

Tanque Verde Estates Architectural Guidelines – Approved July 2015

Ref. Declaration: Article VI. Architectural Control

Purpose: Maintain the aesthetic look and feel of neighborhood and to prevent homeowner-initiated damage to exterior units from modifications resulting in added repair costs to the Association.

In an effort to be fair and reasonable to all homeowner these guidelines acknowledge pre-approved changes as well as changes that REQUIRE APPROVAL. Homeowners must contact the Management company to submit a request to make any architectural changes that are STRUCTURAL and/or MODIFY ROOFLINE or WATER DRAINAGE.

Due to the possibility of modifications creating damage to exteriors as well as the additional square footage created by enclosing carports, all homeowners must submit a request so that modifications can be reviewed by a licensed professional. Homeowners will be responsible for any costs associated with the review process.

All Units

Exterior Unit Paint (Pre-approved)

Purpose: Maintain consistent exterior paint color of all homes in Tanque Verde Estates.

- Stucco or wood panel: Penguin Grey (Dunn & Edwards)
- Trim: Weathered Brown (Dunn & Edwards)



Exterior Walkway Lamp Post (Pre-approved, homeowner responsibility)

Purpose: Maintain consistent look & feel for all homes in Tanque Verde Estates.

- Semi-gloss black, Vertical post with globe

Unit Entry Gate (Pre-approved, homeowner responsibility)

Purpose: Maintain consistent look & feel for all homes in Tanque Verde Estates.

- Semi-gloss black

Garage Door (Pre-approved, homeowner responsibility)

Purpose: Maintain consistent look & feel for all homes in Tanque Verde Estates.

- Weathered Brown

Security Doors/Bars (Pre-approved)

Purpose: Maintain consistent look & feel for all homes in Tanque Verde Estates. Enhance home security.

- Black or off-white (consistent with Penguin Grey)

Sliders and Windows (Pre-approved)

Purpose: Improve home security, enhance privacy, enhance aesthetics, and maximize functionality of space.

Sliders

- Residents may replace or improve sliding doors with vinyl, fiberglass, or steel sliders.
- Materials
 - Trim must be white or off-white for wood units; optional bronze or brown for stucco units

French

- Residents may replace or improve sliding doors with vinyl, fiberglass, or steel French Doors.
- Materials

- Approved French doors include resident's choice of:
 - out- or in-swing,
 - left- or right- or center-swing,
 - single or double,
 - with or without transoms,
 - with or without sidelights,
 - with or without grilles,
 - with or without blinds.
- Trim must be white or off-white for wood units; optional bronze or brown for stucco units

Windows

- Residents may replace or improve windows with vinyl, fiberglass, or steel.
- Windows may be included in the design of a carport/garage enclosure.
- Materials
 - Approved windows include resident's choice of:
 - casement, or
 - Single- or double-sliding
 - Trim must be white or off-white for wood units; optional bronze or brown for stucco units
 - Request to use other color or other style must be submitted to Cadden Management.

Remove Sliders (must be approved)

Purpose: Improve home security, enhance privacy, enhance aesthetics, and maximize functionality of space.

- Residents may remove the sliders and replace with wood siding.
- Materials
 - Residents may use wood siding consistent with the existing siding on their unit.
 - Siding may be an enhanced quality than standard T-111, but must closely resemble the textured and grooved panels.
 - Siding must be painted with Penguin Grey (Dunn & Edwards).
 - Residents may include windows in the design of their slider removal according to the windows guidelines.

Garage Floors (pre-approved)

Purpose: Enhance aesthetics

- Residents may modify their garage floor with a natural-color garage floor coating.

Walkway (pre-approved)

Purpose: Enhance aesthetics and improve safety.

- Residents may modify the walkway within their gated area with a natural-color concreted coating.
 - Materials
 - Stamped or unstamped concrete
- **If a unit has an unshared walkway**, residents may modify the walkway outside of their gated area with a natural-stone color concreted coating
- Materials

- Stamped or unstamped concrete

Shared Walkway (must be approved)

- If a unit has a shared walkway, resident **must** submit a request to the Management company that includes a statement of approval from the abutting unit owner to modify the walkway outside of their gated area with a natural-stone color concreted coating.
- Materials
 - Stamped or unstamped concrete

Wood Siding Units

Carport/Garage Partial or Full Enclosure (3 options that must be approved)

Purpose: Improve home security, enhance privacy, enhance aesthetics, and maximize functionality of space.

1) Wood Siding

- Residents may use wood siding to partially or fully enclose their carport/garage.
- Materials
 - Residents may use wood siding consistent with the existing siding on their unit.
 - Siding may be an enhanced quality than standard T-111, but **must** closely resemble the textured and grooved panels.
 - Siding must be painted with Penguin Grey (Dunn & Edwards).

2) Masonry

- Residents may use masonry to partially or fully enclose their carport/garage.
- Materials
 - Residents may use bricks consistent with the existing brick face on the carport/garage.
 - Residents may use decorative concrete block
 - Decorative concrete block may be stained using a semi-transparent stain consistent with the look of natural stone.
 - Residents **may not** use standard cinder blocks.
 - Residents may use stucco material.
 - Stucco material must be painted Penguin Grey.

3) Lattice/Decorative Screen

- Residents may use lattice as a decorative screen to partially or fully enclose their carport/garage.
- Materials
 - Residents may use exterior-grade wood or vinyl lattice panels.
 - Wood lattice panels may be natural cedar or painted with Penguin Grey or Trim Brown (Dunn & Edwards).
 - Vinyl lattice panels may be white, cedar, or clay.
 - Lattice may be used alone or in combination with a partial masonry wall.
- Residents may use decorative metalwork as is common in Tucson for security gates and doors.
- Materials
 - Residents must submit a request to the Management company to view the illustrated metalwork guidelines.

- Decorative metalwork **may not** include raised and/or colored elements that create a “mural” or artistic effect.

Guiding Criteria for Approval

1. How does the request for modification impact the existing architectural “look & feel” of Tanque Verde Estates? Does it conflict with either the stucco or wood-siding units?
2. How does the request for modification impact water drainage of unit? Will it adversely impact flow from roofline or gutters to promote water damage to unit?
3. How does the request for modification impact exterior maintenance and painting needs? Will it increase costs to the Association?
4. How does the request for modification impact abutting neighbors and party walls? Does it require agreement or approval from abutting neighbor?