

DE ANZA LINKS

I & II



DESIGN GUIDELINES

NOVEMBER 2017

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INTRODUCTION

The intent of this document is to provide definition to the process of owner requested improvements to the exterior of property within De Anza Links I & II. While the document may appear to be restrictive, in most cases that is only to protect the property values and interest of all owners. Most importantly it is intended to improve, preserve and maintain the established environment of the community. Finally, it is intended that these guidelines provide the definition of the process to be used for implementing new improvements.

De Anza Links I & II is a **Planned Community** and as such Arizona Revised Statutes Title 33, Chapter 16, applies to the Association. Full consideration of the statute, when applicable, has been given in the preparation of this document.

ARCHITECTURAL REVIEW PROCESS DEFINED

This process is a method for the Association to review, approve and monitor improvements and/or alterations within the De Anza Links community. Additionally, the process provides for the maintenance of records referred to as Lot Files. These files are maintained by the Management Company and approved changes are filed and must be maintained in perpetuity. Therefore, in future times, if a question arises, the lot file provides the support for any **approved** change. The process, as supported by the Condition Covenants & Restrictions, (CC&R's) is:

- 1.0 No work on any improvement shall commence without written approval.
- 2.0 All requests for changes must be submitted on an Architectural Review/Change Application, herein referred to as ACA form (see Attachment A). This form is available from the Management Company herein referred to as MCO, or the Community website.
- 3.0 The ARC form must be filled in completely and must be legible. Plans, drawings, picture and collateral material to support the change must be provided.
- 4.0 The MCO will review the submitted ACA form for content, legibility and completeness. If non-legible or incomplete, the MCO will return the document to the originator.
- 5.0 The MCO will forward the request and supporting documentation to the Architectural Committee for review and determination of disposition.
- 6.0 If applicable, the Architectural Committee may submit the request to the Board of Directors for further review.
- 7.0 Upon approval/disapproval by the Architectural Committee, the MCO shall generate correspondence to the originator advising them of same. This communication shall be maintained in the owner's Lot File.

- 8.0 If approved, the MCO shall place the approved request, all supporting documentation and correspondence regarding the disposition of the request in the appropriate Lot File.
- 9.0 The approval by the Architectural Committee of any construction, installation, addition, alteration, repair, change or other work pursuant to this Section shall not be deemed a waiver of the Architectural Committee's right to withhold approval of any similar construction, installation, addition, alteration, repair, change or other work subsequently submitted for approval.
- 10.0 Every effort shall be made to provide an expeditious response to the homeowner. However, **Article XI** allows up to sixty (60) days for approving or disapproving a submission. Further, if no disposition is provided within sixty days, the submission is presumed to be disapproved.
- 11.0 Homeowners have the right to appeal any determination to the Board of Directors at any duly convened meeting of that body.
- 12.0 Architectural Change requests **will only be accepted** from homeowners.

COMMON AREAS AND OWNER AREA DEFINED

The Common areas and individual lots are defined on the *Map of Plat* on record in the Office of the Pima County Recorder in Book 58 page 6 (DAL I) and Book 60 page 90 (DAL II). The Plat is also available on line at <http://www.pimaxpress.com> under Subdivision Plat or from the MCO. There may be a charge if the document is requested in other than electronic form.

SECTION I – CONSTRUCTION

- 1.0 **Builder** – Homes in DAL I & II are built by Dorn Homes. The style of the home throughout the community is the Dorn Catalina line of homes. For additional information regarding home styles in DAL contact Dorn Homes.
- 2.0 **Minimum Square Footage** – the minimum square footage of any constructed home in DAL shall be 1400 square feet.
- 3.0 **Maximum Square Footage** – the maximum square footage of any constructed home in DAL shall not exceed 2100 square feet. (??)
- 4.0 **Approval** – All construction in DAL must be approved by the Architectural Review Committee.

SECTION II – STRUCTURAL AMENITIES

- 2.0 **Base and Trim Colors** – Base and trim colors must be approved by the ARC for both new construction and repainting. The following shall apply:
 - 2.0.1 Colors must be selected from the approved paint list. This list is available on the Association web site or from the MCo.
 - 2.0.2 The colors on the approved list are based on the Dunn Edwards Color Library. Homeowners are not restricted to the Dunn Edwards brand; however, if another brand is used, it must match the approved Dunn Edwards color.
 - 2.0.3 House body and trim colors may be selected independent of each other.

- 2.1 **Door Colors**
 - 2.1.1 Exterior colors for doors shall be in the brown or tan family of colors or stained natural wood. Satin, semi-gloss or flat paint or stain shall be used.
 - 2.1.2 It is preferred that exterior doors colors be selected from the approved trim color list; however, the ARC may approved other colors.

- 2.2 **Screen Doors / Security Doors**
 - 2.2.1 The style of screen or security doors may be of a plain design or a southwest decorative design.
 - 2.2.2 The colors shall be the same as defined for doors in 2.1 above. Black and or white doors are not permitted.
 - 2.2.3 New screen or security doors should be powdered coated.

- 2.3 **Windows and Window Screens**
 - 2.3.1 Replacement windows shall match the style of the original windows and shall be of equal or higher quality to the original windows.
 - 2.3.2 Trim colors of the replacement windows shall be in the brown or tan family of colors. Black, white or highly reflective window trim is not permitted.
 - 2.3.3 Window screens shall be either black or tan.

2.3.4 External mount screens (aka solar screens) that are mounted over the window into the stucco are permitted with ARC approval. Screen colors shall be black or tan with a tan trim.

2.3.5 Security Grates are permitted over windows. All security grates must be painted to match the base color of the house so as to blend harmoniously.

2.3.6 Window awnings are not permitted.

2.4 **Rear Patio Covers**

2.4.1 Fixed or retractable patio covers are permitted with approval of the ARC.

2.4.2 Fixed covers shall be painted to match the body or trim color of the house.

2.4.3 Roof material colors shall be brown or tan. White is not permitted.

2.4.4 Retractable patio covers shall be of a muted brown or tan color. Bright colored retractable covers are not permitted.

2.4.5 Pergolas are permitted with ARC approval.

2.4.6 Construction material for pergolas should be aluminum with a baked or powder coated finish.

2.5 **Solar / Skylights**

2.5.1 *Arizona Revised Statute (ARS) §44-1761* definition of a "Solar Energy Device" is:

2.5.1.1 Means a system or series of mechanisms that is designed primarily to provide heating, to provide cooling, to produce electrical power, to produce mechanical power, to provide solar daylighting or to provide any combination of the foregoing by means of collecting and transferring solar generated energy into such uses either by active or passive means.

2.5.2 Further, ARS §33-1816 does not allow an Association to prohibit the installation of Solar Devices as defined in 44-1761. However, the Association may adopt reasonable rules regarding the placement of such devices.

2.5.3 Solar panels must be roof mounted or not visible from neighboring properties or streets.

- 2.5.4 All solar installations must be approved by the ARC.
- 2.5.5 Roof mounted skylights are permitted with ARC approval.
- 2.5.6 Only flat skylight units are permitted. Trim colors must match the roof color or be in the brown/tan family of colors. Dome style skylights are not permitted.

2.6 **Satellite Dishes and Antennae**

- 2.6.1 Satellite dishes no larger than one-half meter (19 inches) shall be permitted with approval of the ARC.
- 2.6.2 Location of the mounting shall be such as to minimize the visual impact on neighboring properties.
- 2.6.3 Mounting on party walls (wall owned by neighboring property owners or the Association) shall be allowed but shall require the agreement of the neighboring property owner or the Association.
- 2.6.4 Low profile hdtv / uhf / vhf antennas shall be permitted with ARC approval.
- 2.6.5 No antenna towers shall be permitted

SECTION III – LANDSCAPING

3.0 Citrus / Fruit Trees

3.0.1 Fruit trees, including but not limited to citrus plants and fruit bearing olive trees, are not permitted in front or side yard areas.

3.1 Permitted / Restricted Plants

3.1.1 Plants in front or side yards shall be selected from the Low Water Use Drought Tolerant Plant List published by the Arizona Department of Water Resources and all landscaping plants, additions require ARC approval.

3.1.2 The Association may prohibit the planting of any plants that it considers a health or safety hazard.

3.2 Irrigation

3.2.1 Only drip irrigation systems are permitted.

3.2.2 All irrigation lines, except for emitter lines must be buried.

3.2.3 The location of irrigation controllers and/or timers shall not be highly visible from neighboring properties or streets.

3.3 Garden Pots / Planters and Yard Ornamentations

3.3.1 Use of plastic garden pots, planters and/or ornamentation is not permitted.

3.3.2 Garden pots, planters and ornamentation should project a south western theme.

3.3.3 A cluttered appearance shall not be permitted.

3.3.4 Wooden ornamentation or decorations is discouraged.

3.4 Bird Feeders

3.4.1 Bird feeders, including hummingbird feeders in front or side yards are not permitted.

3.5 Mature Trees

3.5.1 Mature trees in front or side yards shall not be removed without the permission of the ARC.

SECTION IV – GENERAL

4.0 Driveways and Sidewalks

- 4.0.1 Driveways and sidewalks shall be constructed of poured concrete.
- 4.0.2 Paver constructed sidewalks may be permitted by the ARC.
- 4.0.3 Painting of driveways and or sidewalks is not permitted.
- 4.0.4 Sidewalks adjacent to the street are in the Pima County right-of-way (ROW) and are subject to Pima County Ordinances.

4.1 Flag Poles / Flags

- 4.1.1 Flag poles are permitted with the approval of the ARC.
- 4.1.2 Flag poles may not exceed eighteen (18) feet in height.
- 4.1.3 Only down lighting at the top of the flag pole is permitted.
- 4.1.4 *As defined in Arizona Revised Statute ARS § 33-1808* the following flags are permitted:
 - 4.1.4.1 The American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard by an association member on that member's property if the American flag or military flag is 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*).
 - 4.1.4.2 The POW / MIA flag.
 - 4.1.4.3 The Arizona state flag.
 - 4.1.4.4 An Arizona Indian nations' flag.
 - 4.1.4.5 The Gadsden flag.

4.2 Political and Real Estate Signage

- 4.2.1 For sale, For Rent or For Lease (Real Estate signs) are permitted.
- 4.2.2 Real Estate signs shall not exceed eighteen by twenty-four (18 x 24) inches in overall size.
- 4.2.3 Additionally, one rider, not to exceed eighteen by six (18 x 6) inches in overall size, is permitted.

4.2.4 Real Estate signs must be commercially produced and professionally mounted.

4.2.5 Political signs are permitted for the period seventy-one (71) days prior to an election and three (3) days after the election.

4.2.6 The aggregate total dimensions of all political signs on a homeowner's property shall not exceed fifteen (15) square feet.

4.2.7 No political signs are permitted in common areas.

4.3 **Clothes Lines**

4.3.4 Clothes lines or drying apparatus that are visible from neighboring properties or the street are not permitted.

De Anza Links Homeowners Association

P.O. Box 980; Green Valley, AZ 85622

ARCHITECTURAL MODIFICATION REQUEST

Owner:	Phone:	Other Phone:
Address:		Lot #:
Email address:		
<i>Description of Modification: (Attach additional sheets as needed for blueprints, sketches, specifications, illustrations, colors and type of material.)</i>		
Licensed contractor's name, address and phone number		
Materials		
Colors (samples if required)		
Dimensions of structure (width, height, length, etc):		
Estimated Completion Date:		
Reason for wall height variance:		

I have reviewed the Association's governing documents (CC&R's)

_____ *Owner Signature*

_____ *Date*

Association Use Only

Date:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	By:
Contingencies that apply for approval:			
Reason for denial:			

De Anza Links Homeowners Association DESIGN

ARCHITECTURAL MODIFICATION REQUEST

Page Two

Please provide complete details of the intended modification and any other information requested. An accurate drawing of the intended modification, depicting both the modification itself and its location on the lot, must be attached and submitted as part of your request.

Prior to review by the Architectural Committee, please sign the 1st page verifying the following:

1. Assessments for this lot are current and there no liens, fees or fines due to the Association.
2. All exterior color changes to the house and attached structures must be approved colors.
3. Architectural changes and attached structures (courtyards, etc.) must be accompanied by a reasonable sketch or drawing with accurate dimensions.
4. Approval by the Architectural Committee does not constitute approval by Pima County. Any building project must be approved by Pima County and a copy of the permit provided.
5. No work on this project shall commence until the Committee has given its approval. The project(s) must be completed within one (1) year from date of approval.

Written approval of neighbors affected by your improvement must be attached to your application when submitted.

The decision of the Architectural Committee will be given to the Homeowner within 30 days of the request. Rejection or contingencies placed by the Architectural Committee may be appealed to the Board of Directors with a written request to the Board. The Board will provide its decision within 10 business days to the owner.

De Anza Links Homeowners Association

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Green Valley, AZ 85622

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