

Canyon Heights Homeowners Association Architectural Guidelines

Revised June, 2012

The Canyon Heights (CH) Architectural Control Committee (ACC) is available to assist homeowners in planning and preparing submittals for modifications to their property. Homeowners should contact the committee first when planning exterior changes to their homes.

Mission Statement

To preserve the general character and quality of the Canyon Heights neighborhood, along with the property values and privacy of all homeowners, while also preserving the individual needs and rights of each homeowner.

Guiding Principle/Scope

Changes affecting the look of the front of the home or exceeding the height of the wall surrounding the yard require approval from the Board of Directors (the Board), either directly or through the ACC. Applications for such changes should be made to the property management company for review prior to scheduling work with a contractor or being started by the homeowner. The proposed project must be compatible with the general character of the Canyon Heights neighborhood and should take into account both the existing design characteristics of the property and the adjoining properties.

Submittals

Architectural forms and Paint Approval forms are available online at www.ahwatukeehoa.com or at the offices of the property manager. The Board encourages homeowners to engage in dialogue with members of the ACC prior to submitting architectural forms. The Board or ACC has up to 30 days to respond to an architectural form submission, although the ACC will strive to respond as soon as possible. A homeowner has the right to appeal any ACC decision to the CH Board of Directors.

Authority

The existence of the ACC is established in the first amendment to the Declaration of Covenants, Conditions and Restrictions of FS-19. The Committee is composed of at least three members who are neighborhood residents, and is appointed on a yearly basis by the Board of Directors.

Responsibility/Compliance

It is the individual homeowner's responsibility to obtain any necessary city, county, or state permits and to follow all pertinent city, county or state codes and/or laws. The Board or, at the Board's direction, the ACC may pursue noncompliance issues first through a written request to the homeowner, and then through legal means. The association may seek legal remedies to collect any associated costs. Any damage to adjoining properties will be the responsibility of the homeowner.

Canyon Heights Architectural Guideline Details

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These guidelines pertain to the overall look of Canyon Heights. Individual homeowners are asked to consider how their proposed changes will harmonize within the context of the CH neighborhood as a whole, and to consider that the simple existence of any particular architectural feature does not automatically constitute permission to replicate it.

Following in this document are detailed guidelines for commonly requested features or projects. Specific guidelines are presented here only as an aid to the homeowners, and are not intended to cover all situations. The full extent of restrictions on use of property within Canyon Heights is contained within the Declarations of Covenants, Conditions and Restrictions for FS-19.

Awnings/Fabric Shades – Awnings and fabric shades attached to the house and visible from the street require approval. Colors are expected to match and/or co-ordinate with the house colors.

Submittal requirements: The homeowner shall submit a written request to the Board or ACC for approval prior to installation or construction. Include in the submittal a plot placement plan, a photo/illustration, and a materials, colors, design, and dimensions list.

Basketball poles/standards – Basketball poles/standards may not be attached to the house. If placed in a front driveway, the backboard must be perpendicular to the street, approximately twenty feet from the front plane of the house, and approximately twenty feet from the street. Backboards must be a neutral color (white, gray, clear or black) or match the color of the home. No metal nets are allowed.

Submittal requirements: A homeowner must submit a written request to the Board or ACC for approval of a basketball pole/standard prior to its installation. Include in the submittal a dimensional plot plan with goal location, as well as an illustration of the materials, colors and patterns intended for use.

Free-Standing Structures -- Free-standing structures such as gazebos, ramadas, patio covers, play sets, trampolines, and anything similar, are allowed in the rear and some side lots only. Structures should be kept as close to the fence wall height as reasonably possible. To ensure the privacy of neighbors, such structure must be placed at least 5 feet from any wall or fence and shall have no deck surface that is more than five feet above the immediately adjacent ground surface.

Submittal Requirements: A homeowner must submit a written request to the Board or ACC before placing or constructing a freestanding structure. Include in the submittal a placement plot plan, a photo/illustration of the proposed structure, and a list of materials, colors, and/or floor plans. Structures with elevated decks may require neighbor approval.

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Front Landscape -- The character of Canyon Heights is such that front yards remain open and accessible. All landscaping should be consistent with that character. Walls and permanent structures significantly higher than street level require Board approval. Landscaping not regulated by these guidelines is defined as all plantings, gravel, or ground cover at the developer-graded ground level.

Submittal requirements: A homeowner shall submit a written request to the Board or ACC for approval of all permanent structures significantly higher than street level prior to construction or installation. Include in the submittal a plot placement plan, a photo/illustration, elevation drawing(s), a materials list and color samples.

Gates/doors – Gates in the block wall fences should be of wood finish or painted to match the property's main house and fence color, presenting a seamless, coordinated look. The height of a gate in the fence wall should be consistent with the adjoining walls and be solid (blocks view) in nature.

Security doors (hung on same door jamb) should match and/or complement the main house color.

Decorative wrought-iron-styled gates may be used in front of the main entry door; however, no gate or fencing shall be placed forward of the front plane of the living area of the home. Due to the large number of variations on the front elevations or facades of houses in the development, gates will need to be approved on a case-by-case basis.

Submittal Requirements -- A homeowner shall submit a written request to the Board or ACC for approval prior to installation or construction. Include in the submittal a plot placement plan, a photo/illustration of the proposed design/pattern, and a materials and colors list.

Home additions/modifications --- Exterior structural additions and/or modifications should be consistent with the character of Canyon Heights. A homeowner considering a structural addition is encouraged to start a dialogue with the Board or ACC during the planning stages. However, early consultation must not be confused with approval, which is in written form. Neighbors will be given an opportunity to comment on planned changes prior to approval.

Construction may only be started after written approval is obtained from the Board. Once approved, all such modifications shall be constructed as approved.

ALL HOME ADDITIONS/MODIFICATIONS MUST BE IN COMPLIANCE WITH ALL STATE, CITY AND COUNTY BUILDING CODES AND REGULATIONS. IT IS SOLELY THE RESPONSIBILITY OF THE HOMEOWNER TO UNDERSTAND AND COMPLY WITH ALL SUCH LAWS AND REGULATIONS. APPROVAL OF ANY MODIFICATION BY THE BOARD AND/OR ACC DOES NOT IMPLY THAT SUCH

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MODIFICATIONS ARE IN COMPLIANCE WITH SUCH LAWS AND REGULATIONS. IT IS THE HOMEOWNER'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL APPROVALS AS ARE REQUIRED BY SUCH LAWS AND REGULATIONS.

Submittal Requirements -- A homeowner shall submit a written request to the Board or ACC for approval of all home additions and/or exterior modifications prior to construction. Include in the submittal a plot plan, grade plans, floor plans, elevations, roof plans, and color samples. The plot plan shall indicate CH easements, property lines, required setbacks and existing fences on adjoining properties. A grade plan is required for any modification that changes the existing grading of the lot. The floor plan shall show complete dimensions of all floored areas of the structure which change or affect the exterior of the home. An elevation set plan shall be completely dimensioned with heights, widths and lengths. This set shall indicate the material, finish, color and composition of all exterior surfaces including the roof. It shall also show the location of the utility meters and any other exterior mechanical equipment such as heating/cooling equipment, and any screening that will conceal these units. A roof plan shall show pitches, valleys, chimneys, skylights, etc. and include the specific materials to be used. Samples of roof tile colors shall be included. One copy of the plans, stamped approved, will be returned to the lot owner upon approval. The plans shall conform to the City of Phoenix, Maricopa County and State of Arizona building codes and be approved by the appropriate regulating body prior to commencement of construction (this is the lot owner's responsibility). If the city requires any changes to the plans, the plans must be resubmitted to the Board for approval before construction begins.

House Colors – Exterior house colors must be approved in advance by the Board or ACC. Homeowners must choose from the current color palette, which is available for viewing at the property management office or online at www.ahwatukeehoa.com. The color palette is based on Dunn Edward brand paint and products. If a homeowner does not choose to use that brand, paint samples of Dunn Edward brand paint from the approved color palette must be used to exactly match them in color.

Homeowners must choose different color schemes than adjacent houses and homeowners must ensure that the main color their house is not the same as the home on either side, to create variety and interest within the CH neighborhood.

The color chosen as the main color is to be used on all stucco surfaces, including adjoining walls visible from the street. The color chosen as the trim color is to be used on the roofline fascia trim, both first and second floors. Garage doors may be painted either color.

Submittal Requirements: A homeowner shall submit a Request for Paint Approval form. The paint approval form will give choices of color and their places of application.

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Lighting – Exterior decorative lights that can be seen from the front of a property shall be in harmony with the architectural character of the neighborhood, and shall require no more than a 100-watt (1700 lumen) light bulb. Spot lights and/or security type lights, requiring no more than a 150-watt (2000 lumen) light bulb shall be installed only on the rear or side of the house and shall be placed so that they are not directed at neighboring properties, nor shining directly in a neighbor's windows.

Submittal Requirements: A homeowner shall submit a form (on-line is acceptable) to the ACC for notification of spot and/or security type lights. Neighbors directly affected may be contacted by the ACC.

Roofs – Original roof tiles were manufactured by Monier Lifetiles, style "Pinto Blend" #16970, and have been discontinued. Replacement roofs must closely match the original. Please consult with the Board or ACC, as this is an evolving area of concern.

Solar Panels – Solar photovoltaic and water heating systems are permitted and encouraged for their energy savings. To the extent possible, mounting structures, coverings, wires and cables, etc., shall be oriented, camouflaged or structured in such a way as to minimize the visual impact from the street.

Stone -- Stacked-stone facades are permitted as a decorative accent and should be compatible with the general character of the neighborhood.

Submittal requirements: A homeowner shall submit a written request to the Board or ACC for approval prior to application, which shall include samples of the stone colors, shapes, surfaces and manufacturer. An elevation drawing of the front of the home should be used to identify the proposed placement of stone.

Windows – Any changes to any front-facing window (or exposed side windows on corner property homes) must match the remaining front-facing windows. All windows should be dark bronze, white or off-white colored. The glass of front-facing, non-entry-area windows should be clear; mirrored, rippled, frosted or etched window surfaces are not allowed.

Submittal requirements: A homeowner shall submit a written request to the Board or ACC for approval prior to application. Submittals shall include samples of the window colors, surfaces and materials.