

## DESIGN GUIDELINES

### 1. INTRODUCTION

#### a. Authority

The Declaration of Covenants, Conditions & Restrictions (CC&R's) of Fairway Village 13, section 8.02 of Article VIII, states that any and all improvements, changes and alterations, which change the exterior appearance of any property, must be first submitted to and approved by the Architectural Control Committee (ACC).

#### b. Previous Guidelines

These DESIGN GUIDELINES apply to completed homes in Fairway Village within Cañada Hills. Annex 1, FVDG/ACP Contractor Regulations for Fairway Village attached hereto, set forth the key items for contractors when building or remodeling.

#### c. Precedent Documents

Refer to the Fairway Village Declaration of Covenants, Conditions & Restrictions for any question regarding authority, responsibility, the assessment and collection of monetary penalties, liability or waivers etc. In case of any conflict between the Design Guidelines and applicable CC&R's, the CC&R's will prevail.

### 2. PURPOSE OF THE DESIGN GUIDELINES

#### a. Purpose

The purpose of these Guidelines is to assure that all modifications to structures on lands located within Fairway Village conform to and harmonize with the existing surroundings and structures. The goal of these Guidelines is to simplify the procedure for submittal and approval of proposals for modifications, and that such proposals conform both with the

intent of these Design Guidelines as well as the design philosophy of Fairway Village and the community of Cañada Hills.

**b. Definition of Modification.**

Modifications are defined as improvements, changes and alterations, including all repainting of exterior homes, fences, and walls, which change the exterior appearance of any existing property.

**3. DESIGN REVIEW PROCESS**

**a. Committee Members**

The Architectural Control Committee (ACC) consists of three or more persons appointed by the Board of Directors, (BOD) of the Fairway Village Home Owner Association (FVHOA). The ACC will review applications and decisions will be determined by a simple majority vote, unless otherwise required, with a quorum consisting of at least two (2) members. BOD members may also act as the ACC.

**b. Application Submittal and Review**

An application form (sample is attached to this document) for a submittal may be obtained from the current FVHOA management company, Northwest Management, or may be downloaded at [www.nwmanage.com](http://www.nwmanage.com) / Fairway Village link. The completed application must be sent to Northwest Management Co. to be logged as received and then forwarded to the Architectural Control Committee (ACC) and Board of Directors (BOD). Review of proposals will be conducted during regular monthly meetings of the ACC or BOD or at other times as appropriate. Architects, engineers or builders may not attend any meeting of the ACC or BOD unless Northwest Management Co. is notified at least 5 working days prior to the scheduled meeting.

All responses of the Architectural Control Committee ACC or BOD will be made in writing to the Owner/Applicant within ten (10) working days of receipt. Any response to a question or decision of the ACC by the Owner/Applicant must also be in writing.

**c. Appeal Process**

Any owner may request reconsideration by the Architectural Control Committee (ACC) if an application is denied. Such request for reconsideration must contain the reasons along with any supporting information that could alter the proposal denial. Any Owner or Occupant aggrieved by a decision of the ACC may also appeal the decision to the Cañada Hills Community Association Board in accordance with Association Board Criteria. In the event the decision of the ACC is overruled by the CHCA on any issue or question, the prior decision of ACC will be deemed modified to the extent specified by the CHCA Board.

**4. SUBMITTING A PROPOSAL****a. Required Documentation.**

Any submittal shall be made on the "Fairway Village Community Association Request for Architectural Review" form as outlined in Item 3, Design Review Process. A submittal must include a description of the proposed change or alteration and the purpose or reason for the request.

Any submittal which will result in any structural change must include scale drawings which clearly indicate the scope and important details of the proposed project. Any submittal that includes any structural or exterior appearance changes must also include the following items, where applicable. These items shall be submitted as part of the review: (Attach additional sheets if necessary.)

- i. A plot plan** ( $1/8" = 1' 0"$  or  $1" = 20'$ ) showing identified property lines, existing structures, distances of proposed modification from property boundaries and existing buildings. Also, indicate specific location of work to be performed.
- ii. Exterior elevation drawings** ( $1/8"$ ,  $1/4"$  or  $1/2" = 1'$ ), where necessary, to clearly show the impact of the change and/or addition to the appearance of the exterior of the house.
- iii. A landscape plan**, including walls and fences, location and identity of plants, trees and other landscape features.  $1/8" = 1' 0"$ ,  $1" = 20'$ , or  $1/4" = 1'$ .
- iv. Type and color of finishes** including samples where practical.

**v. Specifications** as needed to adequately describe the work and the expected quality.

**vi. A schedule** of the expected time frame for the starting and completing of the project.

**vii. Additional Items** as requested by the Architectural Control Committee (ACC) All drawings submitted must be prepared utilizing, at the very least, rudimentary mechanical drawing techniques. Free hand sketches are not acceptable!

***Failure to submit complete support documents may result in the application being tabled until the next scheduled ACC meeting following receipt of complete documentation.***

#### **b. Unauthorized Start**

Homeowners starting a project without a required ACC approval may be directed to cease and desist work until the required approval is obtained. An onsite inspection may be required to determine compliance with these Guidelines. Any unauthorized start that is found non-compliant must be removed at the owner's expense and the area brought to its former appearance and condition. An unauthorized start could result in a fine being levied.

#### **c. Submittal Fee**

A reasonable submittal fee may be required where more than normal review or the use of outside experts is necessary, as determined by the Architectural Control Committee.

#### **d. Prior Approval**

All proposals must be reviewed by the Fairway Village ACC before the proposal can be submitted to the Canada Hills Design Review Committee when necessary. All projects involving structural changes, modifications or features covered by the codes established by the Town of Oro Valley are subject to all appropriate permits and inspections. Homeowners are encouraged to make an inquiry to the Town of Oro Valley Building Department about the code and permit requirements prior to making a submission to the ACC.

**e. How to Submit Application.**

Homeowners must send submissions by mail, FAX or e-mail to the Fairway Village management company. Electronic submissions are the preferred method. Contact information, forms and current Design Guidelines including current paint colors, are available on the internet by going to the Northwest Management web site at [www.nwmanage.com](http://www.nwmanage.com) and clicking on the Fairway Village link.

**5. IMPLEMENTATION****a. Time Frame**

Upon receipt of written “**approval**” from the ACC for any change or modifications, the owner who requested such approval will proceed to make such changes or alteration as soon as practicable and will diligently pursue such work so that it will be completed as soon as is reasonably possible and within such time as may be prescribed by the ACC. If the property is sold, or exchanged or the start is delayed six months or more, the application, if still desired, must be resubmitted for re-review and approval.

**b. Job Site & Work Hours**

Job site is to remain clean, with materials stored out of sight where practical. Work hours must be between 7:00 A.M. and 6:00 P.M. to minimize noise which affect the neighborhood. Any charges incurred by the community of Fairway Village HOA for repairs or clean-up to common infrastructure following any work, will be invoiced to the homeowner with a surcharge of 2%.

**c. Approval for Changes.**

The ACC must give written approval or disapproval of any deviation from an original ACC approved submittal.

**d. Existing Modification’s Precedent**

Existing modifications elsewhere in Fairway Village will not set a precedent for

approval of like modifications in the future. Each application will be judged on its own merits, however existing modifications which were previously approved by the ACC will be considered in the review process.

## 6. SPECIFIC GUIDELINES

### a. **Modifications** (May require submittal for ACC approval)

Any structural modification to the exterior of the existing home must retain the original architectural design elements of form, materials, finishes, and color schemes. All structural or exterior appearance modifications (including painting) must be submitted for ACC approval.

*Caution if a homeowner proceeds with a modification and it does not comply with the Fairway Village Design Guidelines, the ACC may then require that steps be taken to assure compliance or removal of the modification.*

i. **Balconies** Exterior balconies are not permitted.

ii. **Drive/Walkways** (Requires submittal for ACC approval)

Any extension or expansion of driveways requires ACC approval. Any driveway expansion shall not be intended to promote the parking or storage of any vehicle off of the original driveway. Epoxy coatings may be applied to a driveway/walk way, closely matching the basic house color. Driveways and front yard walkways made of asphalt are not permitted. Color, pattern or faux epoxy coating samples must be submitted. Any changes in the driveway footprint must include a scaled plot plan that illustrates the extent of the modification.

iii. **Garage Doors** (Requires submittal and ACC approval. Garage doors that require replacement due to damage or deterioration may be replaced with like kind or changed in design, color or style, but all must be submitted for ACC approval.

iv. **Windows** (Require submittal for ACC approval). When replacing or repairing windows, at least one arched in front; all can be with or w/o pane grids. Window frame color of current black or bronze can also include almond vinyl. Glass block windows require review by the ACC. Window stucco Pop-Outs to be painted same color as home exterior.

v. **House Painting (Exterior) (Requires submittal to ACC)**. Repainting existing homes is to be expected from time to time. **ALL** exterior paint projects require submittal to the ACC. The ACC will maintain and provide samples for 1. Outside stucco 2. Accent trim (fascia board) 3. Any wood casings, block walls, wrought iron fencing, and garage doors. Copies of approved color pallets will be on file at the office of the FVHOA Management Company.

vi. **Hose Storage** (Does not require a submittal for ACC approval)  
Devices for the storage of garden hoses in the front of homes must be properly maintained and in harmony with the architectural integrity of the community. Hose storage devices meeting this criterion do not require a submittal to ACC.

vii. **Patio Roofs, Ramada's, Gazebos, Wood Lattice, Patio Screen Enclosures** (Requires submittal for ACC approval; also requires Town of Oro Valley building permit).

Solid patio roofs should match existing ones where already present. Surface finishes should match structure to which they are attached. Metal, fiberglass, or fabric materials are prohibited. Support posts are to be consistent with any existing posts on the house.

Ramada's may be constructed of natural redwood or cedar, sealed or stained for preservation, or other wood finished with paint colors matching the house. Ramadas must be properly maintained at all times. They must be of substantial construction. Support posts may be of wood, masonry, or stucco, matching existing materials on the applicant's house or existing houses in the immediate neighborhood.

Gazebo roofs must match main house roofs. Roof framing may be natural wood sealed or stained for preservation, or other wood finished with paint colors matching the house. Support posts may be of wood, masonry or stucco matching existing materials on the applicant's house or existing houses in the immediate neighborhood.

Patio screened enclosures are permitted but require ACC Approval. Structural support framing must be designed to complement and be in

harmony with the existing architectural features of the house. Screening material and individual screens should match the existing house screens in color and form. Aluminum or fiberglass structural materials incorporated into any of the above features (screen frames excepted) are recommended. Aluminum or fiberglass material must be high quality, heavy gauge, richly textured wood grained where appropriate, and aluminum material shall have a factory baked enamel finish. Samples, colors and specifications must be submitted with the proposal for approval.

Wood lattices may be used for screening or planting support. Vinyl materials, fabric or white finishes are not permitted. Wood lattices are not permitted for enclosing wrought iron, pool, other mechanical equipment, or trash containers. Lattices may be free standing or attached to a wall or other structure. Lattice installations may not be higher than the existing block perimeter walls. Modifications covered by this paragraph do not require a Town of Oro Valley building permit but **do require** ACC submittal and Approval.

**viii. Rain Gutters and Down Spouts** (Do not require a submittal for ACC approval). Rain gutters and down spouts must be painted to match the surface on which they are mounted. Finish must be durable to minimize peeling and flaking. Discharge from the gutters must not flow onto a neighbor property. Gutters and down spouts meeting these criteria do not require a submittal for ACC approval.

**ix. Removal of Exterior Openings** (Requires submittal for ACC approval). Removal of any existing exterior window or door must carefully consider the effect on the appearance of the home and not be aesthetically undesirable.

**x. Room Enlargement/Additions** (Requires submittal for ACC approval) and also requires a building permit from the Town of Oro Valley). Any project which alters the foundation foot print of the existing house must have a fully documented submittal. Metal structures are prohibited.

Enclosures, shelters, or other provisions for boats and/or recreational vehicles, and greenhouses are prohibited.



**xi. Security Signs** (Do not require a submittal for ACC approval)

Signs designating private home security systems must be positioned no more than one foot (1') from the foundation of the home and may not be more than two feet (2') high and one square foot in area. Signs meeting these standards do not require the approval of the ACC.

**xii. Security Doors** (Do require a submittal ACC approval)

Security doors must be constructed of steel (no aluminum or wood screen doors are permitted in the front of a home), painted to match the color of the trim, house color or a patina. If there is a design on the door, it must not be racial, political, religious, sexual, or mythological in nature.

**xiii. Skylights** (Requires submittal for ACC approval)

Skylights are permitted. Skylight glazing should be translucent. White glazing is discretionary. Factory finish metal frames of color matching house windows or the roofing material are to be used. Mill finishes are not approved. Solar light tubes are acceptable

**xiv. Solar Panels** (Requires submittal for ACC approval)

Solar panels, if installed, are recommended on the rear roof slopes out of plain, public view. Solar panels are to be integrated into the roof design, parallel with and close to the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Ancillary mechanical supporting solar equipment must be enclosed and screened from view. (See 6 (j), (i), & (ii) pg.16, 17 for enclosure guidelines)

## **b. Landscaping**

### **i. General Considerations**

Any changes to landscaping should take into consideration that plant materials will grow and can get very large and as such takes away from the long term desired property appearance. Some preplanning for selective removal as plants mature is desirable.

Grass lawn areas are allowed only in rear yards, but are discouraged since they require significant maintenance to keep looking good. Another detrimental feature is that grass takes a lot of expensive and very precious water. Earth tone crushed, rock is the preferred ground cover material.

Designs must feature our desert environment and should include crushed rock ground cover with an occasional boulder and be compatible with our neighborhood communities.

Any significant changes to the front yard landscaping exceeding 30% coverage that includes any or all of the following items; crushed rock, river rock, boulders, plants, and trees requires a submittal as per 4(a), pg. 3 and ACC approval.) The use of xeriscape landscaping is strongly encouraged.

**ii. Shrubs, Plants, & Crushed Rock** (With limitations, do not require a submittal for ACC approval). Replacing an existing shrub, plant, or rock with the same genus and species or similar type from the approved plant list does not require a submission for ACC approval. Replacing or changing 30% or fewer plants with shrubs or plants from the approved list will not require a submission for ACC approval. Removal of existing plant materials because of overgrowth due to maturity does not require a submission for ACC approval. All plants must be properly maintained by watering, fertilizing, and trimming. Plant materials should not be allowed to grow to the extent that they overhang or intrude into neighboring properties.

**iii. Trees** (Do not require a submittal for ACC approval)

Trees must be properly maintained, watered, trimmed, and thinned out. When planning for the planting of a new tree, remember that they can get very large in a relatively short time and as such may contribute to an undesirable "jungle" look. A very large tree can be a hazard to your or a neighbor's home if they happen to fall. The Town of Oro Valley limits the height of newly planted trees to 25' in height at maturity.

Overgrown, diseased, or damaged trees must be removed but may be replaced without ACC approval as long as replacements are the same as or are from the approved plant list.

**iv. Paths & Walkways** (Do NOT require a submittal for ACC approval)

Paths and walkways may be concrete, river rock, flagstone stepping stones or other similar appropriate materials. Paths and walkways must be compatible with and complement the overall landscape plan. Submittal to ACC for approval is not required if this criterion is followed. Specific Guidelines 6(a), (i) also applies here.

**v. Artifacts** (Requires submittal for ACC approval)

Any and all artifacts (fountains, statuary, ornamental animals,) including furniture (benches, chairs, etc.) placed in front yards must be compatible with and complement the overall landscape plan and neighborhood. No plastic or similar composites are permitted in the front yards of homes.

**vi. Plant Material List**

Plant materials installed must be listed in the Approved Plant Materials List. The list of approved plant materials is a separate document. To obtain a copy please contact: Cañada Hills Community Association CHCA Manager or visit the CHCA web site at [www.canadahillscmmunity.com](http://www.canadahillscmmunity.com). The list is located under DRC documents.

**c. Sun/Shade Control Measures**

**i. Awnings** (Requires submittal for ACC approval)

Canvas awnings may be permitted only at the rear of the house. Color must be neutral and coordinated with the trim color scheme and must be of high quality, heavy gauge. Metal awnings are not permitted. Material samples must be included with the submittal.

**ii. Solar Window Screens/Shades** (Require a submittal for ACC approval)

Window screens designed to act as a solar inhibitor or golf ball protective screen is permitted on any window. The screens should have heavy duty aluminum frames finished in the same color as the windows, and be removable. The solar mesh fabrics color to be at the homeowner's discretion but be in harmony with the exterior.

**iii. Roller Shades** (Do not require a submittal for ACC approval)

Roller shades for rear and side patios may be either semisolid (foam filled aluminum extrusion slats) or fiberglass fabric. Color finish for semi-solid slats to be factory finished and compliments the trim color of the house. Color for the fabric screens is at the homeowner's discretion, but must harmonize with the existing house color scheme. Roller shades must be retractable. Canvas or plastic bamboo roller shades are not permitted. Roller shades meeting these criteria do not require submittal for ACC approval.

#### **d. Walls, Fences & Gates**

##### **i. Block Walls (Requires submittal ACC approval)**

Walls may be constructed to provide privacy and landscape definition. Walls utilized as a landscape feature in front yards, located within the established set back line (front property line to nearest point on structure), should not be higher than 36". Walls defining front entrances, beyond the established front setback line, may be up to 48" in height. Concrete masonry is the preferred material for constructing private walls. Block walls must be of the same texture, finish and color as existing walls on the property.

Block walls located between two properties or on the rear perimeter or separating the property from a street are limited to 72" (six feet). In cases where it is appropriate to allow a higher wall, the wall must have an adequate footing. Existing walls probably do not have a footing that meets the building code for higher than 6'. Walls 6 feet or higher require a Town of Oro Valley building permit and inspection.

##### **ii. Fences (Require a submittal for ACC approval)**

Fences may be used at the rear of the property that is not contiguous with a neighbor's lot. Fences must be fabricated from wrought iron and limited in height to that of block perimeter walls and painted to match the color in use in the community. Chain link or wood fences are not permitted. Homeowners may utilize a galvanized metal "chicken wire" material attached to the back wrought iron fencing to prevent animals from entering or leaving the yard. This "chicken wire" must be maintained in good repair. Fences meeting this criterion will receive ACC approval.

##### **iii. Gates (Require a submittal for ACC approval)**

Double wide gates are NOT permitted. The framing members of all gates are to be fabricated from wrought iron and painted to match any wrought iron fences already on the property and consistent with others in the surrounding neighborhood. Gates which are viewed only from the street side of the house may be painted the house trim color or, if desired, approved black color is acceptable.

**iv. Fence & Gate Screening** (Require a submittal for ACC approval) Gates four feet wide or less may have privacy screening at the homeowners' option. Gates more than four feet in width should be double leaf and must have privacy screening.

Privacy screening must be redwood or cedar sealed to protect its natural color or painted to match house colors. Gates may also be modified using metal screening provided it is painted to match the color of the gate. Gate screening meeting the aforementioned criterion does not require a submittal for DRC approval.

**v. Golf Ball Protective Screens** (Requires submittal for ACC approval)

Golf ball protective screening is discouraged unless there is a repeating pattern of homeowner property damage or a concern for personal safety. Protective screening from golf balls must be designed to minimize any adverse appearance to the neighboring property. The supports must be steel and designed to withstand the expected wind loading. Steel cables or pipe may be used to support the top edges of the screening fabric. The fabric should be of fiberglass material. The supporting structure and fabric should be color coordinated and compatible with the base color of the house stucco and/or its block walls. Golf ball protective screens require a Town of Oro Valley building permit

#### **e. Lighting Fixtures**

Modifications to lighting fixtures must take into consideration any likely negative affect upon the neighborhood due to high brightness or non-conforming appearance. If the homeowner requires lamps of higher wattage than specified a submittal to the ACC is required.

**i. Exterior Lighting** (Do not require a submittal for ACC approval unless this criteria is not followed). New exterior lighting fixtures shall comply with the Town of Oro Valley's Dark Skies policy and include an "up-light cutoff" feature.

Exterior lighting to be attached to buildings, walls and other structures must be complementary in design and color for the neighborhood. Open

(non-shielded) fixtures may contain no more than two (2) 25 watt clear lamp bulbs. Shielded fixtures may have a maximum of one (1) frosted lamp bulb of 40 watts or less. Open (non-shielded) fixtures illuminating the front entry door area may have up to three (3) 25 watt clear lamps or shielded fixture may have a maximum of one (1) frosted lamp bulb of 60 watts or less. Shielded fixtures should always be directed downwards so as not to shine into adjacent properties. All fixtures must bear UL approval for outdoor use and be installed in compliance with the Town of Oro Valley building codes. ii. The installation of Post or Pedestal Lights ***Requires submittal for ACC approval.***

ii. **Yard Lights** (Do not require a submittal for ACC approval unless this criteria is not followed) Low voltage (12 volts), low-level (less than 15") hooded fixture landscape lighting designed to shine downwards may be used as walkway, driveway or accent lights. Maximum allowable wattage is 11 watts per fixture. Low voltage (12 volts), low-level (less than 15") flood light designed to shine upward for feature lighting of trees may be used provided the lights are aimed up into the trees and not toward neighboring property or street. Maximum allowable wattage is 20 watts per fixture. Low voltage lights meeting the above criteria do not require a submittal for ACC approval.

iii. **Security Lights** (Do not require a submittal for DRC approval) Lights must be set on a motion detector and not allowed to burn at all times. The sensitivity of the light control must be such that activity on a neighboring lot, street, sidewalk, or a common area does not cause the lights to go on. The lights must be aimed so that they do not directly shine into a neighboring lot, street, or common area. The fixture must be colored to match the surface on which they are mounted and if these conditions are met a submittal for ACC approval is not required.

#### **f. Antennas, Satellite Dishes**

i. **Small Antennas** (A submittal to ACC for approval is not required but is subject to inspection to verify that consideration to appearance by the public and the adjacent neighbors has been given). *The FVACC and CHDRC may require that the antennas be camouflaged at reasonable expense to*

*the homeowner. The homeowner may wish to submit a request for prior approval from the ACC regarding placement or location.*

Small antennas such as satellites or broadband devices are permitted by law. Placement of these antennas (one meter - 39" or less) should be done to minimize their appearance from public view. They may **not** be placed on free standing posts or masts, taller than two feet (2'), but affixed to the main structure in the least obtrusive manner as practical. Sometimes technical requirements conflict with optimum placement and must be considered. Mast type or ham radio antennas are prohibited.

**ii. Television and Radio Antennas**

*Television and mast mounted radio or short wave antennas **are prohibited.***

**iii. Regulatory Requirements** *(Do not require a submittal for ACC approval). All installations must meet FCC requirements and applicable State, County and Town requirements.*

**iv. Repair & Maintenance** *(Do not require a submittal for ACC approval) Homeowners are responsible for the repair and maintenance of the antenna and will not allow the devices to become a safety hazard or an eye sore.*

**g. Flag Poles** *(Permanent types require submittal for ACC approval)*

Removable flagpoles attached to the house and do not exceed six feet (6') in lengths are permitted and do not need prior ACC approval. Permanent flag poles require a submission and written ACC approval.

**h. Basketball Backboards & Hoops** *(Permanent types require submittal for ACC approval). Backboards mounted on the front of garages are **prohibited**. Care must be taken in selection of a location considering the safety of the players and possibility of damage to neighboring property. Applications should indicate the length of time the homeowner expects the backboard to be actively in use. Permission to have a backboard on the property is not passed onto a subsequent property owner. Backboards must be well maintained. If any backboards are not actively used for several months or more, they must be removed from view.*

## I. Pools

### i. In Ground Pools & Spas (Requires submittal for ACC approval)

In ground pools and spas are permitted in rear or side yards only and must be located to consider the possible noise or disturbance to the neighbors. These pools or spas must be located a minimum of five feet (5') from property lines. Pool equipment must be screened. (See 6, (j). (i). & (ii) pg 16 for enclosure guidelines)

ii. **Self Contained Above Ground Pools & Spas** (A submittal for ACC approval for a self contained above ground spa is not required). Above ground swimming pools are not permitted. Above ground self-contained spas units are permitted. Spas may be in rear or side yards only and must be located a minimum of five feet (5') from property lines along with the same consideration as above for noise and disturbance. Above ground spas meeting these requirements do not need a submittal for ACC approval.

### iii. Water Discharge from Pools & Spas

Draining or emptying a swimming pool or spa is permitted provided that the requirements of The CHCA, Town of Oro Valley, and Pima County are followed. To obtain a copy of these requirements please contact: Cañada Hills Community Association CHCA Manager or visit the CHCA web site at [www.canadahillscommunity.com](http://www.canadahillscommunity.com). (The requirements are located under ACC documents).

Discharge of BACK FLUSH WATER from pools or spas must be kept on the homeowners lot or pumped into tank trucks and disposed of in a lawful manner. Discharge onto the street or another person's property, is prohibited, and may be subject to a fine by the Cañada Hills Community Association.

## J. Accessory Structures

### i. Mechanical Equipment (Requires for ACC approval)

All air conditioning/heating equipment and soft water tanks must be screened from public view by a solid masonry wall, matching existing walls. Roof mounted cooling and heating units and related duct works are prohibited on pitched roofs. On flat roofs, HVAC equipment and duct work is prohibited unless screened by parapet walls as high as or higher than



units and duct work. Parapet walls shall conceal roof mounted equipment and duct work from line-of-sight of neighbors within 1,000 feet.

**ii. Screen Enclosures** (Requires submittal for ACC approval)

Enclosures for screening mechanical equipment, pool equipment, water softeners and trash containers shall be masonry construction with finish, color, and texture matching the block party walls existing on the property. Walls shall be of sufficient height (not to exceed five feet 5') to effectively screen the items. Existing structure or walls may be utilized as part of the screen enclosure where appropriate.

**iii. Play Facilities** (Do not require a submittal for ACC approval)

Temporary play facilities are permitted in rear or side yards. The maximum height of any equipment is 12' (to the highest projection). Any such equipment must be properly maintained at all times. Equipment must be located to give reasonable consideration to neighbors as to probable noise and appearance. These temporary facilities must be removed if not in normal use for a period of one (1) year.

The color of the play facilities shall blend with the surrounding environment, i. e. Neutral in color.

Sport courts are **not** permitted.

**iv Pet Enclosures** (Requires submittal for ACC approval)

Pet enclosures such as pens and shelters must be no higher than existing walls and designed to blend tastefully with the existing house, perimeter walls when located in rear or side yards they shall be located to consider the possible noise or disturbance to the neighbors and shall be set back at least 5-feet from the property lines. Reasonable consideration must be given to aesthetics and probable negative effect on the neighborhood. If any such pet enclosures are not in use for six (6) months or more, they must be removed.


Aviaries are **not** permitted.

v. **Storage boxes or Storage sheds** (Do not require a submittal for ACC approval) Storage boxes for toys, pool equipment, garden tools, etc. are permitted. They must be prefabricated, nonmetallic, with lids or doors and of a color in harmony with the surroundings. Any such boxes must be placed to minimize visibility by neighbors or public areas. They must **not** be visible from the street or extend above the existing perimeter block wall fences.

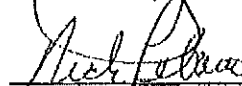
**7. OTHER ITEMS**

*The foregoing specific items are not all inclusive. If a homeowner has an item not specifically included, it should be submitted for ACC approval.*

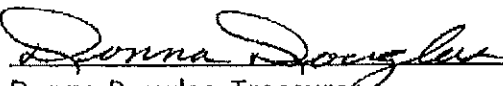
APPROVED BY  
Fairway Village Board of Directors

  
\_\_\_\_\_  
Don Nolan, Resident

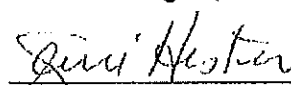
08/12/11  
Date

  
\_\_\_\_\_  
Nick Lebano, Vice President

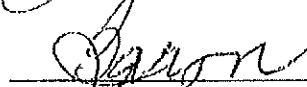
8/14/11  
Date

  
\_\_\_\_\_  
Donna Douglas, Treasurer

8-15-11  
Date

  
\_\_\_\_\_  
Gerri Hester, Secretary

8/14/2011  
Date

  
\_\_\_\_\_  
Joan Baron, At Large

8/15/11  
Date