

# DOVE VALLEY RANCH COMMUNITY ASSOCIATION

New Revised Design Guidelines

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DOVE VALLEY RANCH ARCHITECTURAL DESIGN GUIDELINES

Revised 2010

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## A. OVERVIEW OF DESIGN GUIDELINES

1. Architectural Design Guidelines (the Guidelines) are created to provide continuity and architectural integrity to the Dove Valley Ranch Community. The Design Review Committee as appointed by the Dove Valley Ranch Board of Directors monitors Design Guidelines. The ultimate responsibility for enforcing the Design Guidelines rests with the Dove Valley Ranch Board of Directors.
2. The term Community in the Design Guidelines refers to the totality of Dove Valley Ranch.
3. The term Neighborhoods in the Design Guidelines refers to the individual entities that collectively comprise the Community. Some Neighborhoods are gated, while others are not, depending upon decisions made by the individual home builder at the time of construction.
4. Protection of neighboring property is an over-riding component of the Design Guidelines. Protecting the enjoyment of mountain views, golf course views, desert views and the overall beauty of Dove Valley Ranch in general is of paramount importance. Projects that hinder the enjoyment or violate the overall view of neighboring properties will not be approved.

## B. DESIGN REVIEW COMMITTEE

1. In accordance with the Declaration of Covenants, Conditions and Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for Dove Valley Ranch, a Master Planned Community, as filed in Maricopa County Recorders Office, (hereafter known as the "CC&Rs",) a Design Review Committee (the DRC) shall be established and shall perform the duties set forth in the CC&Rs. Members of the committee are appointed by the President of the Board of Directors. In addition to other duties outlined in the CC&Rs, the DRC shall adopt guidelines and procedures for the preparation, submission and determination of the application for any approvals required for the construction of any structures, landscaping, alterations or other improvement within Dove Valley Ranch (the Community).

2. The Architectural Design Guidelines (the Guidelines) provide the standards for the architectural integrity within the Community, including, but not limited to, architectural design, exterior finishes and materials, signage, wall design and similar matters and shall have the same force and effect as the CC&Rs. The Guidelines cover any and all alterations or improvements to front, back, and side exterior areas of homes within the Community, as well as structures, in an effort to maintain neighborhood integrity and continuity.
3. The Design Review Committee recommends design guideline decisions to the Board of Directors through the implementation and interpretation of the Design Guidelines. Design Review Committee decisions may be appealed in writing to the Board of Directors within 30 calendar days of receipt of the written decision. The decisions of the Board of Directors of the Dove Valley Ranch Community Association are binding following the appeal process.
4. Decisions of the Design Review Committee are not to be construed as precedent setting. Particulars of each situation are reviewed based upon the written design guidelines as well as any unusual circumstances that come to the attention of the Design Review Committee for each particular application.

## C. DESIGN REVIEW PROCESS

1. Application Form
  - a. The Design Review Application Form is the request form used by the homeowner to submit a project to the DRC. The DRC must approve improvements or alterations to the exterior of a home or lot in writing. Homeowners may receive Design Review Applications for requested home improvements on the community website or from the office of the property manager.
  - b. Design Review application forms must be submitted by the homeowner. Applications from home renters or homeowner agents/representatives will not be accepted.
  - c. Actual paint color sample chips, sample products, fabrics, materials, or any related item being used in the construction,

upgrade or improvement must be submitted with the Design Review Application. Color samples downloaded from the internet or paper facsimiles will not be accepted.

d. There is no fee to submit a Design Review Application.

## 2. Approval or Denial

a. A response to a Design Application Form shall be issued to the Owner in writing within 45 days after submittal and receipt of ALL required forms, drawings, color samples, pictures, vegetation lists, plat surveys, etc.

b. If the submittal is denied, reason for denial will be provided in writing.

c. If the submittal is conditionally approved, stipulations for obtaining approval will be provided in writing.

d. If no response is provided within 60 days of submittal of the Design Application Form, the project will be deemed to have been approved.

## 3. Violations

a. The method for handling violations of the Guidelines is contained in the Association's CC&Rs.

b. No work on any exterior project may commence without approval of the DRC. Failure to obtain approval may result in the need to remove or completely change the completed project to meet Design Guidelines.

## D. COMPLIANCE WITH CITY OF PHOENIX CODE

1. All buildings and structures erected within the Community, and the use and appearance of all land within the Community, shall comply with all applicable City of Phoenix (the City) Zoning and Building Code requirements as well as the CC&Rs and the Guidelines. Approval of any submittal by the DRC does not imply compliance

with the City of Phoenix Zoning or Building Code requirements. All buildings, additions, alterations, and other improvements within the Community must be approved by the DRC prior to submittal to the City and the commencement of construction, except as provided herein.

2. For work that requires a building permit, the following procedure takes place:
  - a. Once a building design has been approved by the DRC, the applicant applies for a building permit from The City.
  - b. The applicant must begin work on the approved project within 120 days from the date of obtaining the Building Permit from the City.
  - c. If the applicant fails to comply with the 120-day commencement of the project, the approval from the DRC may be revoked.
  - d. The applicant must complete the construction within one year of the issuance of the building permit from the City.
  - e. If construction is not complete within the above timeframe, the Homeowner's Association, as that term is defined in the CC&Rs, shall have the right to complete the work and assess the owner for the cost of completion and shall be entitled to collect such other costs as provided in the CC&Rs.
3. For work that does not require a building permit from The City, the following procedure takes place:
  - a. Any alteration or improvement approved by the DRC must be completed within 180 days of approval.

#### E. ARCHITECTURAL THEME

1. Architectural styles vary from Neighborhood to Neighborhood. However, the styles must be cohesive throughout the Neighborhood and the Community. Designs incorporating a desert style and color palette are required. The DRC must approve styles and colors prior to the commencement of any work.

## F. EXTERIOR COLORS

1. Neighborhoods in Dove Valley Ranch differ regarding the paint configurations used on homes and buildings. Repainting of homes and buildings must comply with the painting scheme used in the particular neighborhood. (Example: some communities have separate colors for pop-outs, trim and garages, etc.) All colors used in the paint scheme must complement the base/body color of the home.
2. The base/body color cannot have a Light Reflective Value (LRV) greater than 50 percent. The LRV of paint is available from paint manufacturers/suppliers and measures the amount of light reflected by a certain color. All stucco finishes must be flat paint.
3. The exterior colors of all buildings and structures must be approved by the DRC based upon submitted manufacturer's color chips prior to submittal to The City, if applicable, or commencement of construction or painting. "Structures" include, but are not limited to, gazebos, playhouses, fountains, fencing, patio covers, armadas, protective coverings, view decks, decks, play sets, and storage units. Cool deck or protective pool surround colors and materials must be submitted to the DRC for approval prior to construction.
4. Plans and specifications submitted to the DRC must include details of the exterior color schemes, including all exterior surfaces. Paint colors of exterior surfaces must be compatible with the other houses and buildings in the neighborhood.
5. Any repainting or redecorating of exterior surfaces requires submission of a color scheme to the DRC for approval. All such submittals shall include physical paint samples or swatches from the paint manufacturer as well as the LRV. Emailed, faxed or printed samples or portrayals of paint colors will not be accepted by the DRC.
6. Homeowners wishing to repaint their home the same color as currently exists must submit a Design Review Application form along with the appropriate paint color chips or swatches.

7. Exterior paint shall not have an uneven, irregular, faded, stained or splotchy shade or hue in appearance. The DRC shall have the discretion to determine if a house or building's paint has deteriorated to the condition that the house or building requires repainting.
8. Wiring and/or cables shall be painted the same color as the exterior of the house or building.
9. Driveways must be natural concrete, stained concrete or pavers of a color complementary to the desert color scheme.

#### G. BUILDING MATERIALS

1. All exterior building materials, including but not limited to, windows, doors, patio covers, and decks, shall blend in color, hue and tone with the surrounding desert setting to avoid contrast and must be approved by the DRC prior to the submittal to The City (in the event City approval is required) or the commencement of any exterior alteration.
2. Finished building materials must be applied to all exterior sides of building and structures. All materials will be consistent with the color and textures compatible with the natural surrounds and other buildings and structures in the Neighborhood and the Community.
3. Generally, accepted exterior finished materials include plastered unit masonry (stucco), and stone. Other materials may be approved by the DRC on a case-by-case basis.
4. Bright, metallic surfaces are not permitted.
5. Mirrored surfaces or any treatments that change ordinary glass into mirrored surfaces are prohibited.
6. Screen doors and doorframes shall complement the exterior surface color of the building and the desert palette color scheme. The request must be approved in advance of installation by the DRC.
7. Replacement or alteration of exterior entry doors, garage doors or windows must be approved by the DRC.



## H. ROOFS

1. All roof types, designs, coverings, colors, and materials must be approved by the DRC before submittal to the City or the commencement of any construction or alteration. Roof types and materials must be compatible with the surrounding neighborhood.
2. “Built-up” type roof covering material shall not be visible from neighboring property as determined by the DRC. For purposes of these Guidelines, “built up” type roofs include any flat roof, such as may be found on a territorial style home.
3. Acceptable roof covering materials are concrete or clay tile. Other materials must be approved by the DRC.
4. Shade covers, patio roofs and other similar structures must be constructed of materials and color to match and complement the main roof.
5. Tube lights and sky light installations must be approved by the DRC. The framing of any tube light or sky light must match the roof and may not be white or a light color. (Exception: flat type roofs will not have a traditional roof color to match.)
6. No white, light colored, aluminum or other reflective colors or materials will be permitted on roofs.
7. All vent pipe stacks and any equipment protruding above the plane of the roof and visible from neighboring property must be painted and/or screened to match the roof as approved by the DRC.

## I. ROOF MOUNTED MACHINERY AND OTHER EQUIPMENT

1. Roof mounted machinery and equipment, other than solar panels and satellite dishes, is prohibited.
2. Wind turbines are not permitted.

3. Air conditioners and pool equipment are required to be placed or screened in a manner so that they are not Visible From Neighboring Property, as that term is defined in the CC&Rs.
4. Roof mounted “swamp cooler” air conditioning systems are not permitted.
5. Roof mounted hot water storage tanks are not permitted.

#### J. SOLAR PANELS AND EQUIPMENT

1. Solar panels must be approved by the DRC.
2. Solar panels must be an integral part of the roof design and mounted directly to the roof plane. Visibility must be minimized from public view in the best manner possible.
3. Solar units that are not on the roof shall not exceed the height of the fence surrounding the property.

#### K. WALLS, FENCES, GATES

1. Gates may not be constructed or replaced in any wall or fence without prior written DRC approval of size, location, color and material.
2. Walls or fences around lots or parcels must be completed prior to a final inspection by the City and must comply with the architectural theme of the neighborhood.
3. Walls and fences may not exceed six feet high as measured from an adjacent grade. Walls between areas with an elevation difference of greater than two feet will require case-by-case approval by the DRC. Closely spaced parallel walls will not be approved.
4. Prior to the construction, repair or replacement of any fence or wall, plans indicating materials and colors to be used and location must be submitted to the DRC for approval. The builder or owner must verify property lines in writing prior to construction.

5. In the event of a dispute between Owners with respect to the construction, repair or rebuilding of a party fence or wall or the sharing of the cost thereof, such adjoining owners shall submit the dispute to the DRC for resolution.
6. Any existing fences, walls or gates may not be removed, altered, replaced, or painted without the DRC's written approval.
7. View fencing must be provided adjacent to open spaces or common spaces, but must have prior written approval of the DRC. The maximum amount of solid area shall be 50%. View fences shall have a minimum of 3 feet of metal. All view fencing is the same paint color throughout the Community and may not be changed. Critter mesh up to 3 feet high may be allowed.
8. All exterior and perimeter block walls Visible From Neighboring Property, as that term is defined in the CC&Rs, must be stuccoed and painted.
9. Temporary removal for any reason of block wall or view fence must be approved by the DRC prior to removal. Any block wall or view fence that abuts to Open Space or desert may not be removed for any reason.

#### L. LIGHTING

1. All exterior lighting and lighting fixtures must be approved by the DRC.
2. Accent lighting, indirect lighting, or indirect motion sensor lighting may not be placed, allowed or maintained on any lot or parcel without the DRC'S prior approval and authorization.
3. Exterior lighting must be soft and indirect, with no light sources visible directly to neighboring properties or common area tracts.
4. Lighting will be soft white in color with a maximum of 60 watts (with the exception of certain motion detecting lights which may not exceed 75 watts as noted below). Yellow insect light bulbs not exceeding 60 watts may be used only for rear patio lighting.

5. Security motion detector lighting may not exceed 10 minutes in duration and may not exceed 75 watts. Lighting may not shine on any neighboring property.
6. Tennis court, sport court, basketball court and other similar lighting must be approved by the DRC.

## M. LANDSCAPING

1. All front, back and side yard landscaping must be approved by the DRC prior to installation. This does not apply to replacement of dead plants or shrubs provided the same plants or shrubs are being used as replacements.
2. Rocks and boulders, patios and sidewalks may be used to supplement and create imaginative landscape design. Materials used must be natural earth tones. White or brightly-colored materials are not permitted.
3. The objective of the landscaping is to screen, accent, soften and improve the visual character of the Community and Neighborhood.
4. All completed and sold dwelling units must have the front yards landscaped and street trees planted within 45 days of closing. All unsold but completed units must have the front yards landscaped within 45 days of substantial completion of the building. Before landscaping is installed, all yards must be maintained in a neat, weed-free condition.
5. Swales may be permitted so long as the materials used are consistent with natural surroundings.
6. All trees and shrubs must be pruned so as not to protrude on neighboring property or common sidewalk or walkway areas. Trimming of overhanging trees and shrubs shall be the responsibility of the tree /shrub owner.

7. Grass or synthetic turf is not allowed in front yards. Grass or synthetic turf is permitted only behind the gate or front wall of the property. Grass is not allowed within 3 feet of the block party wall.
8. The only permissible ground cover is three quarter inch screened or washed Madison gold granite. Any other ground cover must be approved by the DRC.
9. The only plants permitted to be planted within the Community are those on the Approved Plant List attached to the Design Guidelines.

## N. EXTERIOR ACCESSORIES

### 1. Antennae

- a. No exterior television, radio or other antennae or dishes of any kind may be placed, allowed or maintained upon any lot or parcel without prior approval of the DRC, unless precluded by any applicable Telecommunications laws.
- b. Antennae and dishes will be placed to minimize visibility from neighboring properties so as not to interfere with reception, or as may be practical as determined by the DRC.
- c. Property owners may install one (1) 18- inch satellite dish. The preferred installation locations, in descending order of preference are as follows:
  - i. A location in the crawl space or attic
  - ii. A location in the backyard where the receiver will be screened from view by landscaping or other improvements
  - iii. An unscreened location in the back yard
  - iv. A location in the side yard where the receiver and any pole or mast will be screened from view by landscaping and other improvements
  - v. A location in the front yard where the receiver will be screened from view by landscaping or other improvements
  - vi. On the roof of the home but below the roof ridge line
- d. Ham, citizen band or other similar antennae will not be allowed.

- e. Each multi-family dwelling unit must either be served by a cable system or have a television antenna installed and concealed therein when constructed.
2. Sport Courts, Basketball Backboards, Play Surfaces
- a. No tennis court, sport court, playing surface or batting cage may be installed without prior written approval of the DRC. Courts may be allowed, providing their setting, visual appearance, lighting, noise generation, construction, and landscaping do not detract from the enjoyment or interfere with the expected tranquility of neighboring property as determined by the DRC in its discretion. Each proposal will be evaluated on a case-by case basis and is not considered to be precedent setting. The DRC may require that tennis court, basketball court, batting cage, basketball hoop or sport court or similar improvement be screened so as not to be visible from neighboring property and may restrict the lighting and hours of use of such tennis court, basketball court, batting cage, basketball hoop or sport court. Painting of the driveway for a basketball court layout or any other purpose is prohibited.
  - b. Only temporary, portable basketball goals may be allowed. They must be maintained in good condition and stored so as not to be visible from neighboring properties when not in use. Overnight storage of such equipment in a location visible from neighboring properties is prohibited.
  - c. Portable basketball goals and equipment must be professionally manufactured, of neutral color (clear, white, gray, tan) and free of brightly colored decals or graphics.
  - d. All equipment including poles, support brackets and netting shall be maintained in good condition. Broken equipment, including backboards, bent poles, supports, rims and netting and peeled or chipped paint are prohibited. Netting is limited to nylon or similar cord netting. Metal or other chain nets are prohibited.
  - e. The owner of the home is fully responsible for ball containment on their individual property.

### 3. Utility and Service Lines

- a. No gas, electric, power, telephone, water, sewer, cable television, or other utility or service lines of any nature or kind may be placed, allowed, or maintained upon or above the ground on any lot or parcel except to the extent, if any, underground placement may be prohibited by law or would prevent the subject line from being functional. However, above ground service pedestals, splice boxes, switch cabinets, and transformers will be permitted where required for public utilities or the landscaping of Common Areas.
- b. No boring or trenching or any kind in the streets or Common Areas is allowed.

### 4. Accessory Structures

- a. Accessory structures must be approved by the DRC. Accessory structures include but are not limited to pool houses, storage sheds, ramadas, tool sheds, gazebos, etc. Any such buildings or structures and roofs thereof shall not exceed the rear yard fencing height by greater than two feet (2 feet) at the location of the installation. All structures must have a minimum 4 foot setback from all neighboring wall.
- b. All accessory structures must be built in a professional manner, kept and maintained to the same standards required of the home. All building materials for permanent accessory structures must be of plastered unit masonry (stucco) or stone. Only colors which blend with the surrounding desert tone may be used.

### 5. Playground Equipment

- a. All playground equipment Visible From Neighboring Property including, but not limited to, play houses, forts, swing sets, etc. will require review and approval by the DRC prior to installation.
- b. All playground equipment must have a minimum 8 foot setback from all neighboring walls. Any exception to the 8 foot

requirement will be made on a case-by-case basis depending upon the lot size and lot location in question.

- c. All playground equipment may not exceed 10 feet in height including any canopy.
- d. Materials for playground equipment must be submitted for approval at the time the size and location of the swing set is submitted for approval. Canopies for play sets must be in shades of beige or brown.

#### 6. Decorative Items

- a. All front yard decorative items must be consistent with the architectural nature of the community and neighborhood. Decorative items require approval by the DRC and include but are not limited to ironwork, sculptures, fountains, statues and yard artwork.
- b. Holiday decorations do not require approval. However, decorative holiday items must be removed in a timely manner as stipulated in the CC&Rs.

#### O. WINDOW TREATMENT

- 1. No aluminum, metallic or other reflective material may be installed in windows. No sheets or cardboard material may be used to cover the windows.
- 2. Awnings, windows and exterior window coverings must blend with the exterior color of the home and must be approved by the DRC prior to installation.

#### P. POOLS, SPAS AND HARDSCAPES

- 1. Pools, spas and hardscapes require the approval of the DRC.
- 2. Perimeter walls on lots bordering common areas, UDOS (Undisturbed Desert Open Space) or NAOS (Natural Area Open Space) may not be torn down or removed to allow access to rear or side yards for pool



construction equipment. Access to the pool construction area must be gained through the wall or gate on the front or side of the lot.

Restoration of the wall or gate used for pool construction equipment must be completed within 45 days of the initial removal of the wall or gate. Walls and gates must be repainted to match the original wall or gate construction unless otherwise approved in the original pool installation plans approved.

3. All pool and spa equipment must be screened from view of neighboring lots.
4. Any pool or spa accessories such as but not limited to slides, diving boards, waterfalls and other hardscape must be approved prior to installation. Pool accessories may not exceed 2 feet in height above the property fence.
5. All pools must be in ground. Above ground spas are permitted with approval by the DRC.

#### Q. GRADING AND DRAINAGE

1. No water shall be drained from any lot, parcel or building except in accordance with the Cross-Drainage Easement and amendments and applicable laws as applied by government agencies and the DRC.
2. Water from backwashing of swimming pools and spas must be drained into the homeowner's front yard drainage outlets.
3. Grading shall be kept to a minimum in order to reduce the impact on the surrounding natural environment. Sharp or angular land forms shall be avoided. Grading shall be meandering, undulating, gently-sloping forms that are natural in appearance and consistent with the existing environment. Any change of existing grade must receive the approval of the DRC prior to the change being completed.