

Arrowhead Ranch Phase II



ARROWHEAD RANCH PHASE II HOMEOWNERS ASSOCIATION

Amended and Restated Architectural Guidelines



To the Members,

These amended and restated Guidelines completely replace and supersede the ones provided to you at the time you purchased your home as well as any subsequent amendments. These Guidelines are adopted and restated pursuant to Article XI of the Master Declaration (CC&R's). In brief, this Article sets forth the standard that any change that alters the exterior appearance of, or any improvements to, the property subject to the CC&R's requires the prior written approval of the Architectural Committee. Guidelines are adopted by the Board of Directors to provide standards and procedures to be used by the Architectural Committee in rendering decisions.

The Guidelines have been revised to better define and address issues facing our community today. The original Arrowhead Ranch Phase II Architectural Guidelines were established during the development of the area and have undergone only minor modifications since then. Unfortunately, those general Guidelines do not adequately address the issues and applications submitted to the Architectural Committee today. For example, our homes are aging and in some cases in need of substantial repair, a variety of new building materials are now available, and tastes have changed over that thirty-year period.

These Architectural Guidelines are intended to provide information to homeowners on when an improvement or activity requires prior written Architectural Committee approval, the standards that will be used to evaluate the application, and to promote consistency in decisions rendered by the Architectural Committee.

Separate "Paint Palette and Policies" have also been adopted to address painting applications and standards to be used in evaluating those applications. As a reminder, all exterior painting requires prior written approval of the Architectural Committee. At the end of this booklet is a table summarizing painting policies, the paint palette and frequently asked questions. While not a part of the adopted Guidelines, it provides summary information on painting for Member convenience.

Architectural Review Application forms and instructions, these Guidelines, the "Paint Palette and Policies", and the painting brochure are available from our Community Manager or may be downloaded from the Association web sites. Sample palette color schemes may also be viewed at the Management Company's office. The Architectural Committee currently meets twice a month to review complete applications.

This booklet should be kept with your other important Homeowner and real estate documents.

Should you have any questions, please contact our Community Manager.

Arrowhead Ranch Phase II

Your Board of Directors

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Arrowhead Ranch Phase II Homeowners' Association

Amended and Restated Architectural Guidelines

**Adopted by the Board of Directors on June 16, 2020, and
effective as of August 11, 2020.**

Pursuant to Section 2 of Article XI of the Master Declaration, the Architectural Guidelines of the Arrowhead Ranch Phase II Homeowners' Association ("Association"), an Arizona non-profit corporation, are hereby amended and restated as follows:

SECTION 1 – AUTHORITY:

- 1.A.** The Arrowhead Ranch Phase II Architectural Guidelines ("Guidelines") are adopted pursuant to ARTICLE XI (Architectural Control) of the Master Declaration (CC&R's). The Master Declaration is hereby incorporated by reference. Should any conflict arise between these Guidelines and the Master Declaration, the provisions of the Master Declaration shall prevail.
- 1.B.** Except in compliance with these Guidelines, no building, improvements, alterations, repairs, rebuilding, excavation, grading, landscaping or other activity which in any way temporarily or permanently alters the exterior appearance of any of the Property or any improvements located thereon, from its natural or improved state existing on the date such portion of the Property was first subjected to the Master Declaration shall be commenced, made or maintained without the prior written approval of the Architectural Committee. All subsequent such activities shall similarly be subject to the prior written approval of the Architectural Committee. No changes or deviations in or from the plans and specifications approved by the Architectural Committee for any such activities shall be made without the prior written approval of the Architectural Committee.
- 1.C.** The Board of Directors may from time to time establish, amend and repeal general Architectural Guidelines and standards to be used in rendering its decisions. Such Guidelines and standards need not be the same for all portions of the Property and nothing shall preclude the Board of Directors from granting variances there from; provided, however, the Architectural Committee shall have the power, in its sole discretion, to grant minor

variances, where such variances do not affect the value of the surrounding property.

- 1.D. In determining whether to approve or disapprove plans and specifications, the Architectural Committee shall have the right to disapprove any such plans or specifications which, in its opinion, are not suitable or desirable with respect to the individual plan or specification, the particular or surrounding locations concerned, or the Property as a whole. In this regard, the Architectural Committee shall have the right to take into consideration the matters mentioned above, as well as the aesthetics of the proposed plans and specifications, and the harmony thereof with the surroundings, their effect on the view of or from the adjacent or neighboring property and the effect on the Property as a whole. Approval is for the purpose of reviewing harmony and aesthetics of design and location and ensuring consistency with the overall development of the Property.
- 1.E. The decision of the Architectural Committee shall be final on all matters submitted to it provided, however, that any Owner or other Resident aggrieved by a decision of the Architectural Committee may appeal the decision to the Board in accordance with procedures established by the Board (See Section 4). In the event the decision of the Architectural Committee is overruled by the Board on any issue or questions, the prior decision of the Architectural Committee shall be deemed modified to the extent specified by the Board.

SECTION 2 – TERMS AND DEFINITIONS

- 2.A. The definitions of the Master Declaration shall be applicable to these Architectural Guidelines.
- 2.B. Where not defined in the Master Declaration or these Architectural Guidelines, all words and phrases shall be construed and understood according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning shall be construed and understood according to such peculiar and appropriate meaning.
 - 2.B.1. The terms “shall”, “must” and “will” are construed as mandatory and indicate that something must be complied with.
 - 2.B.2. The term “should” indicate a standard(s) to be used in decision making.

2.B.3. The term “may” shall be construed as permissive and denotes choice.

SECTION 3 – APPLICATION PROCESS

- 3.A.** Application must be made by completing an “Architectural Review Request” form and submitting it, with all supporting material, to the Management Company.
- 3.B.** Completed applications will be scheduled for consideration at the next available meeting of the Architectural Committee.
- 3.C.** The Committee will reach a decision within 30 days of the date of receipt of the application provided the application contains all the information required by these Guidelines or as requested by the Architectural Committee. Incomplete applications may be returned to the applicant as denied pending submission of missing or required information or materials.
- 3.D.** Applications will be approved or denied.

SECTION 4 – APPEAL TO THE BOARD OF DIRECTORS

- 4.A.** Any Owner aggrieved by a decision of the Architectural Committee may appeal the decision to the Board of Directors. Appeals must be submitted in writing to the Management Company in order to afford the Board an opportunity to gain background information regarding the application and decision of the Architectural Committee. Such appeal will be scheduled on the first available regular Board meeting agenda.
- 4.B.** An appeal by an Owner must be submitted to the Management Company within 30 days of the date the decision was rendered.
- 4.C.** In the event the decision of the Architectural Committee is overruled by the Board on any issue or question, the prior decision of the Architectural Committee shall be deemed modified to the extent specified by the Board and the Board decision will thereafter be deemed the decision of the Architectural Committee.

SECTION 5 – GENERAL PROVISIONS

- 5.A. Failure to Seek Prior Architectural Committee Approval,** when required by these Guidelines, may subject the Owner to fines and all other remedies available to the Association to enforce its documents.
- 5.B. Maintenance Required:** All improvements and activities authorized by the Architectural Review Committee must, at all times, be appropriately maintained.

- 5.C. Inspections:** The APII designated Management Company or the Architectural Committee may inspect the property to ensure that improvements are being made in accordance with the Architectural Committee decision. The applicant is to notify the Management Company when improvements are complete for final inspection of conformance.
- 5.D. Height Limitation:** No structure, improvement or storage may exceed the height of the enclosing wall in any rear or enclosed side yard without prior written approval of the Architectural Committee unless such height is specifically authorized by these Guidelines.
- 5.E. Lake and Golf Course Lots:** Lake and golf course Lots are subject to additional rear yard approval requirements and scrutiny by the Architectural Committee due to the visibility of the rear yards from other homes, Association property and the golf course.
- 5.F. Conformance with City Code Required:** All improvements must conform to the City Code of the City of Glendale. The standards and conditions imposed by these Architectural Guidelines are in addition to and may not be less restrictive than such City regulations. When required by City Code, the Architectural Committee may require proof of issuance of building permits as a condition of approval. Nothing in these Guidelines relieves the builder/homeowner from full compliance with all the regulations of municipal, state and other authorities having jurisdiction over the work. For building permit requirements contact the City of Glendale or visit the web site at <http://www.glendaleaz.com/CodeCompliance/understandingcitycode.cfm>.
- 5.G. Requirements for Conforming to New Architectural Guidelines:**
- 5.G.1.** Previous written Architectural Committee approval shall survive the adoption of the amended Guidelines.
 - 5.G.2.** Nothing contained herein shall be construed as requiring reapplication or conformance to the new Guidelines provided such improvements were made with written Architectural Committee approval.
 - 5.G.3.** Previous painting done with written Architectural Committee approval is deemed to be in conformance with these Guidelines and the CC&R's. Notwithstanding the foregoing sentence, in the event that previously approved painting becomes inadequate (whether due to ordinary wear and tear or otherwise) or otherwise violates the

CC&R's, the Association reserves the right to pursue its legal remedies.

- 5.G.3.a.** The adoption of the Paint Palette and Policies shall not, in and of itself, require repainting in conformance with the paint palette.
- 5.G.3.b.** Painting or repainting after the adoption of these Guidelines and Paint Palette and Policies is subject to the Guidelines and Paint Palette Policies and requires prior written Architectural Committee approval for painting the same or a different color.
- 5.G.4.** Previous painting done without Architectural Committee written approval is deemed not to be in conformance with these Guidelines or the CC&R's:
 - 5.G.4.a.** Application may be made to the Architectural Committee to seek approval of the color paint applied without Architectural Committee approval.
 - 5.G.4.b.** Painting done without Architectural Committee shall not, in and of itself, be grounds for approval of the paint color by the Architectural Committee.
 - 5.G.4.c.** If such request is denied by the Architectural Committee, the homeowner has the right to reapply with any necessary changes or adjustments to receive written Architectural Committee approval.

SECTION 6 – SUMMARY TABLE FOR PAINTING GUIDELINES APPLICABLE TO INDIVIDUAL LOTS

6.A. SEE TABLE AT THE END OF THIS DOCUMENT.

SECTION 7 – GUIDELINES APPLICABLE TO INDIVIDUAL LOTS

7.A. Accent Building Materials

- 7.A.1.** Accent Building Materials are defined as an outer layer fixed to a structure for decoration or protection, such as a facing of stone on a stucco home.
- 7.A.2.** Application or modification of an accent building material requires the prior written approval of the Architectural Review Committee.
 - 7.A.2.a.** The use of natural stone or related accent materials is encouraged as it adds interest and individuality to homes in the community.

- 7.A.2.b.** The accent building material should be applied as an accent as opposed to becoming the primary façade treatment for the house.
- 7.A.2.c.** The accent building materials and color should be compatible and complementary to the structure on which it is attached.

7.B. Accessory Structures

- 7.B.1.** Accessory Structures are defined as ramadas, gazebos, casitas, pergolas and similar permanent structures.
- 7.B.2.** Construction of or modification to an Accessory Structure requires the prior written approval of the Architectural Committee.
- 7.B.3.** Such Accessory Structures shall:
 - 7.B.3.a.** Be limited to single story with no upper decks.
 - 7.B.3.b.** Not exceed 12 feet at the highest point.
 - 7.B.3.c.** Have the roofing and building materials, along with the color, match the dwelling unit.
 - 7.B.3.d.** Be set back at least 5 feet from any property line or as required by local government ordinance; and
 - 7.B.3.e.** Not encroach into any Association easement without prior written approval of the Architectural Committee (See Section 7.L).

7.C. Address Plates

- 7.C.1.** An “address plate” is defined as any metal, wooden, or ceramic plate that displays the dwelling mailing address, resident names or other identifications that are associated with the residence, homeowners or inhabitants. The term “address plate” excludes house numbers painted on the curb. Owners are encouraged to paint and maintain the house number on the curb to assist in public safety/emergency vehicle response.
- 7.C.2.** Address plates meeting all of the following standards do not require prior approval of the Architectural Committee.
 - 7.C.2.a.** The maximum of 2 address plates are permitted per Lots.
 - 7.C.2.b.** The maximum size of an address plate shall not exceed 10 inches in height or 21 inches in width and the total area may not exceed 170 square inches.

- 7.C.2.c.** The address plate is attached to the dwelling or located within 3 feet of the primary entrance feature (i.e., porch, alcove or courtyard).
- 7.C.2.d.** If the address plate is the sole address identification, it must be clearly visible from the street.
- 7.C.3.** Except as provided above, no address plates are permitted in the front yard without Architectural Committee written approval.

7.D. Antennae & Satellite Dishes

- 7.D.1.** Antennas/Satellite Dishes - The Federal Communications Commission ("The FCC") adopted a rule effective October 14, 1997, preempting certain Association restrictions on Satellite Dishes that are one meter (39.37 inches) or less in diameter. This type of Satellite Dish cannot be prohibited, but reasonable restrictions on location and installation requirements are permitted as long as these restrictions do not cause unreasonable expense or delay.
- 7.D.2.** Satellite Dishes (including Internet) that are one meter or less in diameter may be installed according to the following restrictions.
 - 7.D.2.a.** The preferred placement should be on the back or side of the house below the roofline, if reception is available at that location. If not, then placement can be above the roofline or in the front of the house. Any front of house or front yard installation must be screened from view.
 - 7.D.2.b.** If it is found that an installation did not follow the placement priority listed above, the Satellite Dish may have to be relocated and reinstalled.
- 7.D.3.** Antennas and Satellite Dishes larger than one meter in diameter are not covered by the 10/14/97 FCC rule. These Satellite Dishes require prior written approval of the Architectural Committee before installation.
- 7.D.4.** Antennas and dishes must be painted in a fashion that blends into the background against which they are mounted, provided such painting will not interfere with reception.
- 7.D.5.** Mounting material, accessories, and cabling must be painted in a fashion that blends into the background against which they are mounted.

- 7.D.6.** Outdoor wiring to antennas and dishes must be routed in such a manner as to minimize or eliminate its visibility from ground level view from streets and adjacent properties, provided such routing does not unreasonably add to the cost of the installation.
- 7.D.7.** Other antennas, including but not limited to ham radio antenna or traditional tree type television reception antenna, are prohibited.
- 7.D.8.** Guidance must be sought from the Architectural Committee prior to installation when a Lot owner is uncertain whether he is complying with these provisions.

7.E. Awnings

- 7.E.1.** Awnings require the prior written approval of the Architectural Committee.
- 7.E.2.** Window awning(s) must be:
 - 7.E.2.a.** Of a color that compliments with the existing residence with the same color inside and outside.
 - 7.E.2.b.** Made of a cloth fabric material with a minimum 5-year warranty.
 - 7.E.2.c.** Mounted so that any metal supports are hidden from view.
 - 7.E.2.d.** All patio or balcony awnings will be considered by the Architectural Committee for approval on a case by case basis.
 - 7.E.2.e.** All front façade door awnings are prohibited.
 - 7.E.2.f.** All side façade doorways where the doorway has a structural covering built as part of the home are prohibited.
 - 7.E.2.g.** All side façade doorways that do not have a structural covering built as part of the home will be considered by the Architectural Committee for approval.

7.F. Balconies

- 7.F.1.** All new balconies, modification to existing balconies and exterior balcony stairways require prior written approval of the Architectural Committee and shall be subjected to the same structural and aesthetic standards as the primary residence structure.
- 7.F.2.** If the balcony has a lake front or golf course view, any roof shall be constructed of tile that is the same as or compliments the roof tile of the associated residence structure.

- 7.F.3.** The balcony must be maintained in an orderly fashion and must not be used as a storage area or for drying or displaying personal items such as clothes or exercise equipment.

7.G. Basketball Goals/Hoops

- 7.G.1.** Basketball goals/hoops meeting all of the following standards do not require prior written approval of the Architectural Committee.
 - 7.G.1.a.** Moveable/portable basketball hoops/goals are prohibited in the front yard.
 - 7.G.1.b.** Basketball hoops/goals may not be mounted on the house.
 - 7.G.1.c.** If located in the front yard goals/hoops must be:
 - 7.G.1.c.i.** Installed next to the driveway.
 - 7.G.1.c.ii.** Made of clear plastic or a professional commercial type backboard and pole.
 - 7.G.1.c.iii.** Poles must be installed within a “pole sleeve” embedded within the ground.
 - 7.G.1.c.iv.** Limited to only one (1) hoop/goal in the front yard.
 - 7.G.1.c.v.** Must be maintained and kept in good repair.
 - 7.G.1.d.** If located in the rear yard, located at least 5 feet from the property line.
- 7.G.2.** Basketball goals/hoops not meeting all of the above standards must require prior Architectural Committee written approval.

7.H. Chimneys

- 7.H.1.** Chimney installations and modifications require the prior written approval of the Architectural Committee.
 - 7.H.1.a.** Any chimney additions/modifications must be constructed of the same material and texture and painted the same color as the dwelling.
 - 7.H.1.b.** Broad, massive chimneys will be encouraged, and small, spindly shapes shall not be approved.
- 7.H.2.** Chimney repair only does not require prior Architectural Committee approval so long as the repair is repainted the same color
- 7.H.3.** Exposed flues are prohibited.

7.I. Decorative Items

- 7.I.1.** Prior Architectural Committee written approval is required for decorative items located in the front and visible side yards of all Lots.
- 7.I.2.** Prior Architectural Committee approval is not required for decorative items in rear yards so long as they do not exceed the height of the wall and are not visible to neighboring properties.
- 7.I.3.** Prior Architectural Committee approval is not required for benches, pots and similar items located on the front porch. This exemption is not intended to allow for storage of items on the front porch that do not serve an apparent decorative purpose.
- 7.I.4.** Decorative items not meeting all of the above standards require prior written Architectural Committee approval.

7.J. Driveways, Sidewalks and Other Paved Areas

- 7.J.1.** A single, thirty-six (36) inch wide concrete sidewalk from the driveway to the rear yard gate may be installed without prior written approval of the Architectural Committee provided that it matches the existing sidewalks in building material, color and texture and does not alter drainage patterns.
- 7.J.2.** All other paved additions and sidewalks made from pavers, bricks and similar materials must have prior written approval of the Architectural Committee. This includes additional paved areas in the rear and side yards.
- 7.J.3.** Painted or decorative stamped driveways require prior Architectural Committee written approval.
- 7.J.4.** Additional concrete or paved surfaces will be considered for approval provided:
 - 7.J.4.a.** The total amount of all concrete and/or paved surfaces in the front yard must not exceed 50 percent of the total width of the front yard.
 - 7.J.4.b.** An expanded paved surface in the front yard is located no closer than 18 inches from the side Lot line or 12 feet from the side Lot line if it is adjacent to a street.
 - 7.J.4.c.** A Plot Plan is submitted with the request that shows the following areas and dimensions:
 - 7.J.4.c.i.** The Lot dimensions.
 - 7.J.4.c.ii.** The building footprint.

- 7.J.4.c.iii. All existing paved surfaces, walls and gates.
- 7.J.4.c.iv. All proposed concrete and/or paved surfaces and gates.
- 7.J.4.c.v. The measurement of space between paved surfaces where applicable.
- 7.J.4.c.vi. The distance from proposed paved surface to the property line(s).
- 7.J.4.c.vii. The landscaping or edge treatment to be installed to mitigate the look of the expanded concrete and/or paved surfaces.
- 7.J.4.c.viii. All other existing or proposed features such as landscape areas, decorative items, etc.
- 7.J.4.c.ix. All proposed building materials and colors to be used.
- 7.J.4.d. In considering approval of additional paved areas, the Architectural Review Committee will consider the overall appearance of the street and house frontage, mitigating features or enhancements proposed including enhanced treatment between the proposed pavement and the adjoining neighbor's yard and any other matters that may be relevant to the particular site.
- 7.J.4.e. Parking on hardscape, paved or paver areas outside of the driveway is strictly prohibited.
- 7.J.5. Oil/fluid and/or rust stains on the driveway must be cleaned up immediately. The leaving of oil pans or fluid absorbing items or materials on the driveway is strictly prohibited.

7.K. Dumpsters / Containers

- 7.K.1. The placement of a permanent dumpster(s) is prohibited.
- 7.K.2. The placement/use of a temporary roll off dumpster/container requires the prior written approval of the Architectural Committee.
 - 7.K.2.a. Such temporary roll off dumpster/container will only be permitted on site and in conjunction with an Architectural Committee approved remodeling and/or landscaping project that is likely to generate substantial debris.
 - 7.K.2.b. The dumpster/container must be located on a permanently improved surface.

7.K.2.c. The Architectural Committee will impose a limitation on the time the dumpster/container may be located on the property.

7.K.3. If the use of such dumpster will result in violations of Association Rules, such as on-street parking, such potential violation shall be noted on the application. Failure to do so may result in fines related to the violation.

7.L. Easement – Use of Association

7.L.1. No improvement or installation, including landscaping, may be made within an easement granted to the Association (such as a lake, landscape or maintenance easement) without the affirmative recommendation of the Architectural Committee and the formal consent of the Board of Directors. Applicants are advised that the Architectural Committee and or Board may seek the advice and expertise of the HOA's lake consultant before rendering a decision.

7.L.2. As a condition of approval by the Board, the property owner is required to enter into a legal agreement with the Association, that will be filed of record and survive changes in ownership, holding the Association harmless for removal, damage to or replacement or repair of said improvements resulting from Association installation or maintenance activities as authorized in the easement.

7.L.3. Improvements which unduly hamper the Association in carrying out its installation and maintenance responsibilities shall not be approved.

7.L.4. Improvements which potentially compromise any lake liner, or the integrity of an Association lake shall not be approved.

7.L.5. The purpose of this section is to outline conditions under which a Lot owner may make improvements within an easement dedicated to the Association without compromising the Association's ability to maintain or improve said easement as described in Association documents and as provided in the subdivision plat(s) of the property.

7.L.5.a. As a condition of approval by the Board, the property owner is required to enter into a legal agreement with the Association that will be filed of record and survive changes in ownership, holding the Association harmless for removal, damage to, replacement or repair of any said improvements resulting from Association installation or maintenance activities as authorized in the easement. It shall also include a statement that acknowledges that maintenance of said

easement is the responsibility of the owner except for those lines or equipment installed and maintained by the Association for lake maintenance purposes.

- 7.L.5.b.** Prior to the approval of any use of or improvement to an Association lake easement, the applicant shall contact the Association lake consultant and arrange for him to locate and stake the location of the lake liner. The owner is responsible for payment of a reasonable fee to the lake consultant for this service.
- 7.L.5.c.** A scaled plot plan, showing the following minimum requirements, shall be submitted for any request involving use or improvement of a lake easement. The plot plan shall show the location of and between:
 - 7.L.5.c.i.** The house and other existing improvements.
 - 7.L.5.c.ii.** The block side walls.
 - 7.L.5.c.iii.** The lake easement.
 - 7.L.5.c.iv.** The lake liner as established by the lake consultant.
 - 7.L.5.c.v.** The location of any existing or proposed underground utility or irrigation lines or equipment.
 - 7.L.5.c.vi.** Any existing or proposed landscape improvements including the type and mature size of plants or trees.
 - 7.L.5.c.vii.** Any other hardscape or improvements to be located in the lake easement including size, building materials, color, etc.
 - 7.L.5.c.viii.** The location and type of any proposed irrigation.
- 7.L.5.d.** The following Guidelines are provided for evaluation of requests for improvements within an easement dedicated to the Association:
 - 7.L.5.d.i.** The only improvements which may occur on top of the lake liner, as located by the lake consultant, are:
 - 7.L.f.d.i.1** Various types of landscaping rock with a minimum 4" diameter.
 - 7.L.f.d.i.2** Loose pavestone or brick type pavers.
 - 7.L.5.d.ii.** In the portion of the lake easement not including the lake liner, the following types of improvements may be considered:

- 7.L.f.d.i.1 Pavestone/brick pavers set in sand or other non-permanent material.
- 7.L.f.d.i.2 Grass or ground cover.
- 7.L.f.d.i.3 Concrete or wood decks or seating areas designed with break-away/joints at the easement line.
- 7.L.f.d.i.4 Benches or other seating areas.
- 7.L.f.d.i.5 A base of pavestone/brick/cement must be provided for any seating area.
- 7.L.f.d.i.6 Granite or other rock at least one-half inch (1/2") screened.
- 7.L.f.d.i.7 Portable fountains or waterfalls.
- 7.L.5.e. The following types of improvements shall not be approved through HOA property or common area:
 - 7.L.5.e.i. Pools, spa or equipment.
 - 7.L.5.e.ii. Docks or other permanent structures.
 - 7.L.5.e.iii. Trees or other landscaping with root systems likely to invade the lake liner or overhang into the lake.
 - 7.L.5.e.iv. Play equipment.
 - 7.L.5.e.v. Any type of fencing.

7.M. Flags, Flagpoles and Pennants

- 7.M.1. Flagpoles: Under Arizona state law, the Association may adopt reasonable rules and regulations regarding the placement and manner of display of flags and may regulate the location and size of flagpoles but shall not prohibit the installation of a flagpole in the front yard or backyard.
 - 7.M.1.a. Flagpoles require the prior written approval of the Architectural Committee and will be reviewed on a case by case basis. The flagpole shall be:
 - 7.M.1.a.i. No more than 7 inches in diameter.
 - 7.M.1.a.ii. Not higher than the top of the roof pitch.
 - 7.M.1.a.iii. Buried to a depth that ensures its structural integrity.
 - 7.M.1.b. Only one flagpole per property will be allowed.

- 7.M.1.c.** The application for approval of a flagpole must include specific plans detailing the height, type, location, method of installation, color of the flagpole, any illumination proposed and the maximum size of any flag to be displayed.
- 7.M.1.d.** No more than two flags may be displayed on the flagpole at any time
- 7.M.1.e.** The size of flag may be restricted to ensure compatibility of scale with the surrounding area.
- 7.M.1.f.** Flags flown on flagpoles are limited to the American flag, an official or replica of a flag of the United States Army, Navy, Air Force, Marine Corps or Coast Guard, a POW/MIA flag, the Arizona State Flag, the Gadsden flag or an Arizona Indian nation's flag. Such flag (s) shall only be displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
- 7.M.2.** Other flag holding devices:
 - 7.M.2.a.** The use of another flag "holding device" does not require prior Architectural Review Committee approval provided that:
 - 7.M.2.a.i.** The holding device is attached to the front facade of the house and mounted below the roofline.
 - 7.M.2.a.ii.** There is no other flagpole on the property.
 - 7.M.2.a.iii.** Only one "holding device" is located on the front of the house.
 - 7.M.2.b.** Flags to be displayed on such "holding device" are limited to:
 - 7.M.2.b.i.** Those flags permitted to be displayed on flagpoles (see above) and subject to the federal flag code.
 - 7.M.2.b.ii.** Holiday flags mounted no more than 30 days before and removed no later than 30 days after the date of the holiday.
 - 7.M.2.b.iii.** Pennants (i.e. professional or college team sport flags) mounted and removed within 24 hours of the day of the game involving the pennant team.

- 7.M.2.b.iv.** Pennants that include offensive statements and/or remarks towards race, religion, or general “family values” or that may be offensive to the neighborhood will not be allowed as determined at the discretion of the Architectural Committee.
- 7.M.2.b.v.** The size and shape of any flag or pennant is appropriate to the holding device and mounting location as determined at the discretion of the Architectural Committee.
- 7.M.3.** Up to two banners, pennants and holiday flags may be displayed below the roof line in rear yards without prior Architectural Committee written approval.
- 7.M.4.** Any other banners or flags require prior written approval of the Architectural Review Committee.
- 7.M.5.** There shall be no more than one (1) American flag displayed at any one time.
- 7.M.6.** No flag or banner shall be disproportionately large.
- 7.M.7.** All flags and pennants must be maintained in good condition at all times. Torn, ripped and/or faded flags or banners constitute grounds for fines and removal.

7.N. Fencing (Wrought Iron) and Walls (Block)

- 7.N.1.** New or replacement fences or walls, or additions to existing fences/walls, require prior written approval of the Architectural Committee. This includes decorative walls.
- 7.N.1.a.** Fencing (wrought iron) parallel to a lake or golf course shall be view fencing and the type appropriate to the location as determined by the Rules & Regs and the Architectural Guidelines.
 - 7.N.1.b.** Wall that is adjacent to a street and/or roadway shall be block with the “exterior side” (adjacent to street and/or roadway) stuccoed and painted the body color of the house.
 - 7.N.1.c.** Other private wood and/or wrought iron fencing shall only be utilized if it is not visible from any neighboring residences or Association property at ground level.
 - 7.N.1.d.** Wood and/or wrought iron fencing shall not be higher than the height of any existing property perimeter fencing.

- 7.N.1.e.** Masonry planter and decorative walls in the front yard shall be no taller than 30 inches in height. Any wall not made from stone shall be painted and stuccoed to match the house.
- 7.N.1.f.** Walls (block) that are extensions of the front façade must be painted the same color as the house.
- 7.N.1.g.** Fences (Wrought Iron) abutting Association Lakes and Golf Course:
 - 7.N.1.g.i.** The fences (wrought iron) abutting both the lakes and golf course may choose from four (4) color choices: black, the current common area color, Dunn Edwards DE-6134 “Shortbread” or the body color of the home.
 - 7.N.1.g.ii.** Nothing can be attached to any view fence. i.e.: lighting, decorative items, signs.
- 7.N.1.h.** Walls (Block) abutting Association Lakes and Golf Course:
 - 7.N.1.h.i.** The exterior side of walls (block) abutting both the lakes and golf course may choose from three (3) color choices: the current common area color, Dunn Edwards DE-6134 “Shortbread” or the body color of the home.
 - 7.N.1.h.ii.** The exterior sides of the walls (block) on the Park Lake (1A) and South Lake (1B) shall be left as unpainted block.
- 7.N.1.i.** Maintenance of the exterior side of walls (block) on streets other than 75th Avenue, Union Hills Drive, Utopia and 79th Avenue are the responsibility of the homeowner. The exterior side of these walls (block) shall be painted to match the approved house body color.
- 7.N.1.j.** In sloping areas, side yard walls will occur which would be higher than the rear wall if extended straight out. When this occurs, the side wall should be step-down to match the level of the rear wall. The stepped-down portion should extend for a minimum of 12 feet.
- 7.N.1.k.** Corner houses should be joined to the abutting street wall (block) by a stucco masonry wall of uniform design.

- 7.N.2.** Minor repair of walls (block) and fencing (wrought iron) where there is no change in materials or color does not require prior Architectural Committee approval. Any change to color or materials requires the prior written approval of the Architectural Committee.

7.O. Garage and Garage Doors

- 7.O.1.** All homes must be designed with and maintain at least a double garage and such garage must be maintained for the primary purpose of parking vehicles. Open carports are not permitted.
- 7.O.2.** Architectural Committee approval for garage door replacement (and replacement door painting) is not required unless the owner seeks exception to one or more of the following standards, including color:
 - 7.O.2.a.** Garage doors must be painted the same color as the house.
 - 7.O.2.b.** Plastic or wood garage doors are not permitted.

7.P. Gates

- 7.P.1.** Any gate that provides access to streets from the side or rear yard shall not violate access restrictions as shown on the subdivision plat of the property.
- 7.P.2.** No gate shall exceed 16 feet in width.
- 7.P.3.** Wrought iron gates designed to have inserts, wood or other, must be kept in good repair and contain the inserts.
- 7.P.4.** These gates require the prior written approval of the Architectural Committee:
 - 7.P.4.a.** Any new gate.
 - 7.P.4.b.** Any gate with a width exceeding 4 feet.
 - 7.P.4.c.** Any gate on a side wall.
 - 7.P.4.d.** Golf Course or Lake View Lot rear fence to gain direct access from the rear yard to an adjoining property.
- 7.P.5.** For gates facing any street, when made in conformance with the above standards, the following do not require prior Architectural Committee approval:
 - 7.P.5.a.** Full decorative wrought iron gates that are painted black or to match the fence/wall.
 - 7.P.5.b.** Wrought iron gates with wood inserts where the wrought iron is painted black or to match their fence/wall.

- 7.P.5.c. Full wood gates that are painted to match the fence/wall color or wood stained to its natural color.

7.Q. Golf Ball Screen

- 7.Q.1. All protective golf ball screening requires the prior written approval of the Architectural Committee.

7.R. Gutters and Downspouts

- 7.R.1. Gutters and downspouts may be installed and repaired without Architectural Committee approval provided that the finish on the gutter matches the color of the fascia and the downspout matches the color of the dwelling they directly are attached to.

7.S. Holiday / Special Event Decorations

- 7.S.1. Holiday Decorative lighting or displays may be put up without prior Architectural Committee approval provided that:
 - 7.S.1.a. Displays may be put up not more than 45 days in advance of the specific holiday and must be removed within 30 days after the holiday.
 - 7.S.1.b. Decorations must be appropriate to the specific holiday.
- 7.S.2. Holiday/Special Event Decorations not meeting the above standards require the prior written approval of the Architectural Committee.

7.T. Landscape Requirements

7.T.1. Front Yard and any Visible Side Yard

- 7.T.1.a. All landscape improvements, additions or alterations in the front yard and visible side yard require prior Architectural Committee written approval. At all times, the minimum landscaping requirements must be maintained regardless of the Architectural request.
- 7.T.1.b. Once any work begins, the applicant shall diligently pursue the changes or improvements and all work must be completed within 30 days. Architectural Committee written approval is valid for six (6) months from the date of approval unless a longer period is approved by the Architectural Committee. Any other extension can only be granted directly by the Board.

- 7.T.1.c.** The minimum required landscaping of the front yard, as set forth in the Association Rules, is one (1) fifteen-gallon tree/cacti/ocotillo with a minimum of a 4-foot trunk height and five (5) 3-5-gallon sized shrubs. The Architectural Committee may consider existing conditions and alternatives proposed to this standard provided that the yard is attractive, dressed and does not appear barren in comparison to neighboring properties.
- 7.T.1.d.** Use of Rock/Stone/Granite:
- 7.T.1.c.i.** River rock and/or Rip Rap must be of a minimum size of 3 inches and only be used for accent treatment or to channel drainage.
 - 7.T.1.c.ii.** Rock should be neutral in color and complimentary to the home and community.
 - 7.T.1.c.iii.** All Lots must be free of trash, free of weeds, free of wildflowers, and free of tree debris or litter. This includes the spreading of native wildflower seeds.
- 7.T.1.e.** The sharing of common granite colors between neighbors is encouraged to limit the use of borders between property lines. When a border is used, brick, concrete and flagstone borders are appropriate. Metal or plastic edging is not permitted.
- 7.T.1.f.** All landscaping should be irrigated by means of an irrigation system.
- 7.T.1.g.** Mounding and other proposed grade changes should appear natural, be a maximum of 24 inches in height and must not alter natural flow, change drainage patterns or divert additional ground water onto adjoining Lots.
- 7.T.1.h.** The use of accent boulders in natural colors is encouraged.
- 7.T.1.i.** Grass lawns are encouraged to be over-seeded and watered throughout the year to maintain an attractive appearance. If over-seeding is not employed, then any grass lawn must be maintained in a weed-free and attractive condition.
- 7.T.1.j.** If imitation grass/turf is used, it must be well maintained and in proper repair.

- 7.T.1.k. Converting from or to grass from desert landscaping in the front yard requires ARC written approval. The owner should contact the City of Glendale to see if any incentives are available for turf removal.
- 7.T.1.l. Landscape accent lighting is encouraged. Lighting must be shielded so that the light shines primarily on the Lot and does not create a nuisance to adjoining homes or the travelling public. See Section 7.U and 7.DD for additional lighting provisions.
- 7.T.1.m. All front yard decorative items and features, including ponds and fountains, require prior written approval of the Architectural Committee. See Section 7.I Decorative Items for requirements.
- 7.T.1.n. Masonry planter and decorative walls shall be no more than 30 inches in height. Such wall must be painted and stuccoed to match the house or covered with approved accent building material.

7.T.2. Golf or Lake View Lot Rear Yards

- 7.T.2.a. Landscaping in rear yards of Golf or Lake view Lots shall be aesthetically consistent with the front and side yards of the property.
- 7.T.2.b. Landscape improvements/additions in rear yards of Golf or Lake view Lots and not located in a lake easement do not require prior Architectural Committee approval.
- 7.T.2.c. Landscape improvements in the rear yard on a Golf or Lake view Lot and located in a lake easement require the prior written approval of the Architectural Committee.

7.T.3. Overhanging Landscaping

- 7.T.3.a. To maintain neighborhood aesthetics, no tree, shrub, or any other landscaping shall be permitted to overhang or encroach upon any sidewalk, street, neighboring property, golf course, or any portion of a Common Area without written consent from the Architectural Committee.
- 7.T.3.b. All landscaping maintenance must adhere to Glendale City Code.

7.U. Lighting

7.U.1. Exterior lighting (except flag poles) does not require prior Architectural Committee review provided the following standards are met:

7.U.1.a. For all security/flood/outside lighting, the direction of the main beam of light must be limited to the property boundaries of the homeowner.

7.U.1.b. No glare is visible from other Lots or streets.

7.U.1.c. Lighting intended primarily for security purposes are triggered by motion detectors.

7.U.2. Owners are encouraged to install wall mounted decorative lighting at the front door and/or garage for improved security and as a community crime deterrent.

7.U.3. Decorative, hanging lighting does not require prior Architectural Committee provided the following standards are met:

7.U.3.a. The placement of such cannot be on view-lot fencing or exterior party wall.

7.U.3.b. The maximum height allowed is 12-foot.

7.V. Machinery and Equipment

7.V.1. For purposes of these Guidelines, the term machinery and equipment does not apply to heating and air conditioning units located in the side yard between the house and the side property line.

7.V.2. Prior written approval of the Architectural Committee is required for any machinery or equipment installed in any front yard.

7.V.3. Prior written approval by the Architectural Committee is required for machinery or equipment located in the rear yard of any property, including, but not limited to, lake and golf course view Lots, unless such machinery or equipment is screened from view of all adjoining properties.

7.W. Mailboxes – Individual

7.W.1. Homeowners with individual Mailboxes must maintain them in good repair and in a rust-free condition.

7.W.2. Any change to said Mailbox requires prior Architectural Committee written approval.

7.X. Paint and Paint Colors

7.X.1. Approval Required:

- 7.X.1.a.** All exterior painting and repainting requires the prior written approval of the Architectural Committee.
- 7.X.1.b.** Failure to obtain prior written Architectural Committee paint approval, no matter what color is being used for the repainting project may result in fine assessment(s) to the homeowner in accordance with the Association Rules.
- 7.X.1.c.** Continued failure to obtain written paint approval or to repaint in compliance with Architectural Committee approval can lead to further legal action, the costs of which the homeowner is responsible for.

7.X.2. Application Requirements: When making a request for paint approval by the Architectural Committee, the application shall:

- 7.X.2.a.** Identify colors by paint brand, color name and number.
- 7.X.2.b.** Include paint manufacturer's sample color chip(s) at least 1-inch x 2-inches for each color requested.
- 7.X.2.c.** Specify the location where pop out or trim color is to be applied.

7.X.3. Paint Palette and Policies: By majority vote, the Board of Directors may adopt and from time to time amend a Paint Palette and Policies document for the Association to implement its intent to ensure continuity and cohesiveness to the appearance of the community. The adopted paint palette need not be the same for all portions of the Property and may, for example, be keyed to roof tile color or other unique area characteristics. Members are strongly encouraged to select colors from the approved palette to support those purposes.

- 7.X.3.a.** Exception to the approved Paint Palette will be considered on a case-by-case basis, taking into account the total subdivision concept, roof color and other houses in the general vicinity. A color request(s) that is substantially different from other houses in the area, that substantially varies from the adopted palette or that fails to compliment the APII area shall not be approved.
- 7.X.3.b.** The adopted Paint Palette and Policies are available from the Community Manager at the Management Company or may be viewed and downloaded from the Association web site.

7.X.4. Definitions: Terms are defined as follows for purposes of these Guidelines and the Paint Palette and Policies.

7.X.4.a. “Body” color is the color to be applied to the house walls.

7.X.4.b. “Fascia” or “Facia” is the surface immediately below the edge of a roof. It includes the eaves and is typically wood.

7.X.4.c. “Pop outs” are raised architectural or sculptured feature around windows and doors and other similar architectural features.

7.X.4.d. “Trim” is any other accent painting excluding the fascia and pop outs. Examples include accent painting of or around doors and windows, the garage or chimney.

7.X.5. Paint Color Approval Standards: In evaluating applications for paint and paint color approval, the Architectural Committee shall take the following Guidelines into consideration. Nothing contained herein shall obligate the Architectural Committee to approve such application and the Committee may take any other factors it deems relevant into consideration.

7.X.5.a. The general Association color scheme is the range of desert sand and stone native to The Arrowhead Ranch area. It should be assumed that the houses will be seen from all angles and that there will be a continuity of colors, materials and details on all elevations.

7.X.5.b. Body color shall be consistent with the general color scheme described above.

7.X.5.c. Fascia’s, trim or accents, pop outs, garages and other architectural features shall be painted the same color as the body (house) color unless a different color is specifically approved by the Architectural Committee.

7.X.5.d. Fascia color shall complement the body and roof color.

7.X.5.e. Trim and pop outs must be painted the same color as the house or an approved complimentary color.

7.X.5.f. Garage doors shall be painted the same color as the approved house body color.

7.X.5.g. Entrance doors should be finished or varnished in wood tones or painted using the approved and current Paint Palette.

7.X.5.h. Body and wall color shall be compatible with any accent building material.

- 7.X.5.i.** Walls that are extensions of the front façade shall be painted the same color as the house.
- 7.X.5.j.** The exterior side of any lake block wall shall be painted according to the current Arrowhead Ranch Phase II HOA approved paint palette to ensure color consistency and continuity throughout the Association.
- 7.X.5.k.** Maintenance of the exterior side of walls on streets other than 75th Avenue, Union Hills Drive, Utopia and 79th Avenue are the responsibility of the homeowner. The exterior side of these walls shall be painted to match the approved house body color.
- 7.X.6. Paint Finish (shine level)** also has a major impact on the look and compatibility of paint colors in the neighborhood. The following standards govern paint finish on the paint palette as well as applications for paint approval from the Architectural Committee.
 - 7.X.6.a.** A high gloss or semi-gloss finish is permitted on Front Entry Doors only.
 - 7.X.6.b.** High gloss or semi-gloss finishes are not allowed on any other part of the home.

7.Y. Patio and Patio Covers

- 7.Y.1.** New, replacement and modifications to patios require the prior written approval of the Architectural Committee.
 - 7.Y.1.a.** Patios must be constructed with wood or stucco support columns painted to match the color of the body of the residence. Alternative building materials will be considered on a case by case basis.
 - 7.Y.1.b.** The patio roof must match the pitch and tile cover of the roof or be relatively flat.
 - 7.Y.1.c.** Gravel roof covering is not permitted.
 - 7.Y.1.d.** Except on lake or golf course view Lots, asphalt or rolled shingles roofing is permitted on relatively flat patio covers. If visible from nearby homes, the shingles should be a neutral color blending with the roof.
 - 7.Y.1.e.** On golf course and lake view Lots, patio roofing material will be considered on a case by case basis.
- 7.Y.2.** All exterior stairways require the prior written approval of the Architectural Committee (See Section 7.HH).

7.Z. Play Structures

7.Z.1. For non-Lake/Golf Course Lots, play structures meeting all the following standards do not require Architectural Committee approval.

7.Z.1.a. All play structures must be placed no closer than 5 feet from any neighboring Lot lines.

7.Z.1.b. The maximum height shall not exceed 8 feet except that an awning or shade canopy may extend up to 12 feet from the grade present at the exterior wall.

7.Z.1.c. Any play structure not meeting all of the above standards, requires prior written approval of the Architectural Committee.

7.Z.2. For Lake or Golf Course Lots, any play structure requires prior written approval of the Architectural Committee and:

7.Z.2.a. All play structures must be placed no closer than 5 feet from any neighboring Lot lines.

7.Z.2.b. The maximum height shall not exceed 8 feet except that an awning or shade canopy may extend up to 12 feet from the grade present at the exterior wall.

7.AA. Pools and Spas

7.AA.1. Spas and in ground pools do not require prior approval of the Architectural Committee when the following standards are met.

7.AA.1.a. The pool/spa does not encroach into any Association easement. Association easements include but are not limited to lake, landscape and access easements (See Section 7.L).

7.AA.1.b. Pool/spa maintenance and pump equipment is screened from view from streets, the golf course or any lake.

7.AA.1.c. Pool/spa accessories or features (such as artificial rock waterfalls) show a finished side to view from the golf course or lake view Lots.

7.AA.1.d. Ladders, slides, accessories and features do not exceed the height of the fence.

7.AA.1.e. The pool/spa is built in compliance with a city building permit and pool fencing is in compliance with City of Glendale code requirements.

- 7.AA.1.f.** The pool/spa discharges/backwashes all water onto the Owner's Lot or sewer system. No swimming pool water may be drained or allowed to flow through or onto any Association owned or maintained property or easement, adjoining property or to any public street.
- 7.AA.2.** Any spa or in ground pool not meeting all of the above standards require prior Architectural Committee written approval.
- 7.AA.3.** All above ground pools and ladders/slides that exceed the height of the fence require prior Architectural Committee written approval.

7.BB. Roof Materials

- 7.BB.1.** Replacement/repair of house roof tiles does not require Architectural Committee approval provided the roofing material to be used is the same type and color as originally installed.
- 7.BB.2.** Any roofing not matching the original installation in material type or color requires prior written approval of the Architectural Committee.
- 7.BB.3.** See Section 7.X and 7.B for roofing standards for patios and accessory structures. Note that lake or golf course view Lots are subject to additional standards.

7.CC. Roof Mounted Equipment / Skylights

- 7.CC.1.** All roof mounted equipment requires prior Architectural Committee written approval.
 - 7.CC.1.a.** No air conditioners, evaporative coolers, parabolic devices or any other mechanical equipment are permitted on the roof unless there is a demonstrated special need.
 - 7.CC.1.b.** Miscellaneous items such as vents and flues must be located on the least prominent side of the ridge line.
 - 7.CC.1.c.** Rotating rooftop ventilators, vents, flues and flashing shall be coated with a flat paint to match the color of the roof.
 - 7.CC.1.d.** See Sections 7.D for antennae/satellite dishes standards.
 - 7.CC.1.e.** See Sections 7.GG for standards related to solar panels.

7.DD. Screen / Security Doors

7.DD.1. The installation of screen or security doors does not require prior Architectural Committee approval so long as all the following standards are met:

7.DD.1.a. The screen/security door is painted either black, or the same color or closely matches the approved house, trim or door color.

7.DD.2. Screen/security doors not meeting the above standards require prior written approval of the Architectural Committee.

7.DD.3. Silver colored aluminum screen and screen doors are prohibited.

7.EE. Security Devices

7.EE.1. The following restrictions apply to exterior security devices only.

7.EE.2. Security Devices do not require prior approval of the Architectural Committee provided that all of the following standards are met. Security devices are encouraged to deter crime.

7.EE.2.a. Any camera shall not infringe on the privacy of any neighboring property or persons.

7.EE.2.b. All motion detectors must be attached to the house.

7.EE.2.c. See Section 7.U for lighting requirements.

7.EE.3. Accent driveway/door lighting is encouraged to deter crime. See Section 7.U for requirements.

7.FF. Shade Tents

7.FF.1. Shade tents erected for special events (not to exceed 72 hours) do not require prior Architectural Committee approval so long as they are set back at least five feet from property lines.

7.FF.2. Shade tents to be erected for permanent usage or periods exceeding 72 hours are only allowed in rear yards and require prior Architectural Committee written approval and will be considered on a case by case basis.

7.FF.2.a. The color should blend with the house color and the location must not be intrusive to neighboring properties.

- 7.FF.2.b.** Such structures shall not be viewable from adjoining streets or detract from neighborhood aesthetics.
- 7.FF.2.c.** Shade tents on golf course or lake view Lots are subject to additional scrutiny.

7.GG. Signs

7.GG.1. No sign(s) shall be placed or displayed on any Lot, including Lake or Golf course Lots, or Association owned or maintained property except in accordance with the following standards:

7.GG.1.a. One temporary “For Sale”, “For Lease” or “For Rent” sign with a maximum face area of five (5) square feet.

7.GG.1.a.i. Such sign must be located on site and on the primary street frontage of the home (signs are not permitted on or overhanging walls).

7.GG.1.a.ii. Such sign must be removed within 24 hours of close of escrow or the signing of a rental/lease agreement on the residence.

7.GG.1.b. Open house leader signs displayed by either a realtor or homeowner for the sale or lease of a residence provided the sign(s):

7.GG.1.b.i. Is of professional type construction.

7.GG.1.b.ii. The sign is not placed on private property without the written consent of the owner.

7.GG.1.b.iii. Is only displayed while the open house is occurring.

7.GG.1.b.iv. Otherwise conforms to the Code of the City of Glendale.

7.GG.1.c. Two residential Address Plates (see Section 7.C)

7.GG.1.d. One security sign when the home is actively under contract with a professional security company. The sign may have a maximum face area of one (1) square foot and must be located a maximum distance of two (2) feet from the front of the dwelling.

7.GG.1.e. One “Beware of Dog” sign at the front entrance and on each gate or rear fence on a golf course or lake Lots.

7.GG.1.f. One “Pick up after Pet” sign in yard.

- 7.GG.1.g.** One “No Soliciting” sign, or designation of any kind shall be permitted.
- 7.GG.1.h.** Political signs complying with Glendale City Code and as provided by state law.
 - 7.GG.1.h.i.** Signs shall be a maximum face size of 7 square feet and may not exceed 5 feet in height.
 - 7.GG.1.h.ii.** Only one sign per candidate or proposition and no more than 2 total signs are permitted on any Lot.
 - 7.GG.1.h.iii.** Signs may be installed no more than 180 days prior to the election and must be removed within 10 days after the election.
- 7.GG.1.i.** Such signs as may be required by law.
- 7.GG.2.** These signs are prohibited on individual Lots or Association property.
 - 7.GG.2.a.** “Homemade” signs of any type, except political signs permitted by applicable law, which are not required to be commercially produced.
 - 7.GG.2.b.** Garage or moving sale signs except as erected by the Management Company of the Association to advertise the biannual community garage sales.
 - 7.GG.2.c.** Signs advertising work done onsite by a contractor or maintenance company.
 - 7.GG.2.d.** Signs erected or displayed in violation of the City of Glendale Zoning Ordinance.
- 7.GG.3.** No signs shall be placed on Association property except as authorized by the Board of Directors. Unauthorized signs placed on Association land will be removed by the Association and the Member responsible for placing such signs shall be liable for all costs incurred by the Association for removal of the signs.

- 7.GG.4.** Members are advised that placement of signs or writing on electric utility boxes, light poles, traffic signs, U.S. Postal Service mailboxes or public property (such as medians and parkways) is prohibited by the Glendale City Code and the U.S. Postal Service. Signs so placed may be removed and the owner of the sign may be liable for any citation, applicable costs and/or fines.
- 7.GG.5.** Any other sign not covered by these requirements requires the prior written approval of the Architectural Committee.
- 7.GG.6.** All signs shall conform to and comply with City ordinances and shall be maintained in good condition.

7.HH. Solar Panels

- 7.HH.1.** The installation or modification of solar panels requires the prior written approval of the Architectural Committee as they can create a significant visual impact on adjoining properties and the Community at large. The Architectural Committee and/or Board may, in its discretion, adopt reasonable rules regarding the placement of a solar energy device if those rules do not prevent the installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device.
- 7.HH.2.** Solar panels should:
 - 7.HH.2.a.** Be installed in the least obtrusive location and size to adequately allow solar collection.

7.II. Stairway Access (Exterior)

- 7.II.1.** All exterior balcony stairways require prior written approval of the Architectural Committee.

7.JJ. Storage Sheds

- 7.JJ.1.** Storage sheds which meet the following standards do not require the prior approval of the Architectural Committee:
 - 7.JJ.1.a.** The storage shed is located in the rear or enclosed side yard and the Lot is not a lake or golf course view Lots.
 - 7.JJ.1.b.** The peak of the storage shed does not exceed 7 feet or the height of the nearest wall, whichever is lower.
 - 7.JJ.1.c.** The storage shed does not exceed 120 square feet.
 - 7.JJ.1.d.** Only one storage shed is permitted per Lots.

- 7.JJ.1.e. The shed is not served by any utility.
- 7.JJ.1.f. All drainage from the shed roof must flow onto the owner's property.
- 7.JJ.1.g. The storage shed is not within 5 feet of any party wall.
- 7.JJ.2. Storage sheds on golf course or lake view Lots require the prior written approval of the Architectural Committee. Such sheds must be painted to match the residence.
- 7.JJ.3. Storage Sheds which do not meet all of the above standards require the prior written approval of the Architectural Committee.
- 7.JJ.4. City Code may require building permits and setbacks for sheds larger than 120 square feet.

7.KK. Windows

- 7.KK.1. Replacement of windows requires prior Architectural Committee written approval and shall retain a consistent look throughout the house.
- 7.KK.2. Replacement of a broken pane of glass does not require prior Architectural Committee approval.

7.LL. Window Coverings and Sunscreens

- 7.LL.1. Prior Architectural Committee approval is not required for installing or replacing window coverings and/or sunscreens so long as the following standards are met:
 - 7.LL.1.a. The use of window screens must be a consistent look throughout the house. All screens must also be maintained in good repair. Torn or faded screens, window coverings and/or sunscreens must be replaced.
 - 7.LL.1.b. The color scheme must complement the associated residence. Bronze, charcoal, brown or beige sunscreen material may be installed. No silver screens or sunscreens are permitted
 - 7.LL.1.c. The frame for window screens must match the screen material or the existing window frames.

- 7.LL.1.d. Sun control window tinting is allowed; however, no other 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.
- 7.LL.1.e. The covering, if viewable from neighboring residences, streets or Association property must not reflect any offensive language, pictures, or slogans that may be detrimental to any person of any race, creed, or color.
- 7.LL.2. Prior Architectural Committee written approval is required for any window covering or sunscreen not meeting all of the above requirements.
- 7.LL.3. Window security coverings/bars/shutters/roller blinds/etc. require prior Architectural Committee written approval.

SECTION 8 – ADDITIONAL STANDARDS FOR NEW HOMES AND EXTERIOR RENOVATIONS

8.A. Applicability

- 8.A.1. The provisions of this section apply to any change in the exterior footprint of the dwelling unit except that patio additions/remodels to existing houses and at grade changes such as the addition of pavement are exempt from the provisions of this section.
- 8.A.2. The provisions of this section are in addition to other requirements and standards of these Guidelines.

8.B. Design Review Process and Requirements

- 8.B.1. Applications to alter the footprint of the dwelling unit shall be subject to a multi-part design review process involving both the Architectural Review Committee and the City of Glendale. Before beginning preparation of any of the formal submission requirements, the applicant and their architect are encouraged to meet with the Architectural Committee (or its representative) to discuss all aspects of the Guidelines.
- 8.B.2. The applicant may elect to forego step one for minor changes but does so at their own risk as proceeding without preliminary design approval, including the incursion of any expenses and/or contract repercussions, shall not be considered grounds for plan approval.

8.C. Preliminary Design Review – Step 1

- 8.C.1.** The purpose of the preliminary stage is to secure an approved general plan before proceeding with detailed architectural drawings.
- 8.C.2.** The following items are the minimum requirements for submission for preliminary design review by the Architectural Committee. Any additional drawings that will aid in portraying the concept may also be submitted.
 - 8.C.2.a.** A completed Architectural Review Committee Submittal form.
 - 8.C.2.b.** Site Plan at 1" = 50' (minimum) showing the existing footprint and requested changes.
 - 8.C.2.c.** Elevation drawings at suitable scale ($\frac{1}{4}" = 1'$ preferred) showing the location and character of the following:
 - 8.C.2.c.i.** All exterior and roof materials.
 - 8.C.2.c.ii.** All color selections.
 - 8.C.2.c.iii.** Roof pitch, gables, etc.
 - 8.C.2.c.iv.** Design features and location of all entrance areas, doors, windows, etc.
 - 8.C.2.d.** Landscape drawing showing all resulting modifications and general character of proposed changes.

8.D. Final Design Review – Step 2

- 8.D.1.** The final review is intended as a confirmation that the approved Preliminary Design has been carried forward into the construction documents.
- 8.D.2.** The following items are the minimum requirements for submission. Plans and elevations must be of a similar level of detail as required for issuance of building permits. Interior layouts are not required to be submitted.
 - 8.D.2.a.** A completed Architectural Review Committee Submittal form.
 - 8.D.2.b.** A statement defining any and all changes from the Preliminary Design submission.
 - 8.D.2.c.** Final detailed site plan showing specifications for all site development.
 - 8.D.2.d.** Elevation drawings including window, door and any other architectural feature such as pop outs.
 - 8.D.2.e.** Final building material and color detail.

- 8.D.2.f.** All exterior lighting.
- 8.D.2.g.** Final detailed landscape drawing showing plant locations and specifications and any hardscape, pavement, etc.
- 8.D.2.h.** Note that all building materials or colors must be specifically approved. Omissions are not approved.

8.E. Submission for Building Permits – Step 3

- 8.E.1.** After approval of final design, the applicant shall submit for building permits from the city.
- 8.E.2.** If, during building permit review, any changes are required by the city which alters any component approved by the Architectural Review Committee, the applicant shall provide the Committee with modified plans and request approval of modification(s) to the original final design as previously approved by the Committee.

8.F. Construction and Inspection – Step 4

- 8.F.1.** Prior to initiating construction, the applicant shall provide the management company with a copy of the building permit and estimated construction start and finish dates.
- 8.F.2.** Once the construction begins, the applicant shall diligently pursue construction of the improvements with completion of the entire project within (4) four months. Architectural Committee written approval is valid for six (6) months from the date of approval unless a longer period is approved by the Architectural Committee. Any other extension can only be granted directly by the Board.
- 8.F.3.** Periodic inspections may be made of the work in progress to confirm compliance with all approved plans. If anything is found in the final inspection that is not in compliance with the Architectural Committee approvals, the builder will be notified, and the work must be fully corrected.
- 8.F.4.** Upon completion, the applicant shall contact the Association property manager to conduct an inspection that improvements conform to the conditions of Architectural Committee Approval.

SECTION 9. CERTIFICATION OF ARCHITECTURAL GUIDELINES

The undersigned, being the duly elected President and Secretary of Arrowhead Ranch Phase II Homeowners' Association, hereby certify that the Amended and Restated Architectural Guidelines of Arrowhead Ranch Phase II Homeowners' Association were duly adopted by a majority of the Board of Directors in accordance with the requirements of the Master Declaration.

Dated this 11 day of June 2020.



President – Denise Johnson
Arrowhead Ranch Phase II Homeowners Association



Secretary – Larry Heinz
Arrowhead Ranch Phase II Homeowners Association

➤ Arrowhead Ranch Phase II

Step by Step Guide

1. Review the Summary of Definitions and Paint Policies.
2. Determine your Paint Palette Area.
3. Review the Paint Palette for your area.
4. Submit the proper Architectural Review Committee (ARC) request form and include chips.
5. Obtain Architectural Review Committee (ARC) approval.
6. Hire a contractor (optional), buy supplies and paint as approved.
Save \$\$! If you use Dunn Edwards paint, be sure to buy your paint and supplies under **Account Number 083809-009** to receive our negotiated discount.



All Exterior painting requires prior approval by the HOA Architectural Review Committee (ARC)

View our HOA Paint Palette notebooks and recommended paint schemes at the Management Company office located at:

Planned Development Services
17235 N. 75th Ave Building H-100
Glendale, AZ 85308
623-877-1396

This summary booklet has been prepared for Homeowner convenience only. Should any conflicts arise, the original and full HOA Architectural Guidelines, Rules & Regs, as well as, the HOA Approved Paint Palette & Policies should be referenced and will govern all decisions.

Arrowhead Ranch Phase II

1. Summary of Definitions and Paint Policies

- Only Body, Fascia and Front Door colors are included in the paint palette:
 - Body is the color to be applied to the house & concrete block walls
 - Fascia is the surface immediately below the edge of the roof. It includes the eaves and is typically made of wood
 - Front door refers to the main front door of the house only
- Painting pop-outs or trim any color other than the approved body color requires prior Architectural Review Committee approval.
 - Pop-outs are raised architectural or sculptured features around windows, doors and other similar architectural features
 - Trim is any other accent painting excluding the fascia and pop-outs
- Unless painted the same color as the body color, all paint colors for trim, pop-outs and other color accent treatment requires prior approval by the Architectural Review Committee. See the full "Paint Palette and Policies" for standards.
- Garage doors must be painted the same color as the Body of the house.
- Walls that are extensions of the front façade must be painted the same color as the body of the house.
- Entrance doors should be varnished in wood tones or painted using the approved house body, trim, pop-out or front door colors.
- Lake and Golf course facing fencing (wrought iron) may be painted one (1) of the following four (4) choices: black, the current common area color, Dunn Edwards DE6134 "Shortbread" or the body color of the home.
- Lake and Golf course facing walls (block) may be painted one (1) of the following three (3) choices: the current common area color, Dunn Edwards DE6134 "Shortbread" or the body color of the home.
- The body, fascia, garage and any approved trim paint of the house may be a flat or low sheen (eggshell or satin) finish.
- All block walls must be painted the same color as the body of the house; the only exceptions are, the exterior side walls on 75th Ave, 79th Ave, Union Hills Dr and Utopia Rd which are maintained by the HOA and are considered HOA Common Walls.



Frequently Asked Questions

- **Where do I get an ARC Review Application form?** Download from the community website or call The Management Company.
- **Do I have to submit for ARC approval if I'm repainting my home the exact same color?** Yes
- **Can I request paint colors that are not on the approved paint palette for my area?** Yes. See the full "Paint Palette and Policies" document for standards that will be used to evaluate your request.
- **Can I use a different brand of paint than Dunn Edwards?** Yes.
- **Is there an easy way to view the HOA approved Paint Palette?** Yes. Go to the Management Company office and request to view the Paint Palette Scheme books for AP2.
- **I'm in a hurry, is there a way to speed up the process?** No. The ARC meet's twice a month so that timely approvals can occur.
- **Where can I get the Full "Paint Palette and Policies" and/or the "Architectural Guidelines"?** Visit our community webpage located at www.arrowheadranchphaseii.com for downloadable documents; or, contact our community manager at the Management Company.
- **What if my request is denied?** You may resubmit at any time requesting different color choices.
- **Can I appeal the ARC's denial?** Yes, you may request an appeal directly to the Board of Directors by email or letter sent to our community manager. Once appealed, the Board's decision is final in all cases.
- **Where do I submit my completed form?** You may email or mail your completed request to the Management Company per the instructions located on the ARC Review form.
- **How long do I have to do the painting once approved?** The ARC approval is valid for 6 months from the approval date.



Area 1 (White Roof Tiles area) - Current Approved Colors		
Main Body Color	Trim Color Options	Front Door Color (optional)
DEW308 - Poppy Crepe	DE5324 – Fine Sand	DEA152 – Deep Crimson
DE5324 – Fine Sand	DE6089 – Brick Fence	DEA156 – Cherry Cola
DE6094 – Canyon Dusk	DE6093 – Blushing Bride	DEA172 - Camouflage
DE6095 – Howdy Partner	DE6103 – Copper Lake	
DE6102 – Hayride	DE6108 – English Scone	
DE6108 – English Scone	DE6110 – Warm Hearth	
DE6110 – Warm Hearth	DE6116 – Dover Plains	
DE6116 – Dover Plains	DE6127 – Finest Silk	
DE6127 – Finest Silk	DE6129 – Rustic Taupe	
DE6129 – Rustic Taupe	DEC716 – Stonish Beige	
DEC716 – Stonish Beige	DEC717 – Baked Potato	
DEC717 – Baked Potato	DEC728 – Madera	
DEC728 – Madera	DEC742 – Cameo	
DEC742 – Cameo	DEC765 – Bone	
DEC765 – Bone	DEC769 – Ranier White	
DEC769 – Ranier White		

**Area 1: Village Greens Replat
(White Roofs)**

Arrowhead Ranch Phase II



Area 2 (Green Roof Tiles area) - Current Approved Colors		
Main Body Color	Trim Color Options	Front Door Color (optional)
DEW324 – Phoenix Villa	DEW351 – Antique White	DE6224 – Treasure Chest
DEW351 – Antique White	DE6213 – Fine Grain	DE6230 – Center Ridge
DE6213 – Fine Grain	DEC707 – Foxtail	DEC707 – Foxtail
DEC716 – Stonish Beige	DEC742 – Cameo	DEA149 – Spiced Berry
DEC742 – Cameo	DEC766 – Steveareno Beige	DEA192 – Violet Shadow
DEC744 – Celtic Linen	DEC771 – Riverbed	Area 2: Village Greens (Green Roofs)
DEC754 – Quicksand	DEC777 – Meadowood	
DEC764 – Inside Passage	DEC785 – Whisper Gray	
DEC765 Bone		
DEC766 – Steveareno Beige		
DEC767 – Riverbed		
DEC770 – Drifting		
DEC771 – Shaggy Barked		

Arrowhead Ranch Phase II



Areas 3 & 4 (*Light Terra Cotta & Medium/Dark Terra Cotta Roof Tiles area*) - Current Approved Colors

Main Body Color	Trim Color Options	Front Door Color (optional)
DEW312 – Total Recall	DEW312 – Total Recall	DE6077 – Deep Brown
DE6114 – Dry Dune	DE6103 – Copper Lake	DE6091 – Red Hook
DE6117 – Colorado Trail	DE6114 – Dry Dune	DE6103 – Copper Lake
DE6122 – Dry Creek	DE6117 – Colorado Trail	DE6112 – Cedar Chest
DE6127 – Finest Silk	DE6122 – Dry Creek	DE6230 – Center Ridge
DE6129 – Rustic Taupe	DE6127 – Finest Silk	DEC707 – Foxtail
DE6135 – Verona Beach	DE6129 – Rustic Taupe	Area 3: Continental at Arrowhead Ranch (<i>Light Terra Cotta Roofs</i>)
DE6214 – Pigeon Gray	DE6135 – Verona Beach	
DE6227 – Muslin	DE6227 – Muslin	
DEC715 – Sandal	DEC711 – Cliff Brown	
DEC716 – Stonish Beige	DEC713 – Roman Brick	Area 4: Arrowhead Ranch area Twelve Amended; Lakeside at Arrowhead; on the Green; and Arrowhead on the Green Amended (<i>Medium/Dark Terra</i>
DEC711 – Cliff Brown	DEC715 – Sandal	
DEC721 – Slopes	DEC716 – Stonish Beige	
DEC722 – Baja White	DEC718 – Mesa Tan	
DEC738 – Travertine	DEC721 – Slopes	
DEC770 – Drifting	DEC722 – Baja White	
DEC771 – Shaggy Barked	DEC738 – Travertine	
	DEC770 – Drifting	