gates (double or single) should be of the same material design and color as the originally installed single gates. Shrubs, trees and plant material should be installed and maintained between the house and the double gates where possible.

Installation of gates from individual residential lots so commercial lots are prohibited. Installation of gates at side yards of corner lots is also prohibited.

## **Gutters and Downspouts**

Gutter and downspouts will be considered for approval if the finish matched the color of the home. High quality materials that offers long life are recommended as the homeowner will be required to maintain the addition in good repair. Plans must include the proposed location for the gutters and downspouts, the quality of the material to be used and warranty by the manufacturing.

## **HVAC**

Expect for initially installed by the Declarant, no heating, air condition or evaporate 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 non-residential neighboring property or public property.

## **Machinery and Equipment**

No machinery, fixtures or equipment of any type, including but not limited to, heating, cooling, air conditioning, refrigeration equipment, and clotheslines, may be placed on any lot or parcel without screening or concealment from view of non-residential neighboring property or public property. Oil pans, carpet, board and any other object used to collect oil spills from driveway must be removed when not in use so as to not be visible.

## **Paint Colors**

The preferred colors are earth tones. The colors must come from the same matching palette card and must include three different shades of those colors: body, trim and pop-out. Colors must coordinate with the roof tiles. The Architectural Committee must approve color prior to painting. Color sample must be submitted when requesting approval.

Garage doors that are standard painted must match the body or the pop-outs.

Custom garage doors must be submitted to the Architectural Committee for review and will be reviewed a case by case basis.

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## **Roof and Roof Structures**

Asphalt shingles are expressly prohibited unless used by the builder on the original roof of the home. Roofing material must be the same as those used by the builder on the original roof of the home. Roof colors shall not produce glare, such as white, light colored aluminum or reflective surface. All vent pipes stacks; gutters, flukes, and other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted and/or screened to match the roof.

## **Patio Covers**

Plans for patio covers will be considered for approval. The following minimum standards are suggested.

1. Roofing material should match that which was installed by the builder within the subdivision that these guidelines govern. Asphalt shingles (including rolled shingles) are expressly prohibited unless used by the original builder within the same subdivision. Tiles must match existing dwelling.
2. Color of supports and material must match the color of the body or trim of the home.
3. Roof shall be flat or match pitch of the roof of the home.

## **Pools and Spas**

Pools and spas do not require prior approval of the Architectural Committee except those lots with view fencing to Common Areas.

Perimeter walls on lots bordering common area and shared Homeowners Association walls may not be torn down to allow access to rear yard. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall.

All pool and spa equipment must be screened from view of the neighboring property.

Pool ladders shall not exceed the eight feet in height.

## **Pool Fencing**

The specification for rear yard wrought iron pool fencing installation on a lot with view fencing shall be of a neutral earth tone to match or blend with the exterior color of the home and shall meet all city, state and federal requirements.

## **Sanitation**

No garage or trash may be placed on any lot or parcel except in covered containers meeting the city specification, and must be stored out of sight. Rubbish, debris and garage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garage not only from his lot or parcel, but also from all public right-of ways either fronting or alongside their lot or parcel,

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excluding public roadways and those area specified on a tract declaration or subdivision plan to be maintained by the city or association.

## **Screen Doors/Security Doors**

Screen doors/security doors need to be submitted for approval. They need to be painted to match the exterior color of the body of the home. Silver-colored aluminum screen doors are prohibited. A drawing or brochure of the door should be submitted with the application for approval.

## **Signs**

No sign shall be displayed on any lot except the following:

1. Signs used by the Declarant to advertise the lots and residence therein for sale
2. On temporary "For Sale" or "For Lease" sign with a maximum face area of five square feet. These signs are prohibited on perimeter walls of the community.
3. Such signs may be required by law
4. One residential identification sign with a maximum face area of eighty square inches.
5. Signs approved by architectural committee.

All signs shall conform and comply with city ordinances. Signs advertising landscaping and pool contractors, etc. must be removed upon completion of work.

Security signs must be located a maximum distance of two feet from the front of the home. Security signs must not exceed 12" x 12" and must be maintained in good condition at all times.

## **Solar Panels**

The architectural committee must approve all plans and equipment. Color, position and material should be submitted with the application.

## **Window / Sunscreens**

Clear Aluminum (silver colored) screen material is prohibited as are silver aluminum screen doors.

Bronze, gray, charcoal, brown, or beige non reflective window tinted may be installed. The frame for window screens must match the screen material or existing window frames. If the above guidelines are met, the sunscreens do not need to be submitted for approvals.

Permanent draperies are suitable window treatment shall be installed on all front facing windows within thirty days of occupancy. No reflective material, including but not limited to aluminum foil, reflective screens, glass mirrors, or similar type material shall be installed or placed upon the outside or inside of any window. Exterior window covering or treatments used to shelf or decorate opening must be compatible with respects to material or color with the style and color of home.