

**AMENDED AND RESTATED  
DESIGN GUIDELINES  
RULES AND REGULATIONS  
FOR  
SHANNON ESTATES  
HOMEOWNERS ASSOCIATION, INC.**

**September 25, 2018**

The Design Guidelines / Rules & Regulations, as set forth in this document, shall interpret and implement procedures for the Architectural Review Committee's review and standards, including, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance property values and maintain the high standard of development that exist within Shannon Estates Homeowners Association, Inc. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Architectural Review Committee is required. The Guidelines are established to assist residents in conforming to the standards established, and amended from time to time, by the Architectural Review Committee. Each application will be reviewed on a case by case basis.

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE ARCHITECTURAL REVIEW COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE ARCHITECTURAL REVIEW COMMITTEE. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (UNLESS SPECIFICALLY NOTED).**

**APPLICATION PROCEDURE**

**Submittal**

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

Shannon Estates Homeowners Association  
c/o Platinum Management, Inc.  
P.O. Box 14198  
Tucson, AZ 85732  
(520) 623-2324  
Fax (520) 722-0539

The following information should be included with the submittal:

1. **Application Form – Architectural Design Review Form** - A completed application form (copies may be obtained from management office).
2. **Plot Plan**-A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans. Plot plans are available at the sales office.

3. **Elevation Plans**-Plans showing finished appearance of improvement in relation to existing dwelling.
4. **Specifications**-Detailed description of materials to be used and color samples, and dimensions must be submitted.
5. **Photograph** – If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.

All buildings, structures and other improvements erected within the Shannon Estates and the use and appearance of all land within Shannon Estates, shall comply with all applicable Pima County zoning and code requirements as well as the Declaration and these Rules.

### **REVIEW-APPROVAL AND/OR DISAPPROVAL**

The Architectural Review Committee shall have up to **10** business days after submittal of plans to approved or disapprove plans. No verbal approvals/disapprovals will be given by the management company. All decisions will be in writing and will be mailed via US Mail and emailed, upon request.

Review and approval or disapproval will include, but is not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the lot and impact on neighboring lots. The location of the improvement must also take into consideration the municipal permit and set back requirements, topography, drainage and finished grade elevation.

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

Approval Expiration- Construction must begin within 90 days (may be constructed in phases if applicable) of the date of the Committee's approval of the application or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Rules.

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

### **Appeal**

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

Shannon Estates Homeowners Association, Inc.  
c/o Platinum Management, Inc.  
P.O. Box 14198  
Tucson, AZ 85732  
(520) 623-2324  
Fax (520) 722-0539

**THESE DESIGN GUIDELINES-RULES AND REGULATIONS  
MAY BE AMENDED FROM TIME TO TIME  
BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS.**

**DESIGN GUIDELINES**

**Awnings and Rolling Shutters**

The Committee must approve all awnings and rolling shutters. Awnings, rolling shutters, etc., must be developed as a complimenting element to the overall design of the structure. Emphasis should be given to maintain and enhance the related presentation, style, massing and architectural detailing of the structure. Careful consideration will be given to the location, size, form, style, materials, colors, etc., of any such proposed Improvement. Awnings over windows shall be canvas or similar material, of solid color on both sides which match the exterior color of the Dwelling Unit or roof color and may only be installed within the walled or screened rear or side yard of the Dwelling Unit. All awnings and rolling shutters must be commercially manufactured or the equivalent, and requests for Committee approval of the same must include: (i) a drawing with the location of the proposed awning or shutter installation and (ii) the color and design of the proposed awnings

**Basketball Goals**

Basketball goals may, with the prior approval of the Committee, be used or installed pursuant to the following guidelines:

1. Backboards shall not be attached to the house, garage, or roof.
2. Basketball poles must be black or painted to match the exterior color of the Dwelling Unit.
3. Backboards must be of a predominantly neutral color (gray, white or similar neutral color) or match the color of the body of the exterior of the Dwelling Unit. Clear Plexiglas backboards are acceptable.
4. All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped or peeling paint, and other states of disrepair are a violation.
5. Only nylon or similar cord nets are acceptable. Metal or chains are expressly prohibited.
6. Courts may not be painted or permanently outlined on the driveway.
7. Lighting for night use of equipment is prohibited.
8. Portable free-standing basketball goals in front yard must be removed on a daily basis when not in use and shall only be used during daylight hours. In no event shall backboards be Visible from Neighboring Properties, from the street, sidewalk or Common Areas when not in use.
9. Portable free-standing basketball goals cannot be placed in the street or upon sidewalks at any time.

**Decorative Items**

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

**Holiday Decorations**

Holiday decorations may be installed 30 days prior to the holiday and must be removed within 30 days after the holiday.

### **Decorative, Flags and Seasonal items**

The Board of Directors reserves the right to require the removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case by case basis.

### **Water Features and Statuary**

Items such as fountains, statuary, etc., are permitted within the rear yard and generally do not require submittal to the Architectural Review Committee. Items of this type installed in the rear yard must not exceed the wall height. Such items must be approved by the Architectural Review Committee for installation in the front yard. Water features may not exceed 4 ½ feet in height. The Committee reserves the right to limit the size and quantity of statuary in the front yard.

### **Driveway Extensions and Sidewalks**

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

1. Only submittals for driveway extensions located in the side yard of the property will be considered.
2. Submittals must include a plot plan with i.) the location and dimensions of the proposed extension, ii.) the existing driveway dimensions, and iii.) the total linear feet of lot frontage.
3. The total parking area may not exceed the greater of thirty (30) feet of contiguous frontage or fifty percent (50%) of the lot width (existing plus extension) as measured at its widest point.

If the extension ends within five feet of the side property line, it shall require the written input of the adjacent neighbor closest to the proposed extension. Such input should include the homeowner's printed name, lot number, address, date, signature and clear statement of the proposed improvement. The area between the extension and the lot line must be landscaped with the same ground cover used in the front yard or a material approved by the Architectural Review Committee. Painting of paved surfaces is prohibited.

### **Additional Sidewalks**

Sidewalks installed to utilize side gates must be submitted for approval and are subject to the following conditions:

1. The additional sidewalk shall not be any wider than the actual gate at its pillars.
2. Material used must match that of existing Lot.
3. The area between the home and the sidewalk addition must have groundcover installed per the landscaping guidelines to match the existing ground cover.

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

## **Flagpoles**

Prior to installing a flagpole on any Lot, the Owner of the Lot shall submit a written request including specific plans detailing the height, type, location, method of installation, color and any proposed flag and flagpole illumination to the Committee for approval. The Committee shall not unreasonably deny an Owner's request to install a flagpole, but retains the right to approve the flagpole subject to the follow guidelines:

1. Only one (1) permanent, removable, wall mounted or freestanding pole will be permitted per Lot.
2. The height of a flagpole can be no taller than the height of the highest point of the roofline.
3. Wall mounted flag poles shall be a maximum of five (5) feet long with attaching brackets painted to match the attachment area and will not require prior approval.
4. Flag size may not exceed 3'x 5', and no more than two (2) flags shall be displayed at one time. Pursuant to A.R.S. § 33-1808(A), as it may be amended from time to time, the following flags shall be permitted (so long as displayed in a respectful manner): the American flag or an official or replica of a flag of the United States Army, Navy, Air Force, Marine Corps or Coast Guard, the POW/MIA flag, the Arizona state flag, an Arizona Indian nations flag, and the Gadsden flag, all other flags are prohibited.
5. Flags must be removed during inclement weather.
6. All equipment including poles, ropes, pulleys, and flags shall be maintained in good condition at all times.
7. If the flagpole, or its installation, causes physical damage to any other Lot or the Common Areas, the Owner of the Lot shall be responsible for all damage caused.

## **Gates**

All requests for additional gates, or gates other than those which were offered by the original developer of the lot/home, must be submitted for architectural approval. Placement of gate(s) must be approved by the Architectural Review Committee. Double gates may be installed to allow wider access to rear yards. Parking or storage of automobiles, boats, RVs or vehicles/items in the rear yard is not permitted. All gates (double or single) should be of the same material, design and color as the originally installed single gates unless approved by the Architectural Review Committee.

## **Gutters and Downspouts**

All gutters and downspouts shall be submitted for ARC approval. Colors shall be within original color scheme of home.

## **HVAC Including Evaporative Cooler and Window Air Conditioner Units**

Except as initially installed by the developer, no heating, air conditioning, evaporative cooling or window air conditioner unit shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Architectural Review Committee. All units shall be ground mounted, located within the perimeter of the rear yard and shall be concealed from street view or ground level of neighboring property.

## **LANDSCAPE GUIDELINES**

**Front Yard Landscaping** - Landscaping and irrigation improvements shall be installed in accordance with plans approved in writing by the Architectural Committee.

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

**Rock Ground Cover** - If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors. River rock shall be one (1) to six (6) inches in diameter and not more than fifteen percent (15%) of the front yard landscaping.

**Rear Yard Landscaping** - Rear yard landscaping requires Architectural Committee approval. All rear yard landscaping must be installed within ninety (90) days after becoming the Owner of a Lot.

**Turf** - Turf is not allowed in the front yard.

**Weeds** - Homeowners are required to promptly remove weeds from both their front and rear yards.

### **Prohibited Plant Material**

1. Any species of trees whose mature height may reasonably be expected to exceed the height of thirty-five feet (35')
2. All plants that are currently prohibited by Pima County, including but not limited to the following:
  - Mexican Palo Verde (disease)
  - Desert Broom (weed)
  - Fountain Grass (weed)
  - Pampas Grass (weed)
  - Common Bermuda Grass (weed)
  - Mulberry (by law)
  - Olive Tree (by law) (However, the "Swan Hill Olive" and the "Wilson Hill Olive" varieties may be due to their non-flowering, non-pollen producing status.)

### **Machinery and Equipment**

No machinery, fixtures, improvements or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment, and clotheslines, may be placed on any lot or parcel so as to be Visible from the ground level of Neighboring Property. Any such placement of any machinery, fixtures, improvements or equipment requires the prior written approval of the Architectural Review Committee and such approval may be withheld in the Committee's sole discretion.

Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being Visible from Neighboring Property.

## **Maintenance**

All landscaping within the visible areas on each Lot shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash, leaves, and debris.

## **Outdoor Fireplaces**

Installation of outdoor fireplaces requires the prior approval by the Committee. Outdoor fireplaces may not exceed eight (8) feet in height and will only be approved if placed exclusively within the enclosed rear yard and must be a minimum of five (5) feet from any perimeter wall. Proposals for the installation of outdoor fireplaces must include the proposed materials and colors. The style, color and materials of the proposed Improvement shall complement the style, color and materials of the community. Each Owner is responsible for assuring that the operation of the fireplace is in compliance with all applicable ordinances and laws.

## **Outdoor Barbecue Grills**

Permanent outdoor barbecue grills will only be approved if placed exclusively within the enclosed rear yard, and must be a minimum of five (5) feet from any perimeter wall. Proposals for the installation of permanent outdoor barbecue grills must include the proposed materials and colors which shall complement the style and color of the Dwelling Unit. Each Owner is responsible for assuring that the installation and construction of the permanent barbecue is in compliance with all applicable ordinances and laws.

## **Outdoor Lighting**

Homeowner shall be entitled to install outdoor lighting that is reasonable and appropriate for the size of the Lot. Appropriate and reasonable is the sole discretion of the ARC. While homeowners are not required to submit for approval, it is highly recommended as the ARC can instruct a homeowner to remove any excessive or inappropriate light source.

## **Paint Colors**

The paint colors used by the original developer must be used in all instances, based upon zoning requirements. In the case of any variation from the original colors, the preferred colors are earth tones. Trim colors shall not dominate the exterior appearance and shall be of the same color range of the major color. The Architectural Review Committee must review paint colors prior to painting. In the case of any variation to the exterior colors, the proposed color scheme shall not be in like to adjacent homes.

## **Patio Covers**

Roofing materials should match that which were installed by the builder on the original roof of the home or what was offered as an option by the builder for a patio cover.

Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers, not installed by the builder, will need to be reviewed by the

Architectural Review Committee on an individual basis, prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

### **Parking – Recreational Vehicles**

Recreational vehicles, campers, travel trailers, etc. are permitted to temporarily park in the community for the sole purpose of loading/unloading, for a time period not to exceed 24 hours before and after departure/arrival.

### **Playground Equipment**

Plans for play structures and similar recreational equipment must be submitted for approval since in most instances they extend over the wall height. This is not to eliminate play structures, but to consider privacy and noise issues for adjacent neighbors, and to assure the aesthetic appeal.

The maximum height which will be considered for approval of swing sets, trampolines and other play equipment without written input of immediately adjacent neighbors shall not exceed ten (10) feet. An architectural submittal for any equipment or structure which exceeds eight (8) feet at its maximum height must include written approval from all adjacent neighbors. In no case will the maximum height of any such improvement be permitted to exceed nine (9) feet.

The play equipment or structure may be placed no closer than six (6) feet to any lot line. When considering plan approval, the Committee will consider the appearance, height and proximity to neighboring property. Submittals must include a picture or brochure of the equipment or structure, total dimensions, materials and a plot map or sketch indicating the proposed location and its proximity to adjacent property lines.

The color of canopy of the play structure must be one of the following in the order listed:

1. Canvas covers shall be of a “neutral” color, off white, beige or light brown.
2. A single solid color of red, blue, green or yellow.
3. Stripped with white and one (1) other color either red, blue, green or yellow.

Except that prints and multi-colored stripped canopies are strictly prohibited.

### **Pools and Spas**

Pools and spas require the prior approval of the Committee, and are subject to the following:

1. Perimeter walls on Lots bordering Common Areas and shared Association walls may not be torn down to allow access to rear yards.
2. Access must be gained by removing a portion of the front wall on the side of the home.
3. Repairs to the wall must be made in a timely fashion and include repairing the wall to match the texture and color of the remaining wall.
4. All pool and spa equipment must be screened in a manner as to not be Visible From Neighboring Property.
5. Pool motors and associated equipment should be concealed and not Visible From Neighboring Property, the street or Common Areas and placed in a location on the Lot so that the noise generated from such equipment will be the least disruptive to neighbors.
6. Except for hot tubs or whirlpool spas, above-ground pools are not permitted.
7. Plans and specifications for a pool or spa, as prepared by the pool or spa contractor, must include any proposed fencing.



8. To the greatest extent possible, hot tubs and spas shall be located in such a manner that they will be unobtrusive and not Visible From Neighboring Property, the street or Common Areas.
9. Backwash water from pools and spas (including water drained from pools or spas in order to perform maintenance on pools or spas) must be contained wholly on an Owner's Lot and may not be permitted to seep or flow onto an adjacent Lot or Common Area (including streets).

### **Attached/Detached Structures**

Ramadas and gazebos may with the prior approval of the Committee, be erected within the enclosed rear yard subject to the following guidelines:

1. Maximum roof height is twelve (12) feet at the highest point.
2. The structure must be set back a minimum of five (5) feet from any perimeter wall.
3. The structure must be painted a natural color or match the color of the Dwelling Unit, and be maintained in good condition.
4. Any roof tile must also match the tile of the Dwelling Unit.
5. Lighting of the structure must be approved by the Committee prior to installation and follow the restrictions for Outdoor Lighting as outlined in these Design Guidelines and any applicable laws and ordinances.

### **Roof and Roof Structures**

If the dwelling unit has pitched roof, the same roofing material and color must be used on any new/additional roof or roof structure. Unless specifically authorized in this document, no heating, air-conditioning, ventilation equipment, or any other equipment or structures shall be located or installed on any roof (please see Solar Panels). In addition, any such equipment or structures shall not be located or installed or maintained anywhere on a Lot, if it is Visible from Neighboring Property.

### **Sanitation**

No garbage or trash may be placed on any lot or parcel except in covered containers meeting the Pima County specifications, and must be stored out of sight. Trash cans may be placed out for pickup no more than 12 hours prior to pick up and must be removed from view no more than 12 hours after pickup. Rubbish, debris and garbage shall not be allowed to accumulate.

Each owner shall be responsible for removal of rubbish, debris and garbage not only from his lot or parcel, but also from all public right-of-ways either fronting or alongside his lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the municipality or the Association.

### **Satellite Dishes**

An antenna one (1) meter or less in diameter or diagonal measurement which is designed to receive signals from direct broadcast satellites (DBS) or designed to receive video programming services from multi-channel multi-point distribution (wireless cable) providers (MMDS) or an antenna that is designed to receive television broadcast signals (TVBS) may be placed, installed, or kept on a Lot if the antenna complies with the following restrictions:

1. The antenna must be placed on the Lot in such a manner as to not be Visible From Neighboring Property unless it is impossible to do so without impairing the user's ability to receive signals

from a provider of DBS (Direct Broadcast Satellite), MMDS (Multichannel Multipoint Distribution) or TVBS (Television Broadcast Stations).

2. If the antenna cannot be placed on the Lot in such a manner as to not be Visible From Neighboring Property without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS, then the antenna must be screened by landscaping or by some other means so that it is not Visible From Neighboring Property, unless such screening would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS, in which event the antenna must be screened by landscaping or by some other means to reduce to the greatest extent possible its visibility from neighboring Property without impairing the user's ability to receive signals from a provider of DBS, MMDS or TVBS.
3. If the antenna is mounted on a residence or other structure and is Visible From Neighboring Property, the antenna must be painted a color that will blend into the background against which the antenna is mounted, unless the painting of the antenna would impair the user's ability to receive signals from a provider of DBS, MMDS or TVBS.
4. An antenna that is less than one (1) meter in diameter and is designed to receive video program services from MMDS or an antenna designed to receive TVBS may be mounted on a mast, provided that the mast may be no higher than twelve (12) feet above the roofline or the height necessary to establish line of sight contact with the transmitter, whichever is lower. If the mast or antenna is Visible from Neighboring Property, the mast or antenna must be painted a color that will blend into the background against which the antenna is mounted, so long as the painting of the antenna does not impair the user's ability to receive signals from the MMDS or TVBS provider.

### **Security Lighting Devices**

Security lighting must be directed as not to shine on neighboring property. Additional visible security features, including but not limited to doors and windows, must be submitted for approval.

### **Security Doors, Screen Doors, Sunscreens**

Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home, or are a neutral "earth tone" color. Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors. Wrought iron security coverings for windows are strictly prohibited.

Bronze, gray, charcoal, brown or beige non-reflective sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames. Reflective window films are expressly prohibited.

### **Sidewalks**

Please refer to Driveway extensions and Sidewalks.

### **Signs**

No signs shall be displayed on any lot except the following:

- (a) Signs required by legal proceedings;
- (b) A maximum of two residential identification sign with a maximum face area of seventy - two (72) square inches.

- (c) One temporary “For Sale” or “For Lease” “industry standard” sign not to exceed 18” x 24” per A.R.S. §33-1808(F).
- (d) Signs used by the Declarant to advertise the lots and residence thereon for sale.
- (e) Such signs as may be required by A.R.S. §33-1808, which includes political signs.
- (f) Other signs as may be approved by the Architectural Review Committee.

All signs shall conform and comply with Pima County ordinances. Signs advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of completion of work.

No signs may be placed in the Association Common Area without the approval of the Board of Directors. Pursuant to the CC&Rs, the Declarant has full authority to approve, place and maintain signs in the community at their discretion.

### **Solar Panels**

The Association recognizes the Owners’ right to install and use solar energy devices, as set forth in A.R.S. § 33-1816, and hereby adopts these guidelines in order to regulate the placement of solar energy devices that are governed by A.R.S. § 33-1816 and A.R.S. § 44-1761. If the solar energy device is one of the devices listed in A.R.S. § 44-1761, the placement of the solar energy device must be approved in advance by the Committee. Such solar energy device must comply with the following guidelines, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

1. No solar energy device may encroach upon the Common Area or the Property of another Owner.
2. A solar energy device must be placed in the rear patio or on a portion of the roof facing away from the street so as not to be Visible From Neighboring Property.
3. The solar energy device must be shielded from view so as not to be Visible From Neighboring Property. The landscaping or structure used to shield the solar energy device must be approved in advance by the Architectural Committee.
4. The solar energy device must comply with all applicable County and state laws, regulations and codes. The Association must be provided with a copy of any applicable governmental permits.
5. Placement and installation must be pursuant to the manufacturer’s instructions.
6. In order to protect against personal injury and property damage, the solar energy device may not be placed in a location where it may come into contact with a power line.
7. In order to protect against personal injury and property damage, all solar energy devices must be properly grounded and secured.
8. In order to protect against personal injury, solar energy devices may not block or obstruct any driver’s view of an intersection or street.
9. The Owner is responsible for all costs associated with the installation and maintenance of the solar energy device and shall keep the device in good repair.
10. The Owner is responsible for all damage caused by or connected with the solar energy device.
11. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device.

### **Storage Sheds**

Storage sheds exceeding height of rear yard wall require ARC and are subject to the following guidelines:

1. Quality materials and construction shall be required.
2. Sheds must be in harmony with the exterior of the residence including siding, color, and roofing materials.

### **Walls Including Decorative Walls**

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

Plans for new walls must be submitted to the Architectural Review Committee prior to construction. Walls must match the existing wall in texture and color.

Access for pool installation must be through the front gate access or by removing a portion of the front wall. Corner lots must receive prior approval to remove a portion of the sidewall.

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

### **Windows**

Permanent draperies or other window treatments, such as blinds and shutters shall be installed on all front-facing windows within thirty (30) days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to decorate openings must be compatible with respect to materials and style.