



Artesa Community Association

Architectural and Design Guidelines

Revised: August 4, 2020

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Due to the nature of the community documents, it is important to converge all of the pertinent information regarding architectural submittals into one document: Architectural and Design Guidelines ("Guidelines"). These Guidelines for Artesa are as allowed in the Declaration of Covenants, Conditions and Restrictions ("CC&R's") for Artesa and all resolutions to date, will provide you with all the latest information relevant to improvements which will require approval from the Design Review Committee ("Committee"), per Article 5 of the CC&R's.

The Guidelines as set forth in this document shall interpret and implement procedures for the Committee's review and standards, including but not limited to; architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finishes and materials, signage, and wall design. These documents are intended to enhance property values and high standards of development that exist within Artesa. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Committee is required. The Guidelines are established to assist residents in conforming to the standards established and may be amended from time to time by the Committee. **FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE COMMITTEE**, unless the Guidelines specifically indicate that prior approval is not required. Each application will be reviewed on a case-by-case basis.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED TO THE COMMITTEE FOR APPROVAL. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS.

APPLICATION PROCEDURE

The application submittal and plans (which will be kept on file with the Association) should be mailed to:

Artesa Community Association
c/o Vision Community Management
16625 S. Desert Foothills PKwy, Phoenix, AZ 85048
E-Mail: Artesa@WeAreVision.com
Office 480-759-4945 / Fax 480-759-8683
Online Submittal Form Available at: www.WeAreVision.com/ATS

The following information should be included with the submittal:

- Application Form: a completed application form (use the online submittal form or a hard copy may be obtained from the management office).
- Plot Plan: A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
- Elevation Plans: Plans showing finished appearance of improvement in relation to existing dwelling.
- Specifications: Detailed description of materials to be used, color samples and dimensions must be submitted.

All buildings, structures and other improvements erected within Artesa and the use and appearance of all land within Artesa, shall comply with all applicable City zoning and code requirements as well as the CC&R's and these Guidelines.

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REVIEW -APPROVAL AND/OR DISAPPROVAL

The Committee shall have thirty (30) days after receipt of the complete application (together with all supporting information, plans and specifications required) to approve, conditionally approve or deny the application. No verbal approvals or disapprovals will be given by the management company. All decisions will be mailed to the Mailing Address included on the application.

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

Neither the Committee, nor the Board of Directors, nor the Declarant shall have any liability in connection with or related to approved plans, specifications, or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration: Construction must be started within ninety (90) days of the date of the Committee's approval of the application or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Guidelines.

Construction Period: Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction, which may be shorter or longer at the Committee's discretion, such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

Appeal Process

Any appeal of the Committee's decision must be submitted in writing, within thirty (30) days of the mailing date of the Committee's decision, to:

Artesa Community Association
c/o Vision Community Management
16625 S. Desert Foothills PKwy, Phoenix, AZ 85048
E-Mail: Artesa@WeAreVision.com
480-759-4945 / Fax 480-759-8683

THESE ARCHITECTURAL GUIDELINES MAY BE AMENDED FROM TIME TO TIME BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS.

ANTENNAS/SATELLITE DISHES

This section applies to antennas, satellite television dishes, and other devices ("Receivers"), including any poles or masts ("Masts") for such Receivers, for the transmission or reception of television or radio signals or any other form of electromagnetic radiation. To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Design Review Committee unless applicable law prohibits the Design Review Committee from requiring such approval. If the applicable law prohibits the Design Review Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows:

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

- A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
- An unscreened location in the back yard of the Lot;
- On the roof, but completely below the highest point on the roof line;
- A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
- On the roof above the roofline;
- An unscreened location in the side yard;
- A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

Wires must be securely attached to the dwelling and painted to match where attached.

AWNINGS

All awnings must be approved by the Committee. Awnings over all windows shall be canvas or similar weatherproof material of a solid color on both sides, which match the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home. All awning submittals must include a drawing 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. Owner is responsible for maintenance and repair of awnings. The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

BASKETBALL GOALS

- Portable basketball goals are expressly prohibited, except in rear yards. "Portable basketball goals" shall refer to basketball equipment that has a base that is not permanently installed in the ground.
- Only pole mounted backboard and goals are acceptable. Poles must be set in the ground permanently. Backboards shall not be attached to the house, garage or roof.
- Goals must be installed on the "exterior" of the driveway and no less than ten (10) feet away from the public sidewalk and street.
- Permanent basketball poles located in front or rear yards must be painted to match the color of the body of the exterior of the home or black in color.
- Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable without painting.

- All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/ or peeling paint, etc., constitute grounds for fines and/or removal.
- Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
- Courts MAY NOT be painted or permanently outlined on the driveway or other concrete surfaces.
- Lighting for night use of the equipment is prohibited.
- Permanent basketball goals located in the rear yard must comply with all above applicable guidelines.

Basketball equipment does not need to be submitted for approval providing the equipment is in compliance with the above rules.

DECORATIVE ITEMS

Front yard item(s) must be submitted for approval by the Committee. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color and location and any other criteria that the Board may determine.

Seasonal and Decorative Flags: Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags must be removed within fifteen (15) days after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags which are torn, ripped, faded, etc., are cause for fines and removal. Flags shall not be offensive to the Association. The Board of Directors shall make this determination at its sole discretion.

Holiday Decorations: Holiday decorations may be installed thirty (30) days prior to the holiday and must be removed within fifteen (15) days after the holiday. **Decorative and Seasonal Items :** The Board of Directors reserves the right to require the removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case-by-case basis.

Decorative Art on Houses: Decorative Art on houses shall be neutral in color and limited to two (2) items. Dimensions of decorative art shall be no greater than three feet in length, width and diameter.

Water Features, Statuary, Etc. : Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Committee, except on Lots with view fencing. Any items installed in the rear yard must not exceed the fence line height. Such items must be approved by the Committee for installation in the front yard. Water features may not exceed four and one half feet (4 ½ ") in height. 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 rear yards with view fencing. Statuary must not exceed twelve inches (12") in height, must be of earth tones and must be approved by the Committee.

DRIVEWAY EXTENSIONS AND SIDEWALKS

Driveway extensions will be reviewed for approval provided the following conditions are met:

- Only driveway extensions located in the side yard of the property will be considered .
- Submittals must include a plat map with exact Lot dimensions, existing driveway dimensions and the location and dimensions of the proposed extension.
- The total concrete area may not exceed thirty feet (30') of contiguous frontage or fifty percent (50%) of the Lot width (existing plus extension) as measured at its widest point, whichever is less.
- All extensions must end one foot from the side property line. The area between the extension and the Lot line must be landscaped with the same ground cover used in the front yard or a material approved by the Committee .
- Painting of paved surfaces is prohibited.

Additional Sidewalks

Sidewalks installed to utilize the side gates do not need to be submitted to the Committee for approval if all of the following conditions are met:

- The additional sidewalk is three feet (3') or less in width, is one foot (1') or more from the property line and is one foot (1') or more from the home.
- The area between the home and the sidewalk addition must have groundcover installed to match the existing ground cover.

The Committee reserves the right to review and request changes to the addition per these requirements.

Additional sidewalks in any other location in the front yard must be submitted for approval .

FENCES AND WALLS INCLUDING DECORATIVE WALLS

Plans to raise the height of a party wall must be submitted for approval with information on the height of all walls that will abut the wall(s) being raised. Side and rear walls may not exceed six feet (6') in height from ground level, as measured from the lowest side of the wall.

Plans for new fences or walls must be submitted to the Committee prior to construction.

Walls must match the existing wall in texture and color .

Perimeter walls on Lots bordering common areas may NOT be torn down to allow access to rear yards.

AN ASSESSMENT OF \$2,000.00 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT COMMITTEE APPROVAL. Access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion and include repairing the old wall to match the texture and color of the remaining wall.

Decorative or garden walls may not exceed thirty-six inches (36") in height. Decorative or garden walls must be submitted for approval prior to installation and be stuccoed and painted to match the base color of the home.

FLAGPOLES

Per Arizona State Bill 1055 signed by the Governor on April 29, 2002, the following rules shall apply to flags in this community. Note that this shall include display of the official flag of the United States, State of Arizona, and Armed Forces (such as U.S. Army, U.S. Navy, and U.S. Air Force, U.S. Marine Corps, and U.S. Coast Guard), POW/MIA Flags, and an Arizona Indian National Flag:

- These flags may be displayed from sunrise to sunset.
- These flags should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed.
- No other flag or pennant should be placed above or, if on the same level, to the right of the American flag.
- If the American flag is displayed from a vertical flagpole or a flagpole/staff projecting horizontally or at an angle from a windowsill or front of a home, the union of the flag (blue, where the stars are located) should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
- The flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.
- The flag should never touch anything beneath it (the ground, a floor, water, or merchandise).
- The flag should never be fastened, displayed, used or stored in such a manner as to permit it to be easily torn down, soiled, or damaged in any way.
- The flag, when it is in such condition that it is no longer a fitting emblem for display, must be removed and replaced with a new flag.
- No flags may be displayed in the common areas of the community.

Flags shall be displayed subject to the following:

- Prior to installing a flagpole on any Lot, Owner's must submit to the Committee in writing a request including specific plans detailing the height, type, location, method of installation and color of the pole.
- Wall mounted flag poles shall be a maximum of five feet (5') long with attaching brackets painted to match the attachment area. Such wall mounted flag poles do not require approval.
- Only one (1) permanent, removable, wall mounted or freestanding pole will be permitted per residence or Lot.
- The height of a flagpole can be no taller than the height of the highest point of the roofline or the distance between the point of placement of the pole in the yard and the closest point of either of the following: the sidewalk (or the street if no sidewalk exists); any common area; or any neighbor's property line.
- There shall be no more than one flag displayed at any one time on a Lot.

The Association permits display of a reasonable number of additional American flags on the following National Holidays only (to be removed no later than 5:00P.M. of the following day):
Memorial Day, Flag Day, July 4, Labor Day, Veterans Day.

No flags may be placed in the common areas of the Community.

GATES

All requests for additional gates or gates other than that which were offered by the original developer of the Lot/Home must be submitted for architectural approval. Placement of gate(s) must be approved by the Committee. Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates unless approved by the Committee. Gates may be painted to match the fence with approval from the Committee.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts will be considered for approval if the finish matches the color of the home. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times. Downspouts shall be directed so that runoff does not drain onto neighboring properties or the common areas.

HVAC (INCLUDING EVAPORATIVE COOLERS)

Except as initially installed by the Declarant; no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Committee. All units shall be ground mounted, located within the perimeter of the rear yard and screened or concealed from view of all neighboring property.

LANDSCAPE GUIDELINES

Front and Rear Yard Landscaping: Front yard landscaping not installed by the builder and rear yard landscaping on Lots with view fencing must be installed by the Owner within ninety (90) days after becoming the Owner of a Lot. The landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Committee. Prior to installation of such landscaping, the Owner shall maintain the front yard of the Lot in a weed free condition.

Front yard landscaping must have a minimum of two (2) fifteen-gallon tree and six (6) five-gallon shrubs. All or a portion of trees and shrubs may be substituted with approved cacti. When a cactus is being substituted for a tree, it must be a minimum of five feet (5') tall. Organic or inorganic materials must cover all areas with no bare dirt areas allowed. An underground irrigation system is required to all plant material.

In all cases landscape installation must comply with the applicable City's drainage and grading requirements.

Hardscape: Any hardscape items proposed for front yard installation must be approved by the Committee prior to installation. Materials included in hardscape are concrete, brick, tile, wood, pavers, etc. Examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

Rock Ground Cover: If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not painted white, green, blue or other bright colors. No more than two (2) different colors of rock are allowed in the front yard. Decomposed granite shall be installed with a minimum one and one-half inch (1 ½") thick layer and must be a minimum of ¾ inch screened in size. River rock shall be one (1) to six (6) inches in diameter and not more than fifteen percent (15%) of the front yard landscaping.

Prohibited Plant Material: The following vegetation types and varieties are expressly prohibited:

- Olive trees (*Olea europaea*) other than the "Swan Hill" variety.

- Oleanders (Nerium oleander) other than the dwarf variety and Thevetia. (Thevetia species).
- Fountain Grass (Pennisetum setaceum) or Pampas grass (Cortaderia selloana).
- All varieties of Citrus are permissible within the confines of the rear yard only.
- Mexican Palo Verde (Parkinsonia aculeata).
- All varieties of mulberry trees.

PATIO COVERS

Roofing materials should match that which were installed by the builder on the original roof of the home or that which were offered as an option by the builder for a patio cover. Asphalt shingles (including rolled shingles) are expressly prohibited, unless offered by the builder in the community.

Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers not installed by the builder will need to be reviewed by the Committee on an individual basis prior to installation with strong consideration being given to any impact of architectural features in the neighborhood.

PLAYGROUND EQUIPMENT

Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to consider privacy issues for adjacent neighbors and to assure nothing unsightly is erected.

The maximum height which will be considered for approval of swing sets and other play equipment shall be twelve feet (12'). In no case will the maximum height of any such improvement be permitted to exceed twelve feet (12'). The maximum height for any deck and/or platform is four and one-half feet (4 1/2') above ground level.

The play structure may be placed no closer than five feet (5') to any Lot line and may not encroach into the rear yard setback requirements or zoning setback requirements. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or photograph of the structure, total dimensions, materials and a plat map or drawing indicating the proposed location and its proximity to adjacent property lines.

Please note the following approved play structure canopies in descending order of preference:

- any "neutral" color (off white, beige, or light brown);
- a single solid color of red, blue, green or yellow;
- striped with white and one (1) other color either red, blue, green or yellow.
- Prints and multi-colored striped canopies are prohibited.

Canopies must be kept in good repair at all times and may not become tattered or faded.

POOLS AND SPAS

Pools and spas do not require the prior approval of the Committee. Perimeter walls on Lots bordering common areas may NOT be torn down to allow access to rear yards. **AN ASSESSMENT OF \$2,000.00 WILL BE APPLIED TO A LOT IN WHICH A COMMON WALL HAS BEEN REMOVED WITHOUT COMMITTEE APPROVAL.** Access must be gained through the front wall on the side of the home. Repairs to this wall must be completed in a timely fashion and shall include repairing the old wall to match the texture and color of the remaining wall.

All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for screening for approval by the Committee.

Pools may not be backwashed into any common areas. Check with your pool contractor concerning City ordinance requirements for backwashing. Damage including erosion to common areas due to backwashing will be repaired by the Association with all expenses incurred by the Association billed to the owner .

POOL FENCING AND EQUIPMENT

Rear yard wrought iron pool fencing on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home. Owners are responsible to ensure that all City, County, State and Federal Requirements are complied with in regards to required pool fencing.

Pool equipment on Lots with view fencing must be screened from view from common areas. Screening may be completed with the use of plant material or a hardscape enclosure. Hardscape enclosures do not require approval if the enclosure does not exceed four feet (4') in height and is stuccoed and painted to match the base color of the home. All other screen materials require approval from the Committee.

RAMADA'S AND GAZEBOS

Ramada's and gazebos may be erected in rear yards only subject to prior review and approval by Committee, subject to the following guidelines:

- Maximum square footage (under roof area) is 168 square feet.
- Maximum roof height is 10.5 feet at the highest point.
- The structure must be set back a minimum of 7 feet from any perimeter wall.
- The structure must be painted a natural cedar or match the house color and be maintained in good condition.
- Any roof tile must also match the tile on the house.
- Lighting of the structure must be approved by the Committee prior to installation.

ROOF AND ROOF STRUCTURES

If the dwelling unit has a pitched roof, the roofing material for that portion visible from neighboring property must be clay or concrete tile. Unless specifically authorized in this document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall be located or installed or maintained anywhere on a Lot if it is visible from neighboring property.

SECURITY LIGHTING/DEVICES

Security lighting must be directed as to not shine on neighboring property.
Security features (including but not limited to doors and windows) must be submitted for approval.

SECURITY/SCREEN DOORS AND SUNSCREENS

Wrought iron security/screen doors need not be submitted for approval provided they are bronze, gray, charcoal, brown, beige, or are painted to match the existing door/trim color scheme of the home (see "Paint Colors" document in the Association's governing documents)

SOLAR PANELS AND EQUIPMENT

Roof mounted solar equipment (excluding the solar panels) must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline. Visibility must be minimized from public view, and may be required to be screened from neighboring property in a manner approved by the Committee. All hardware associated with the solar panels and their installation must be painted to match the surface to which they are mounted .

STORAGE SHEDS

Storage sheds will be permitted and need not be submitted for approval, provided the shed meets the following requirements:

- Maximum height of the shed, including roof, does not exceed seven feet (7');
- Shed must be placed at least three feet (3') from all perimeter fencing and may not encroach into the rear yard setback requirements or zoning setback requirements;
- Color of shed must match or blend with color scheme of house or be neutral (i.e., beige, tan).

If placed in a yard with view fencing, the shed must be screened from view with approved plant materials. Placement of a shed in a yard with view fencing requires approval of the Committee prior to installation.

Sheds not meeting the above noted specifications will need to be submitted to the Committee and will be considered on a case by case basis.

WINDOWS

Permanent draperies or suitable window treatments shall be installed on all front-facing windows within one hundred and twenty (120) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of home.