

**PALOMA CANYON/PINNACLE RIDGE  
HOMEOWNERS ASSOCIATION  
DESIGN GUIDELINES**



It is the responsibility of each homeowner to request authorization from the ACC prior to making any exterior alterations to property located within Paloma Canyon/Pinnacle Ridge Association including landscaping, signage, security gates and enclosures.

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ARCHITECTURAL COMPLIANCE GUIDELINES**

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2023**

**GENERAL**

The Architectural Control Committee (ACC), appointed by the Board of Directors, has the responsibility to maintain the existing high standards of architecture and landscaping within this community. Although this Committee is appointed by the Board of Directors, it has the complete and final say in all matters within its assigned authority.

It is the responsibility of the ACC to assure that the aesthetics of the community are not compromised and that the Declaration of Covenants, Conditions, Restrictions and Easements (CC&Rs) are not violated. Obviously, many specific situations are unique, and the ACC must review and decide each situation in the best interest of the community to maintain property values.

The Architectural Control Committee is responsible for the approval or disapproval of all exterior modifications made to all property within the Paloma Canyon/Pinnacle Ridge Homeowners Association's jurisdiction.

Nothing contained herein shall be construed as altering, amending, or changing the CC&Rs as recorded with the County of Pima, or the Articles of Incorporation and Bylaws of Paloma Canyon/Pinnacle Ridge Homeowners Association.

The specific requirements as set forth herein have been unanimously approved by the Architectural Control Committee (ACC) and were approved and adopted by the Paloma Canyon/Pinnacle Ridge Board of Directors in 2006. These guidelines were adopted in 2006 and have been updated in 2023.

The purpose of these guidelines is to assist homeowners with the design review process. The guidelines will be periodically updated and published by the Paloma Canyon/Pinnacle Ridge Homeowners Association.

**HOMEOWNER REQUIREMENTS**

It is the responsibility of each homeowner to request approval from the ACC prior to making any exterior alterations to the property including landscape, hardscape, painting, signage, security doors, patio covers, ramadas, room additions and any other modifications, subject to the exceptions contained herein.

## **ARCHITECTURAL COMPLIANCE FORMS**

These applications are available from the management company. Only one alteration and/or addition per form. A plot plan, drawings and specifications must be submitted with each application. No changes or deviations of such plans and specifications, once approved, shall be made without another written approval of the ACC. One complete set of plans is required to accompany the application. These plans will not be returned and will be retained in the homeowner's property file.

### **ACC PROCEDURE**

The Architectural Control Committee shall approve or disapprove all plans within thirty (30) days after submission and issuance by the Association of a receipt therefor. In the event the Architectural Control Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval shall be deemed denied, except that the party submitting the plans may resubmit the plans and if no response is given for a period of thirty (30) days after a written request by certified mail for a decision, approval shall be deemed given.

In cases of significant construction, the ACC reserves the right to require a compliance deposit as provided by the CC&Rs. The ACC further reserves the right as provided by the CC&Rs to require the homeowner to stop any and all work being performed by the homeowner and/or contractor which has not been approved by the ACC or which is deemed unsuitable, undesirable, or in violation of the Declaration of Restrictions. The Association has adopted a Violation Enforcement Policy. Architectural violations are subject to this policy and the remedies they contain.

## **ATTENTION HOMEOWNERS**

**Paloma Canyon/Pinnacle Ridge Homeowners Association recommends that every homeowner carefully research contractors before selecting and paying money for services in advance. It is also recommended that a licensed and bonded contractor be selected. Contractor licensing status can be verified by calling the Arizona Registrar of Contractors at 520-628-6345.**

# **PALOMA CANYON/PINNACLE RIDGE HOMEOWNERS ASSOCIATION DESIGN GUIDELINES**

All exterior modifications or changes to the home, landscape, hardscape, or any other part of the property must be reviewed and approved by the ACC prior to commencing work. Repairs that do not change the current appearance must be communicated to the management company, but will not require a submission for ACC approval. These guidelines are to assist homeowners with proposed improvements to provide the correct information required for the ACC to review each proposal.

## **1. ADDITIONS**

Additions to the home must be of similar design with materials compatible with the existing residence and harmonious with the community. The addition cannot extend beyond the approved building setbacks or encroach on the 5' easement. A sketch of your project must accompany your request,

## **2. ANTENNA & TV SATELLITE RECEIVERS**

Exterior antennas & TV satellite receivers are not allowed on any residential lot unless approved by the ACC.

## **3. ATHLETIC AND RECREATIONAL EQUIPMENT**

No athletic and playground equipment shall be allowed to remain in the front yard unless actively in use. Basketball backboards and standards must be portable, must be removed from the front yard when not in use, and shall at no time be placed in the street, at the street, or blocking the sidewalk.

No barbecue or other cooking equipment may be used in the front yard at any time.

All permanent playground, athletic, or other recreational equipment must be placed within the rear boundary walls of the residence. The equipment shall be chosen and placed with the aesthetics of the community in mind and to minimize the visual and noise impact on neighbors.

## **4. AWNINGS AND SUNSHADES**

Location, color, material, and style must be specified for awnings, sunshades, gazebos and palapas to be reviewed. Sunshades must be tied down when extended.

The color of awning and sunshades must match or be compatible with the existing color of the home, trim or roof.

## **5. BUG LIGHTS AND BIRD FEEDERS**

Bug lights, bird feeders, birdhouses and other similar fixtures are only permitted in the rear yard of the property. They shall not require ACC approval unless their height exceeds 6' from the grade level of the lot.

## **6. DRIVEWAYS & WALKWAYS**

No alterations to driveways shall be allowed. Maintenance and refurbishment shall be allowed.

Extension of or additions to walkways will require a plot plan specifying the work to be performed. It is the responsibility of the homeowner to make sure that such work will not disturb utility or cable lines. Proposed changes in color or texture of walkways whether by painting, seal coating or any other method must be accompanied with sample colors or patterns.

## **7. FLAGS/FLAG POLES**

THE AMERICAN FLAG CAN BE DISPLAYED AT ANY TIME in accordance with adherence to the proper procedures for display. A pole attached to the home with a bracket is acceptable. Ground-mounted poles are acceptable, but must not exceed 15' and must be located "full distance" from all property lines (example: a 15' pole must be located no closer than 15'1" from any property line). Flagpoles must be a neutral color and only one flagpole is allowed per lot.

Flag dimensions are not to exceed 3' X 5'. United States flags are required to be illuminated if flown after sunset. Flags must be maintained in good condition.

## **8. GARAGES**

All garage doors must be the overhead type and match the materials and design of the original doors and the approved color of the exterior walls of the residence. Garage doors are to remain closed when not in use.

## **9. GRASS**

No grass shall be permitted in the front yard. No Bermuda grass shall be sown, planted, cultivated, or maintained on any Lot, except those varieties known and recognized as being pollen-free.

## 10. LANDSCAPING

All landscaping changes shall require the prior approval of the ACC, except for the addition or removal of small ornamental shrubs and the replacement of original or previously approved landscaping. Landscaping plans must specify all vegetation (type, location, size), all hardscape elements (concrete, walls, borders, fountains, etc.), main irrigation lines and additional lighting fixtures.

**ROCK GROUND COVER:** In the front yard, 1/2" decomposed granite or other landscape rock must be used and its color must be "Desert Brown". (Note: This product is available from Green Valley Decorative Rock or Pioneer Landscaping Center in Tucson and may also be available from other local landscape companies.

**IRRIGATION SYSTEM:** A drip irrigation system must be installed for all areas where vegetation is planted. This installation must be placed so as not to damage adjacent property or create a nuisance to the neighbors.

**WATER FEATURES:** Water features must not exceed 6' in height. All water features or fountains must be submitted to the ACC for approval.

## 11. LIGHTING

All properties in Paloma Canyon are subject to the Pima County Outdoor Lighting Code. The purposes of the code are 1) to reduce the amount of light shining into the night sky, limiting the ability of residents and institutions to observe celestial phenomena and 2) to reduce the potential for light from one property shining onto an adjoining property or roadway and creating a nuisance.

The Lighting Code addresses several characteristics of outdoor lighting - the amount of light emitted by the light fixtures, the light's color temperature, and to what degree the fixtures are shielded from shining on adjoining properties.

If you are planning to install new lighting in your front yard or in your back yard that will be visible from the street or from adjacent yards, you will need to submit a proposal to the ACC for approval before installation. A Pima County permit may also be required.

Spot / flood lights must be mounted and/or shielded so that the emanating light will not infringe on neighbors' yards or roadways, and must be turned off by 12:00 A.M.

The standard wall-mounted light fixtures on the front of the house may be replaced with the original fixtures (Kichler Mount Vernon Outdoor Wall Light in Olde Bronze finish 7.5"W x 16.75"H) or may be replaced with a second option approved by the Board (Sean Lavin Urbandale LED Outdoor Wall Lantern in Antique Bronze 10"W x 16.25" H). The color temperature of an outdoor light may not exceed 3500 Kelvin.

Soft/warm white lights have a color temperature lower than 3500K while bright/cold white lights' color temperature typically exceeds 3500K. When you are buying new bulbs for outdoor use, please be mindful of the bulbs' color temperature.

Further information can be obtained from the Association Manager or by consulting the Pima County Outdoor Lighting Code at:  
[www.tucsonaz.gov/files/ward6/11-11-11\\_lighting\\_code.pdf](http://www.tucsonaz.gov/files/ward6/11-11-11_lighting_code.pdf)

## **12. NOISE**

Due to the layout of Paloma Canyon, please be aware that noise travels easily. All outdoor stereos, and TV's must be turned off by 12:00 A.M.

## **13. PAINTING OR REPAINTING HOUSES AND WALLS**

Painting and repainting houses and exterior walls shall not require ACC approval if one of the pre-approved exterior color schemes is used. Each color scheme consists of two colors - a "body" color which is to be used for all exterior walls and garage doors and a "trim" color which is optional and may be used only on the wall "pop-outs" or on the eaves or fascias at the edge of the roof. The homeowner shall notify the the association manager of the intention to repaint and which pre-approved color(s) will be used. The approved color schemes are Dunn-Edwards products:

<b>SCHEME</b>	<b>BODY COLOR</b>	<b>TRIM COLOR</b>
1	Whole Wheat	Trail Dust
2	Wood Lake	Steveareno Beige
3	Mesa Tan	Apache Tan
4	Warm Hearth	Almond Latte
5	Colorado Trail	Dover Plains

Any other color or color scheme needs ACC approval.

## **14. PLAYGROUND EQUIPMENT**

See "ATHLETIC AND RECREATIONAL EQUIPMENT," above.

## **15. PRIVATE POOLS AND SPAS**

A pond, swimming pool, or other body of water may be erected on any Lot within the rear, walled yard, subject to ACC approval.



It is the responsibility of the homeowner to return to their original condition any walls torn down during the installation of a pool or spa.

All pumps, heaters and tanks must be concealed from the street and neighboring property. No equipment of any type relating to the pool may be attached to a party wall. Installation must be such that it minimizes the operating noise distraction to neighboring property.

A copy of the Pima County permit must accompany the request for approval.

All equipment must be maintained in good condition.

**PLEASE NOTE: YOU WILL NEED A PLOT PLAN AND ACC APPROVAL BEFORE PLAYGROUND EQUIPMENT, PRIVATE POOLS OR SPAS ARE INSTALLED.**

#### **16. ROOFS**

In order to prevent excessive sun glare to neighboring property or Lots, no roofing finish material shall be of a lighter color value than the exposed roof material.

#### **17. SCREENED IN PATIO**

Screening in an existing patio requires a plot plan showing the location of the existing covered patio and specifications of the proposed screening area. The color of the patio must match the color of the house and the color of the screening is to be compatible with the color of the house. A Pima County building permit must be obtained if any electrical or plumbing is required.

#### **18. SECURITY DOORS/WINDOWS/GATES**

Colors are limited to rust brown/black or match the color of the house.

Exterior roll down security screens must be the same color of the house or trim.

#### **19. SIDING**

Only stucco siding is permitted.

#### **20. SIGNS**

Notwithstanding the following guidelines, the Board reserves the right to refuse to grant permission for the erection of a sign or to revoke permission previously granted if such sign is offensive, dangerous, or creates a nuisance to surrounding property.

One(1) "For Sale", "For Lease" or "For Rent" sign may be allowed for each house or lot within the subdivision, provided that such sign advertises only the house or lot on which it is placed. No sale, lease or rent signs shall be placed in residence windows or on boundary walls. Such signs are restricted in placement to the front of the lot. These signs shall be placed no closer than 8' to the outside of the street curb and must not obstruct the visibility of motorists.

Sale, lease or rent signs will be no larger than 25" X 18". No more than two riders, hanging signs, or information tubes, each no greater than 6" X 24", are permitted to hang from or be attached to the main sign or frame. The top of the frame and signs can be no greater than 54" from ground level. The width of the frame and signs may not exceed 30".

The installation of attention-getting devices such as flags, banners, balloons, etc. on any lot, home, sign or vehicle is prohibited. This also applies to "open houses".

"Sold" signs must be removed no later than thirty days following close of escrow.

In addition to "For Sale," "For Lease" or "For Rent" signs, one (1) "Open House" sign may be displayed on the property from 10:00AM to 5:00 PM on the day of the "open house". The "Open House" sign shall conform to all signage standards and conditions previously stated. Only four (4) lead-in signs are permitted, including the one (1) sign on the property for sale.

Security signs shall be installed at a distance no more than 10' from the residence. The size of a sign may not exceed 100 square inches. No other advertising signs are permitted.

## **21. SOLAR COLLECTORS/PANELS AND POOL HEATERS**

Solar energy equipment may be installed with the proper approval of the ACC.

Solar collectors/panels must be placed on the roof. Specifications of the roof with the location of solar collectors/panels must be submitted for approval by the ACC. A brochure or sketch of the solar panel must accompany the plans. The ACC will review each application with the concern to minimize the visual impact to the community.

## **22. TRELLISES**

Trellises are permitted for the purpose of supporting plant growth. If used in conjunction with an open patio, the trellis must be securely supported at both top and bottom.

If a trellis is used to support plants on the outside of boundary walls, the trellis must be painted the color of the wall, be maintained in good condition, not exceed the height of the fence, and be securely fastened.

## **23. VENTILATION DEVICES**

All exterior air conditioning or other ventilation equipment must be placed in the rear or side yard, concealed from the street and neighboring properties, and installed so that it minimizes noise distraction to neighboring property. When such equipment is the subject of a request for approval, the ACC will consider comments from neighboring property owners.

## **24. WALLS/FENCES/GATES**

All new or modified walls, fences, gates, etc. must be approved by ACC.

All front patio walls shall be constructed of masonry or frame stucco as approved by the Board and must be painted in one of the color schemes that matches the house. No such wall may be more than six (6) feet in height. Any required or proposed masonry screen walls shall be constructed of, or painted with, graffiti-resistant materials.

Those masonry screen walls visible from the public right-of-way may also incorporate one of the following decorative or accent materials.

- A. Tile
- B. Stone
- C. Brick
- D. Textured brick/block
- E. A coarse-textured material such as stucco, or plaster
- F. A combination of the above materials.

Front gates may be made of wrought iron, wood, or other materials, subject to ACC approval.

## **25. WEATHERVANES**

Weathervanes are to be mounted as low as possible in relation to the highest point of the roof and, in the case of a sloped roof, painted to match the roof. No sound from these devices is permitted.

## **26. WINDOW COVERINGS**

Window coverings other than decorator materials shall not remain beyond 60 days after the close of escrow. Aluminum foil, cardboard, paper, insulation material or any other such material is not allowed (inside or outside) to shade windows from the sun.

## **FINES-**

Violations of these regulations are subject to the fines deemed appropriate by the directors. Please see attached Fine System.