

PebbleCreek
2021
ARCHITECTURE & LANDSCAPE
GUIDELINES

Effective January 1, 2021
Prepared by the Architectural Landscape Committee (ALC)
Approved by the Homeowners Association (HOA)

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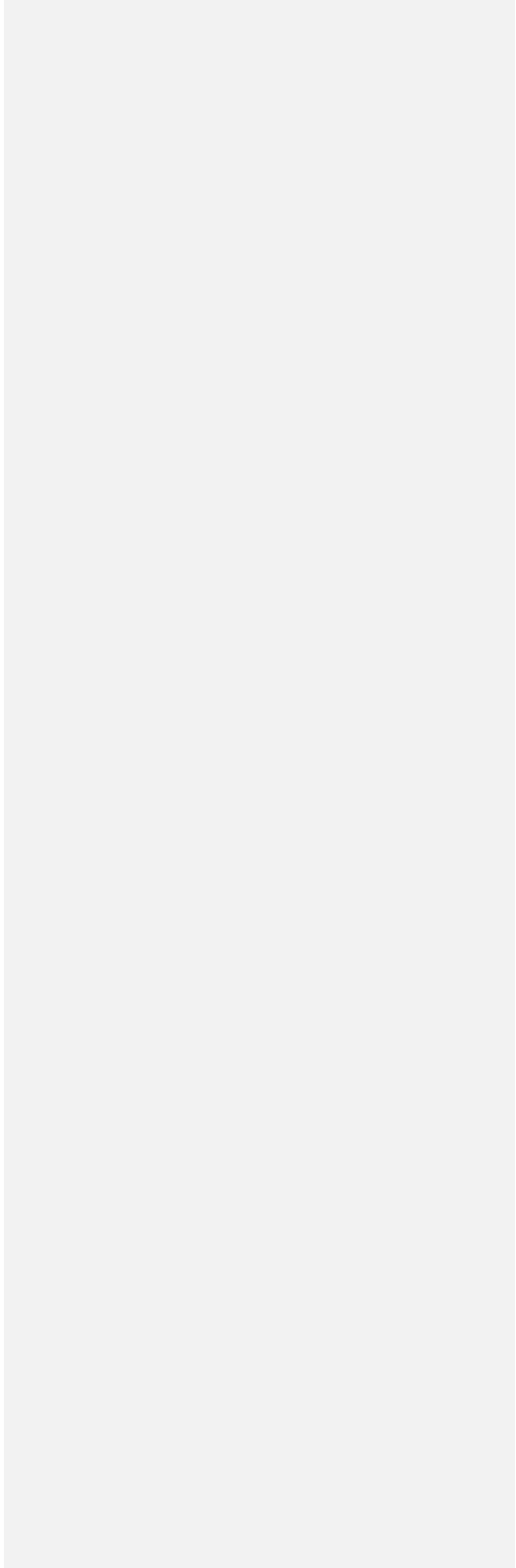
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A GENERAL INFORMATION

These guidelines provide an overview to homeowners and contractors as to what may be approved by the ALC ~~in the future~~. Guidelines change over time as does technology and style. Homeowners are responsible to ensure their property meets local, state, and federal codes and laws. Guidelines, when a lot is purchased, may change when permits are sought later. Something approved in the past may not be approved in the future. Permits will be granted per the most recent guidelines.

1. The ALC operates on a series of guidelines intended to manage and keep our community a premier location in which to reside. Efforts are made on a regular basis to keep our guidelines up-to-date, taking into consideration changing exterior decorating trends. Variances to these guidelines, while occasionally granted in the past, are discouraged and, therefore, will be limited. All variances to the current ALC guidelines must be for the enhancement of the greater community, rather than for individual tastes. All variance requests must be submitted to the ~~entire~~ ALC committee for review and approval. Variances to the ALC guidelines must receive a two-thirds affirmative vote from the committee with no fewer than six active members present. Failure to meet this requirement will result in rejection of the requested variance.

2. The ALC's purpose is to ensure the visual character of PebbleCreek Golf Resort remains consistent with the original plan and community standards while recognizing compatible current building trends and exterior decorating styles. Individual expression in landscaping and exterior decorating is important; however, the ALC has a duty to review properties to ensure compliance with PebbleCreek Architecture and Landscape guidelines.

a. Tree and plants of a different species must be kept trimmed so as not to be touching each other.

a-b. Palm trees should be trimmed by August 15th of each year.

2.3. The committee is composed of a chairman, who is a Board of Director's member; the co-chair who is the ALC office manager; and ALC members who are HOMEOWNER volunteers. The HOA board annually appoints the chairman and members.

3.4. Architecture and Landscape Guidelines may be amended or repealed, in whole or part, by a majority vote of the HOA board. ~~Excepting non-substantive revisions or an emergency of health or safety or as necessary to comply with the CC & R's or applicable law,~~ † The HOA's board policy is that no amendment or repeal will be adopted by the board until:

a. The change has been communicated to homeowners and posted for 30 days

~~a. Homeowners have an opportunity to provide feedback at an open meeting~~

~~b. Homeowners have an opportunity to provide feedback at an open meeting~~

Exception: non-substantive revisions or an emergency for health or safety or as necessary to comply with the CC & R's or applicable law.

5. Homeowners are encouraged to submit written questions prior to the HOA Board meeting.

If the board deems it necessary for the best interests of the community, it may temporarily suspend or adopt guideline changes pending completion of the normal guideline change process.

4.6.

Through the ALC review and approval process, the committee attempts to prevent any architecture or landscape modifications that may adversely affect the community or individual homeowners. ~~If conditions lead to a conflict or dispute, the affected parties should try to resolve the matter. If there is no resolution, either party may submit a written request to the ALC for a review. After ALC examination, both parties will be notified of the findings. A party may appeal to the HOA board if they don't agree with the ALC decision. Neither the ALC nor the PCHOA assures that homeowners are protected from adverse effects of a neighbor's actions. The ALC and the HOA will not be a party to disputes or litigation that may arise between neighbors.~~

5.7. The ALC office is in the Tuscany Falls Clubhouse. Office hours are 8:30 a.m. to 12 noon Tuesday, ~~—~~ Wednesday, Thursday and Friday. Phone: 623-935-6747. Email: PCALC@robson.com Fax: 623-935-6736. The committee normally meets every Wednesday at 9:30 am in the Tuscany Falls Club House Sienna room (subject to change). When the committee meeting coincides with the Wednesday HOA Board meeting, the committee meeting will be at ~~10:00 am~~3:00PM. The Master Declaration of Covenants, Conditions and Restrictions of PebbleCreek Golf Resort, Article IV, Land Use Classifications and Use Restrictions, Section 2. Covenants Applicable to Lots, Parcels and Other Areas within All Land Use Classification, Part (a) states, following the title Architectural Control:

Except as otherwise expressly provided in this Declaration, the Architectural Guidelines or any applicable Tract Declaration that has been signed by Declarant, (i) no improvements (whether temporary or permanent), alterations, repairs, excavation, grading, lighting, landscaping or other work that in any way alters the exterior appearance of any property within Residential Areas of PebbleCreek Golf Resort or improvements thereon from its natural or improved state existing on the date this Declaration is recorded shall be made or done, and (ii) no building, fence, exterior wall, residence or other structure shall be commenced, erected, maintained, improved, altered or made within Residential Areas of PebbleCreek Golf Resort, without the prior written approval of the Architectural Committee. ~~All City of Goodyear building permits (electrical, gas, solar, pool/spa, patio covers, etc.) must be obtained prior to the ALC processing a permit request. These are required if the structure is to be changed from the original plan.~~

6.8. All subsequent additions, changes or alterations in any such building, fence, wall or other structures that affect the exterior appearance thereof, including exterior color scheme, and all changes in the grade, outside lighting or landscaping of any Residential Area in PebbleCreek Golf Resort, shall be subject to the prior written approval of the Architectural Committee. No changes or deviations in or from the plans and specifications once approved by the Architectural Committee shall be made without the prior written approval of the Architectural Committee. Once construction of an improvement has been commenced on

the property, the Owner shall diligently pursue completion of such improvement in accordance with approved plans.

~~7.9.~~ The ALC manager, office personnel and committee members are not authorized to interfere in the contractual relationship between a homeowner and a contractor.

~~8.10.~~ The ALC is concerned with any part of a homeowner's property that can be seen by a person standing outside the property on finished grade. This includes the landscaping, repainting of the house (SAME OR NEW APPROVED COLOR), new outside lights, gutters, security doors, ~~sun screens~~ sunscreens, yard decorations, plants, patio covers etc. The homeowner needs to secure a permit and approval for any work or decoration that changes the appearance of the property.

~~9.11.~~ ~~Permits~~ Permits at no cost and ALC approval are ~~not~~ required for maintenance to continue the currently approved appearance of the property such as re-rock with the same color of rock, replacing a dead plant or tree with the same kind of plant, repair of cracks in masonry.

B ALC PERMITS, FEES AND FINES

1. GENERAL ALC PERMIT INFORMATION

- a. It is the responsibility of homeowners to obtain permits from the ALC office prior to making any exterior alterations that will be visible from neighboring property. Any work without an ALC permit, may be stopped or dismantled at the homeowner's expense. Starting or completing a project prior to ALC approval is subject to a fine.
- b. Permits are required for all changes to landscaping and/or to the exterior of a house. A permit request needs to include (1) all information so the ALC can understand the purpose of the request (2) the required permit fee. ~~If the City of Goodyear requires a permit, for all or any part of the work to be performed, a copy of that permit must also be submitted prior to the ALC final approval and starting work.~~
- c. An ALC Major Project Permit form is needed for initial landscaping, adding a pool, a casita, a below-grade spa, changing the exterior structure of the house, adding stone/simulated rock, solar panels, or redoing a major portion of the yard.
- d. An ALC Minor Project Permit form is needed for all projects that will take a short time to complete.
- e. If an item is not specified within the ALC guidelines, then the decision as to whether it is a ~~of if it's a~~ Major or Minor Permit will be determined by the ALC Committee Office.
- f. ALC permit forms are available at the ALC office during posted business hours, the Eagle's Nest and Tuscan Falls Clubhouses lobbies, the PebbleCreek Information Desk, or may be downloaded from the PebbleCreek Web Site www.pebblecreekhoa.org.

- g. Once approved, no changes or deviations from such plans and specifications shall be made without ALC written consent. If changes or deviations are made, a homeowner ~~is subject to fines~~ may be fined until changes or deviations are approved or removed.
- h. Notice to a homeowner of permit approval, permit disapproval and fines, are sent via U.S. mail using the address currently on file with the HOA Management Company; by e-mail, or by telephone. If a homeowner has not supplied his/her current mailing address to the HOA, and U.S. mail was sent, it is deemed the homeowner has received the information.
- i. A homeowner may submit an Advisory permit for any item not covered in these guidelines or submit a Variance permit for an item not allowed in these guidelines.

2. INITIAL LANDSCAPE PERMITS

- a. Landscape plans for new construction must be submitted to the ALC office within sixty (60) days after the close of escrow date or a fine will be assessed.
- b. The ALC reviews and approves initial landscaping permits weekly. Approval may take longer if changes in a plan need to be made or the submission is not completed correctly.
- c. Major Permits and plans must be submitted to the ALC office by the Friday prior to the Wednesday committee meeting.

All structural and landscape measurements are measured from finished grade at the time the property is closed between the developer and the homeowner. Initial landscaping permit requests require eight (8) copies of an acceptable plot plan; a complete description of the work to be done; the ALC Landscaping Plan Permit Checklist; ~~appropriate City of Goodyear permits~~; and the appropriate ALC fee. Initial landscaping permit requests may be submitted pre-close (prior to the close of escrow date) or post close (after the close of escrow date). No work may commence until Permit-permit approval. An initial landscaping permit is good for sixty (60) days from the ALC approval date. An extension of thirty (30) days, at no fee, will be granted. A written request for an additional thirty (30) day extension and including a fee of ~~\$70.00~~ \$50.00 will be granted if the request is submitted to the ALC prior to the expiration of the permit. No additional extensions will be granted. Refer to FINES, major project not completed.

~~d. Exterior irrigation, gas and electrical systems require a permit from the City of Goodyear. The City permit, or a copy, must be submitted to the ALC with the ALC form.~~ Once the ALC gives final approval, work may begin. If the initial landscaping is not completed by the time all approved permits and extensions expire, a fine of \$100.00 will be assessed and

subsequent fines will continue at \$100.00 every twenty-one (21) days until the project has been completed. The homeowner or a representative must sign all plans.

~~The homeowner or a representative must sign all plans.~~

~~e.~~

3. POOL PERMITS

a. An approved pool permit is good for sixty (60) days from the date approved by the ALC. An extension of thirty (30) days, at no fee, will be granted. A written request for an additional thirty (30) days, including a fee of \$50.00 will be granted if the extension request is submitted to the ALC prior to the expiration of the permit. No additional extensions will be granted. When done simultaneously with a landscaping permit, permit will not be combined into one project. A fee for the pool will be added to the landscaping fee.

~~b. If the pool is not completed by the time all approved permits and extensions expire, a fine of \$100.00 will be assessed and subsequent fines will continue at \$100.00 every twenty-one (21) days until the project has been completed.~~

4. CASITAS, HOME ADDITIONS, GAZEBOS, SHEDS

a. Architectural changes to the original structure or building a casita or golf cart garage require a City of Goodyear permit and a major ALC permit

b. Casitas, golf cart garages and house additions must have the same architectural characteristics as the existing house: building color, roof tile type and color, roof style and slope, stucco, windows, doors and building ~~trim~~ fascia. Structures must be appropriately sized to the available space. Structures in the front of the property are to be connected to the house directly or by a common wall. The connecting wall must either be a minimum of forty-eight (48) or a maximum of seventy-two (72) inches tall. A new structure should reasonably align with the front and side of the existing house. Casitas cannot be built in the backyard of lots that are on a golf course. House additions must not intrude on the 15' view triangle. Casitas or pool buildings on common ground will be reviewed on an individual case by case basis.

o Taking into consideration views from neighboring properties

- o Location on the lot
- o Location of lot within the unit

~~b. City of Goodyear ordinance: structure must be within the building setback line nineteen (19) feet from front curb and five (5) from non-street side of the property line. Structures in back yard, on interior lots only, must have at least twelve feet (12) open space between the old and new structures; eleven (11) feet from the back property back property line; fifteen (15) feet from the street side curb or six (6) feet from the non-street side of the property line. These structures are not permitted on golf course or common ground lots, unless the neighboring property is an interior lot. Casitas/backyard buildings are allowable on common ground on individual a case by case basis.~~

- c.
- d. An approved casita, golf cart garage and/or addition to the home permit is good for 90 days from the date approved by the ALC. An extension of thirty (30) days, at no fee, will be granted. A written request for an additional thirty (30) day extension, including a fee of \$50.00, will be granted if the request is submitted to the ALC prior to the expiration of the permit. ~~No additional extensions will be granted.~~

If a casita, golf cart garage and/or additions to the home, are not completed by the time all approved permits and extensions expire and landscaping restored per plan, a fine of \$100.00 will be assessed and subsequent fines will continue at \$100. 00 every twenty-one (21) days until the project is complete.

- e. Gazebos and greenhouses require ALC permit and approval. Photos or drawings of proposed structures must be submitted for evaluation. A city permit is required for structures with more than 200 square feet of floor space. Height can't exceed more than nine (9) feet above ground level. Gazebo-style awnings or tents are not permitted.

5. OTHER APPROVED PERMITS

Other permit requests require the payment of the appropriate fee; a description of the work to be done or the item to be displayed (including, the size, color, location, artistic content), ~~plus a copy of all City of Goodyear permits.~~ A picture or drawing of decorative items is required. Permit requests are good for sixty (60) days from the date of approval. Permit requests, complete and in good order, are normally processed within seven (7) working days after receipt by the ALC.

6. FINES AND FEES

- a. Notification forms for mailboxes and satellite dishes are processed without cost to a Homeowner. The ALC requires that permit fees are charged for Major Projects, Major Project Extensions, and all Minor Permits. Fees are charged to help defray the cost of processing permits and to provide incentives for timely completion of all projects. Fines are assessed due to non-compliance with ALC guidelines. An ALC Major Project Permit is needed for projects requiring a city permit (casita, electric, gas, house modification, initial

landscaping, pool, patio cover, spa, water feature), adding stone/simulated rock, or redoing a major portion of the yard. An ALC Minor Project Permit is needed for all other projects that will take a short time to install (60 days or less).

- b. A homeowner is responsible for obtaining permits from the ALC prior to property exterior alterations. Work without an ALC permit may be stopped or dismantled at a homeowners' expense. Fines will be assessed. A homeowner is also responsible for the payment of fees for Major Projects and Major Project Extension.
- c. Checks for payment of ALC fees and ALC fines are made payable to the PebbleCreek Homeowners Association (PCHOA) and delivered or mailed to the ALC office.
- d. Any permit request or fine assessed by the ALC may be appealed by requesting an appointment for the appeal from the ALC office. Appeal requests must be received in the ALC office the Friday prior to the Wednesday committee meeting. Appeals to the ALC are heard on Wednesdays at 10:00 A.M. Homeowners wishing to appeal a disapproval of a permit request should bring materials to support their position that the permit requested is within current ALC Guidelines. Homeowners wishing to appeal a fine should present information as to why the fine is not appropriate or excessive.

Appeals to the PC Board of Directors are heard on ~~an-as-needed~~ regular basis.

Homeowners appealing to the Board should contact the administrative assistant to the president of the Board to arrange an appointment.

FEES:

Mailbox and Satellite Dish Permits	No Charge
Minor Project Permits	\$20.00
Major Project Permits	\$75.00
Major Project Permit Extension	\$50.00
Resale Disclosure Administrative Fee	\$ 50.00
<u>Pools with Initial Landscaping</u>	<u>\$150.00</u>

FINES:

No landscape plan submitted within 60 days of close of escrow date	\$250.00
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Starting Major Projects without a permit	\$250.00
Making changes to approved Major Project work without a permit	\$150.00
Non-correction of an ALC violation letter by due date - a fine will be assessed every twenty-one days (21) until violation is corrected.	\$100.00
Uncorrected violation within twenty-one days (21) of all appeals - a \$100 fine will be assessed every twenty-one (21) days until violation is corrected.	\$100.00
Major Project not completed by due date every twenty-one (21) days - a \$100 fine will be assessed every twenty-one days until the project is completed.	\$100.00
Changes to the exterior appearance of property without a permit	\$250.00
Landscape material in the street more than five business days	\$100.00
Weed removal and/or planting not trimmed within twenty-one (21) days of notice	\$200.00
Plants dying after water was turned off by a utility company	\$100.00

C CONTRACTORS DOING BUSINESS IN PEBBLECREEK ~~Move to appendix K~~

~~It is the homeowner’s responsibility to make sure their contractors are familiar with the current ALC guidelines and changes, so they remain current on the requirements and obtain the proper permits. Most contractors, but not all, are familiar with the ALC guidelines and changes so they remain current on the requirements.~~

~~**Door-to-Door solicitation is prohibited.**
Refer to Rules and Regulations – Section 5, Paragraph 6.~~

~~When selecting a contractor, the homeowner should do the following:~~

- ~~1. Ask the contractor and sub-contractor if used, for all State of Arizona Registrar of Contractors license numbers that cover the work, i.e. i.e., landscaping, fencing, electrical, plumbing, gas, etc.~~
- ~~2. Contact the Arizona State Registrar of Contractors, (602) 541-1502 or the website: www.azroc.gov and check if the license is current.~~

- ~~3. Ask the contractor for PebbleCreek homeowner references who have used them for similar work completed in the last six (6) months. Call these references; inquire about the initial work and any follow-up work that was necessary.~~
- ~~4. Make sure you understand any warranties offered by the contractor and get the warranties in writing.~~
- ~~5. Have the contractor list all phone numbers, numbers, (i.e. mobile, beepers, home, office, etc.) and email addresses on the contract.~~
- ~~6. Require the contractor to produce a final Waiver of Lien by each sub-contractor used by the contractor before releasing final payment for work.~~
- ~~7. Delivered landscape ground cover (rock, sand, soil, building materials or machinery, etc.) that is placed in the street must be surrounded by orange cones. Material may only cover 1/3 of the street to allow safe vehicular passage and must be removed within five (5) business days or the homeowner will be fined.~~
- ~~8. Homeowners and their contractors are required to know if the work alters the external appearance of the homeowner's property. If so, the homeowner must obtain a permit from the ALC before the work is started. Work started without an approved ALC permit may be stopped and dismantled at the homeowner's expense and fines assessed to the homeowner. Many contractors agree to secure these permits on behalf of the client.~~
- ~~9. Contractors may not place contractor identification signs on a property until the work has begun. When the work to be performed is completed, the contractor's sign(s) must be removed from the property. The ALC and Patrol will remove contractor signs found to be in violation.~~
- ~~10. Contractors must have a sub-contractor (SC) permit from the Maricopa County Air Quality Department to do landscaping business in PebbleCreek.~~

~~Please note: the ALC cannot intervene on behalf of the homeowner if a problem arises between the homeowner and the contractor.~~

D LANDSCAPING AND OTHER REQUIREMENTS

The ALC strongly believes the best landscaping emphasizes and utilizes natural landscape materials. Homeowners are encouraged to carefully consider the inherent beauty of trees, shrubs, flowers, native plants and stone before designing with concrete, cement block, ceramics, and metal. Homeowners who have golf course, common area or un-walled corner lots are to adhere to a more stringent set of landscape requirements, due to visibility by a passerby. Landscaping by the homeowner is discouraged. Homeowners who elect to do their own

landscaping will be held to the same standards as a licensed professional contractor. Homeowners are discouraged from hiring day laborers to assist with landscaping. A licensed contractor must complete any underground utilities excluding low voltage lighting. Landscaping must maintain a professional appearance and be compatible with community standards.

Landscaping is defined as the alteration of all ground not covered by the footprint of the house by using softscape and/or hardscape.

Soft scape is defined as the area of the landscape not covered with concrete, flagstone, brick, or similar permanent materials. All bare soft scape must be covered with granite, or artificial turf.

Hardscape is defined as an area covered by concrete, pavers.

1. ~~Adverse Affects~~Effects

~~Homeowners are responsible to see that no shrub, tree, exterior addition to or modification of their property adversely affects their neighbors or the community. Although the ALC review and approval process attempts to prevent such situations, neither the ALC nor the PCHOA assures that homeowners are protected from adverse effects of a neighbor's actions.~~

21. Artificial Turf

a. The ALC may permit artificial turf installation if the following criteria is met:

- 1) Turf type acceptable to ALC
- 2) ~~Installation by an Arizona state bonded contractor~~
- 3) Permit and Artificial Turf Detail completed with any required Attachments
- 4) ~~Aggregate surface area covered by artificial turf shall not exceed 30% of the property softscape~~
- 5) ~~4) _____~~

b. Turf detail includes:

- 1) ~~Warranty, at a minimum, should provide the turf is UV standard during warranty period.~~
- 2) ~~1) Artificial turf fibers to be Category 4 adapted for the Sonoran desertSonoran Desert.~~
- 3) ~~Fibers shall not be made of nylon. Turf may be edged by driveways, sidewalks, walls, or curbing.~~
- 4) ~~Turf fiber length must be one and a half inches; free length of fiber after infill at least one inch; non absorbent backing.~~
- 5) ~~Infill may be either pulverized crumb rubber and silica sand or silica sand. Infill should not be visible from outside property.~~
- 6) ~~The base must consist of one inch river rock or crushed granite. The depth of the base will not be less than two (2) inches.~~

~~7) Plastic underlayment for the base may not be used.~~

3. Conflicts / Disputes

~~Should conditions lead to a conflict or dispute between neighbors, the affected parties should try to resolve the matter. Either party may request in writing an ALC review of a property owner's landscaping or construction for prior ALC approval. After examination of records the ALC will notify both parties of its findings. However, neither~~ Neither the ALC nor the PCHOA will be party to any dispute or litigation that arises between neighbors pursuant to personal property rights stemming from such disputes.

4. Corner Lots

- a. Landscaping on lots at street intersections should take into account City of Goodyear's unobstructed view easement requirements of a 33-foot triangle. (See Appendix D). Safe driving sight lines are to be considered when placing trees and shrubs near a driveway.
- b. Homeowners must landscape to the street curb in front of the residence. Corner lots must be landscaped to both the front and side of street.

5. Exposed Conduit

Exposed conduit is to be painted to match the house.

6. Finished Grade Level

a. All structural and landscape measurements are measured from finished grade at the time of the close of escrow date between the ~~Developer-developer~~ and the ~~first-original~~ homeowner.

~~a-b.~~ The finished grade is the elevation of the soil at the time the property was transferred by Robson Communities Inc. to the original homeowner. The slope will usually be a ¼ inch drop per foot from the residence to allow drainage. The finished grade of the property shall not be altered by landscaping by more than twenty-four (24) inches, nor shall any landscaping alter the ground flow of the water from the property to be different from the ground flow of water from the property at the close of escrow date.

7. Irrigation Lines

a. All irrigation valves and pressure regulators are to be installed at least four (4) feet from the house foundation.

~~a-b.~~ All irrigation pipes and tubes on the ground must be covered by rock or permitted ground cover so they are not visible from outside the property. If lines can't be hidden they should be painted the color of the house surface to which it is attached.

~~All irrigation pipes and tubes on the ground must be covered by rock or permitted ground cover so they are not visible from outside the property. If lines can't be hidden they should be painted the color of the house surface to which it is attached.~~

~~b.c.~~ A homeowner is responsible ~~to for~~ properly ~~manage-managing~~ and controlling watering times manually or by time clock throughout the year. Homeowners should avoid over saturation of soil on their personal property ~~and also~~ and that of their neighbors.

8. Major Remodel of Landscaping

- a. Major redoing of landscaping must be completed within sixty (60) days of the approved ALC permit. An extension of thirty (30) days, at no fee, will be granted. A written request for an additional thirty (30) day extension, fee of \$50.00, will be granted if the extension is submitted to the ALC prior to expiration of the permit.
- b. If the major redo of landscaping is not completed by the time all approved extensions expire, a fine of \$100.00 will be assessed and subsequent fines will continue, at \$100.00 every twenty-one (21) days until the project is complete.

9. Plants and Trees.

- a. Low water use landscaping principles are encouraged for all yard landscaping in order to reduce water consumption and maintenance while providing a colorful and interesting landscape.
- b. Approval is required for all trees and plants different from those trees and plants on the original landscape plan or the most recent approved ALC permit for landscape areas. This also includes additional plants and trees added later. Replacement of identical trees and plants ~~does not~~ require a permit at no charge.
- c. Homeowners are encouraged to consult with the ALC before purchasing anything that may be questionable. The ALC may not approve landscape items that are not in keeping with the community standards or outside the scope of the ALC Guidelines. ~~Homeowners are encouraged to consult with the ALC before purchasing anything that may be questionable.~~

~~—Plants and trees must be trimmed to maintain a neat appearance. keep them off roofs and within property line.~~

~~d.~~

~~d.e.~~ A total of seven (7) to fourteen (14) plants plus one (1) to at least three (3) fifteen gallon trees (or equivalent) is required for every one thousand (1,000) square feet of soft scape. Be aware that planting both the maximum number of plants and maximum number of trees may lead to overcrowding, thus it is discouraged. Excess planting will not be allowed. The plants and tree(s) are to be proportionally distributed throughout the property.

~~e.f.~~ Trees and shrubs should be chosen as to type and size so at maturity they do not infringe on neighboring property.

~~f.g.~~ Cold weather protection devices may be only used when a freeze warning, is issued. All other times they must be removed.

~~g.h.~~ ~~Sun shades~~Sunshades for plants may be used from June 1st thru September 30th. At all other times, they are to be removed. Material used should be a muted or neutral color.

10. Pre-colored Concrete

Pre-colored concrete must be approved before pouring. The permit request should identify the cured color of the concrete by name on a color chart on file at the ALC office or a color chart provided by the contractor or homeowner with the permit.

11. Property Views

- a. Property views, which exist at the time of home purchase, may change over time.
- b. Neighboring and common area property may eventually be improved and the landscaping on that property will mature. Tree and shrub location, number and species are key considerations in the ALC approval process. However, neither the ALC nor the PCHOA is under a duty to homeowners for the protection or enforcement of views or view expectations.
- c. The back corners of golf course and common area lots are subject to the following plant maintenance requirements in addition to the plant maintenance requirements applicable to all lots. Rectangular lots, within the area contained by a fifteen (15) foot view triangle in each rear corner of the lot, (a) shrubs shall be trimmed to be no higher than forty-eight (48) inches above finished grade, (b) the foliage of trees shall be trimmed so that no part of the foliage of the tree is closer than eight (8) feet to finished grade, and (c) structures such as kivas, water features, barbeques, fireplaces, and any wall or fence other than a party wall or fence shall be no higher than forty-eight (48) inches above finished grade. (See Appendix E). This requirement does not apply to a rear corner of two adjacent lots that are separated by a common area. The ALC shall apply this guideline to obtain a similar result on lots that are not rectangular.

12. Subsequent Guideline Changes

If the ALC has given written approval of exterior landscaping or decoration, the ALC will not overturn that approval due to subsequent changes in the guidelines; provided the completed landscaping or decoration conforms to the content of the approval. If a homeowner has made changes to the exterior landscaping or decoration without written approval and the homeowner subsequently applies for a permit, that permit request will be considered by the ALC under the current guidelines. [If a complete landscaping remodel is done all previous](#)

approved permits are null and void and the new landscaping permit must comply with current guidelines including previously approved landscaping.

13. Water Drainage

a. Homeowners shall not alter, interfere with, or obstruct the drainage pattern over the lot or over any other portions of PebbleCreek, as that pattern may be established or altered in accordance with the Master Drainage Report. The developer has graded the lot to drain away from the building in all directions and toward the street. This is called "positive drainage". Any alteration of the grades from that original home at completion ~~of the original home construction~~ must be maintained. The ALC may require drawings or other related data be submitted to demonstrate proper drainage is to be provided prior to issuing an ALC Permit. This may maintain the original drainage design. The ALC may require drawings or other related data be submitted to demonstrate proper drainage is to be provided prior to issuing an ALC Permit. This may require the services of an engineer. require the services of an engineer.

a.b. Once the homeowner begins landscaping, the developer no longer has responsibility for positive drainage on the lot. It is the homeowner's responsibility. Issuance of an ALC permit and/or the completion of landscaping in accordance with an ALC permit shall not be deemed a representation, warranty, ~~guaranty-guarantee~~ or other approval that grading after completion of such landscaping will be consistent with the original drainage by the developer or is otherwise acceptable. Each homeowner is responsible for ensuring the landscaping installed on the homeowner's lot provides for appropriate drainage away from the foundation of the residence and other structures and complies with the Master Drainage Report. No lot shall drain onto a neighboring lot or parcel, unless specifically provided for in the Master Drainage Report.

b.c. Upon completion of landscaping and at all times, each homeowner is responsible for ensuring that drainage on the homeowner's lot complies with the following criteria:

1) ~~The grading shall maintain a properly compacted slope of not less than 5%, for a distance of not less than 3'-0", or to the surface drainage swale (whichever is greater). Water must be directed away from the homes/homeowner'ss' foundation in all directions~~ to a defined drainage swale. A drainage swale is a small valley between lots to provide for water runoff so as not to run onto adjacent property. ~~to a defined drainage swale. A drainage swale is a small valley between lots to provide for water runoff.~~

2)1)

3) ~~All surface water drainage shall be directed away from property line to the established drainage swales (so as not to run onto the adjacent property).~~

2) No sidewalks or other obstacles shall be added next to the home (except those provided by the developer) that create a trapped planter area that impedes the flow of water away from ~~the home~~the homes' foundation to the designated drainage swale.

4)3) All added patio or sidewalk surfaces have a minimum 1/8-inch slope per foot.

5)4) Each lot shall have a pronounced surface drainage system that consist of swales and/or drains to provide continuous positive fall to appropriate discharge points off the lot (i.e. low back of curb at the street).

e.d. If a roof gutter and downspout system is installed on any portion of the home, one of the following criteria must be met:

- 1) All downspouts connected to a solid pipe collection system below grade that carries all roof water to the back of curb and insures that all water will be expelled over the curb into the street.
- 2) Extensions added to each downspout that carries the roof water to the center of the closest drainage swale used for surface water drainage.
- 3) No plants or other landscape features are permitted to exist in the pronounced drainage swale. No plants shall be located closer than twenty-four (24) inches to the home's foundation for low water usage plants and shrubs that do not require irrigation. Thirty-six (36) inches is required for other higher water use types of plants and shrubs. Trees should be located a minimum of eight (8) feet from foundation.
- 4) All pool equipment and water feature pumps are to be installed at least four (4) feet from the foundation of the house.

14. Water Features

- a. Water features (i.e. waterfalls, ponds, fountains, etc.) may not exceed forty-eight (48) inches in height above finished grade and must be within the building setback lines, when visible from a neighboring property.
- b. With an ALC permit and approval, water features may be covered during an extended absence of the homeowner in order to protect the feature and discourage mosquitos. Material used must be of a muted color, a heavy duty tarp, at least 10 mil in thickness. ~~Blue Colored-colored~~ tarps are not allowed for use of any kind.

15. Utility Boxes

No permanent structures, fences, shrubs, trees, sprinklers, or irrigation systems may be placed closer than ten (10) feet in front of the utility box door and two (2) feet from the sides, and six (6) feet by six (6) feet on the left side corner of the pad.

E MAINTENANCE OF PROPERTY AND LANDSCAPING

Homeowners are responsible to maintain the exterior appearance of their landscaping and property to the standards required by the PebbleCreek community at all times. The homeowner may meet these standards by personal efforts; by arrangements with neighbors or friends; or ~~by the use of~~ using commercial landscape or property maintenance people. PebbleCreek community standards must be met even when the homeowner is absent from the property. The minimum number of live plants and trees must be maintained on the lot at all times.

1. ALC Inspections

Property must be maintained in a neat and orderly manner. The ALC may inspect any property, at any reasonable time, and issue written a notice when the trimming and clean-up of landscaping, plants, trees, shrubs, ground cover, etc. requires maintenance to meet community standards. If the homeowner fails to take sufficient action, after receiving notice, the ALC may contract to have the property sufficiently maintained, and the cost of the contract will be assessed to the homeowner.

2. Bird Deterrent Devices

- a. An ALC minor permit and approval is required before installation. The type of approved device depends on location and use. Shiny or full-of-motion devices are not approved.
- b. Chicken wire and wire spike arrays may be approved in nesting areas of the house (under eaves and roof gables).
- c. The use of devices on top of party fences may be approved, i.e., colorless ties spaced approximately four inches apart and no more than four inches high or metal wire stretched along the top of the fence.
- d. Artificial owls used as a deterrent are subject to decorative items guidelines.

3. Driveways and Walkways

ALC permit/approval required. Location/description of work is needed. ~~No permit is required if work will not change original appearance/plan. Prior to doing any~~

- a. ~~work all underground utility lines must be identified and located. Contact AZ Blue Stake work all underground utility lines must be identified and located. Contact AZ Blue Stake 602-263-1100 to determine location.~~
- b. ALC permit and approval required when painting or coating exterior concrete such as driveways, sidewalks, foyers, and patios. Permit request must show surfaces affected and indicate the color which should be compatible with the home color and community standards. ~~Staining is not allowed.~~

- c. Permit and approval necessary before pouring pre-colored concrete. Name of the cured color should be identified per ALC color chart or one provided by homeowner or contractor.

4. Gutters, Downspouts, Soffits, and Fascia

- a. ALC permit and approval required for all. Color of gutters to match the fascia and downspouts must be compatible with base color of the house.
- b. Downspouts ~~to should~~ discharge water onto driveways, sidewalks, underground drain pipe or extension to closest drain swale. Water must not be directed to neighbor's property.
- ~~a-c.~~ Designer downspouts/rainchains must be permitted and are limited to one in front of the house and must be of desert color (not shiny).
- d. Repair or replacement of fascia and/or soffit with an aluminum product with a minimum thickness of .016 inch or 41 mm. color of fascia to match house trim. Soffit to match base color of house or trim color.

5. Hardscape

All hard scape areas must be covered by either pavers or concrete. Pavers and colored concrete must be harmonious with the color of the house or granite.

6. Pet and Animal Deterrent Fencing

- a. An ALC permit and approval is required. Fencing should be minimally visible, neat, and consistent with community ambiance. Electronic fence not permitted.
- b. An ALC minor permit and approval is required. ~~Only quarter-inch quarter-inch or half-inch mesh-galvanized Carpenter, Hardware cloth or black PVC-coated hardware cloth is to be used. Refer to appendix J for the only approved animal deterrent fencing. Cloth Animal deterrent fencing may be fastened to perimeter fencing using nylon grip ties, both of which need to be a dark color. The top of the cloth animal deterrent fencing may be no higher shall not be more than twenty-four (24) inches above finished grade. Ties should be at a uniform height. The horizontal top of the cloth animal deterrent fencing wire must be free of barbs. Other wire types are not allowed.~~
- c. Temporary animal deterrent fencing may be permitted and approved. Excessive deterrent fencing around plants visible from outside a property is not allowed. Height ~~can't shall not~~ be more than twenty- four (24) ~~inch-sinches~~. Fencing to be removed when plants are no longer in danger.

7. Planting Beds/Pots

Homeowners who use planting beds and/or pots, for annual flowers or garden plants, that are visible from outside the property must promptly remove dead plants at the end of the growing season. When plants are not growing in beds the bare ground should be covered with rock consistent with the rest of the property landscape.

8. Rock/Granite

a. Rock and granite used for ground cover shall be a minimum of one-half (1/2) inch screened. All rock and granite must be of natural color, native to the southwest desert. Autumn Red, Sedona Red and White Rock are not allowed as ground cover. However, decorative use of Autumn Red, Sedona Red and White Rock will be considered by the ALC.

~~b. As a word of caution, artificially colored rock fades and white marble rock glares. These rocks can be placed in decorative areas. Lava rock and dark brown rock fade, and white rock will discolor. All of these absorb dust and dirt, and dirt and cannot be washed clean as with other hard rocks.~~

~~b.~~ River rock may be used for drainage purposes and decorative landscaping such as simulated creek beds, etc.

~~c.~~ Decorative rock of any kind may not be used as a border.

~~d.~~ Pea gravel may be allowed for paths and pet enclosures.

~~e.~~ No minus granite is allowed for ground cover. Decorative uses of minus will be considered by the ALC.

~~f.~~ Road base materials (gravel or ABC) are not permitted. Painted or epoxy treated rock are not permitted.

~~g.~~ The use of plastic underlay or other material type of weed barrier is not permitted.

~~h.~~ An ALC permit and approval is not required before Applying additional rock is applied to the property if the additional rock brings the property back to its previously approved appearance is considered maintenance. Over time the rock ground cover will settle into the soil and the landscaping will need to have additional rock ground cover applied.

9. Trash, Excessive Bird Droppings and Bird Nests

All trash, excessive buildup of bird droppings on roof and bird nesting area, i.e. roof, awnings, property walls and sidewalks under trees; accretions of dust and other unsightly mess must be cleaned up and removed so it not to be visible from outside the lot. The house exterior must be maintained to be free of cracks and excessive dirt. Roof, eaves, pillars and other exterior home components must be kept in good repair and well painted. Other exterior property visible from outside the lot, such as pools, spas, gazebos, etc. must be kept in good repair and well painted. Driveways must be kept free of any stains and other dirt. Decorative

items also need to be maintained in order to preserve the appearance of the most recent ALC-approved permit.

10. Trellises

ALC permit and approval required. Photos and/or drawings need to be submitted to the ALC for evaluation. Only items originally designed to be a trellis can be used. Trellises may be permitted if no larger than six (6) feet in any dimension. Trellises cannot be any closer to each other than the average height of the adjacent trellises. Trellises must not extend above the roofline or above the top of a party wall. Location, color and design shall be within community standards.

11. Weeds

All plants must be neatly trimmed and dead plants, branches, leaves, flowers, and fruit removed from the plants and ground. Weeds are to be suppressed and removed as they appear. Any growth of noxious weeds or other nuisance plant materials must be removed with herbicides and/or manual weeding. In order to maintain a neat appearance of all landscaped areas, cleanup should be on a routine schedule.

Self-seeding plants must be contained to the area in which planted. All plants are to be trimmed so they do not grow into neighbor’s property or common areas. Rocked areas must be maintained to the original approved location and scope as approved by the ALC permit. Bare areas need to be re-rocked. Masonry landscaping must be maintained, cracks repaired, and surfaces painted per the most recent ALC-approved permit.

F RESALE DISCLOSURES

The Association provides information on resale property as required by Arizona law (Arizona Revised Statutes, Section 33-1806, A.3. (e) July 1997). If the statement is being furnished by the association, a statement as to whether ~~the records of the association~~**THE RECORDS OF THE ASSOCIATION** reflect any alterations or improvements to the ~~unit violate~~**unit violate** the declaration (emphasis added). The association is not obligated to provide information regarding alterations or improvements that occurred more than six years before the proposed sale. Nothing in this subdivision relieves the seller of a unit from the obligation to disclose alterations or improvements to the unit that violate the declaration, nor precludes the association from taking action against the purchaser of a unit for violations that are apparent at the time of purchase and that are not reflected in the association’s records.

G DECORATIVE ITEMS

ALC minor permit and approval is required. Decorative items are items placed on the house, pillars, walls, mailbox, or items placed on the landscape other than those items discussed in other sections. Items not visible or audible to people outside the property do not require permits. This

refers to those properties with a wall and return walls surrounding the back of their property. Examples of decorative items include: pots, urns, statuary, fountains, animal or people replicas, hose pots, wall hangings, hanging baskets, wall art, banners, bird baths, and similar items. Multiple decorative items may be included on a single permit request.

Decorative items must comply with the following ALC Guidelines:

- The decorative items must be complementary to the community and house architecture and be compatible with community standards. Individual expression is encouraged if it does not detract from this goal.
- Colors must blend with the house, rock, and community color scheme.
- The number of decorative items will be in proportion to the size of the yard and house.
- The height of any decorative items placed on the grade in the front yard must not exceed thirty (30) inches above finished grade.

~~• Decorative items can be mounted on the house entry side of the garage wall, entryway sidewalls, walls and pillars of the rear patio and rear of the house, window ledge and the sides of party walls facing the property. The total number of these mounted decorative items must be architecturally pleasing and compatible with community standards. No decorative items are to be mounted on the front of house; front of the garage; street side of pillars on front of house; street side house walls or deco walls; on top outside of street side party walls; or on a wrought iron fence.~~

- All decorative items need to be permitted through the ALC office. The total number of these decorative items must be architecturally pleasing and compatible with the community standards.

The only decorative items that can be placed facing the street must not contain any words and be placed above or to the side of the front door only. Family name and “welcome” salutation signs no larger than 12” X24” will also be allowed to the side or above the front door.

Decorative items containing any other words, in the front of the house, may only be placed on a side wall of the alcove. The alcove is the defined area from the front door to the next closest wall or popout. If unsure of where this is contact the ALC office with your model and/or request an on-site visit.

Decorative items without words may also be placed outside of the alcove on the house entry side of the garage wall and entryway sidewalls. No decorative items are to be mounted on the front of the house facing the street outside of the front alcove.

Decorative items on the back of the house with words can be placed on the walls and pillars of the rear patio.

Decorative items placed on the front or side walls of a mailbox may be allowed. The artwork may not exceed the mailbox dimensions.

• All decorative items should be maintained in keeping with community standards. The ALC will not approve decorative items that are not in keeping with the community standards and are outside the scope of the ALC Guidelines. Homeowners are encouraged to consult with the ALC before purchasing anything that may be questionable.

1. Artificial Flowers

Artificial flowers, such as plastic, silk, etc., are permitted only in enclosed areas including the entryway, court yards, enclosed backyards and back patios and must be maintained in a satisfactory manner.

2. Banners, Windsocks, Whirligigs, Wind Art Sculptures.

ALC minor permit and approval is required. These items are not permitted on the front of the ~~house, but~~ house but may be permitted in other locations on the property if the items are compatible with the community standards and do not become bothersome to neighbors. The maximum height of these items should not exceed six feet (6) from grade. Mylar material is not permitted.

3. Birdbaths and Birdfeeders

ALC minor permit and approval required. Birdbaths will be approved only for placement in the back yard. Birdbaths are discouraged, if approved they may not exceed thirty-six (36) inches in height above finished grade. Hummingbird feeders are approved; all other birdfeeders and birdhouses are not permitted. Feeding of birds or other wild animals may encourage excess population of pigeons, mourning doves, mice, rats, rabbits, coyotes, and other animals and is not allowed.

4. Flagpoles

ALC minor permit and approval required. Two (2) flagpoles are permitted on a property, vertical and/or a wall mount. A vertical pole shall be at least five (5) feet inside a property line and no higher than the highest point of the house, metal construction. A wall mounted pole may be mounted to the front or back of the house. (See Rules and Regulations, Section 8, paragraphs 9, 10).

5. Fountains

ALC minor permit and approval required. Freestanding fountains are discouraged in front yards. A picture or drawing of the fountain, including height and width measurements, must accompany the permit request. Heights of fountains in front yards are restricted to a maximum height of forty-eight (48) inches above finished grade.

6. Furniture – Front, Court and Side Yards

All furniture not on the rear patio needs an ALC minor permit and approval. Furniture includes benches, chairs, tables, and similar items. Furniture must be complementary to the community and house architecture. Plastic stackable chairs and furniture are not

allowed anywhere outside the house. Furniture, viewable from a neighboring property, must be placed on a solid patio/courtyard area. No part of any furniture may be placed on landscape rock. Typical outside furniture, in a reasonable quantity, on the rear patio does not require a permit.

7. Garden Hose Holders

ALC minor permit and approval required. Garden hose holders of the pot or reel type are encouraged. It is recommended they be placed behind a plant or shrub so they are less visible. Garden hoses on the ground or hanging on the water pipes, as well as stationary hangers or hose reels mounted on the wall, are not permitted.

8. Other Decorative Items

ALC minor permit and approval required. Other decorative items may be permitted if they are complementary to the community and house architecture and are compatible with community standards. For instance, a garden flag may be permitted on a case-by-case basis.

9. Metal Plants

ALC minor permit and approval required prior to placement on property. Photo must be included with permit. A rust-color finish is preferred. However, alternate finishes or colors will be reviewed on a ~~case-by-case~~ case-by-case basis. A visibly rusting or corroding plant must be repaired. If placed on a column or deco wall, the total height may not exceed seventy-two (72) inches from finished grade. Situated in the back yard, the height of an uncontained metal plant may not exceed ~~seventy-two~~ seventy-two (72) inches above finished grade. Uncontained metal plants may be in the front or side yard. Metal plants will be limited to 2 per thousand feet of softscape and may not be used to replace living plants.

10. Patio Umbrellas

ALC minor permit and approval are not required. Patio umbrellas are permitted if they are: (a) of a color(s) that complements the house; (b) closed when not in use; and (c) less than nine-and-one-half (~~9 1/2~~ 12) feet in diameter and less than (~~8~~ 10) feet high. No advertising is allowed on an umbrella. Cantilever umbrellas are allowed.

11. Pots, Urns, Planters, and Flowerpots

An ALC minor permit and approval is required. A reasonable number of items may be permitted in the entryway, in front of columns, in front, rear and side yards and/or windowsills and low walls. These items can be decorative only or they can contain living plants and may be placed on the grade or above ground. Placement on top of HOA perimeter or on top of party walls is not permitted. When placed on windowsills or decorative walls the decorative planters/pots cannot exceed thirty (30) inches in height. When placed on the

ground away from the house or deco wall, the top of these items, not including plants, cannot exceed thirty (30) inches above finished grade. When placed near the house or deco wall the height of the pot should be compatible with the structure near the pot. These items are best made of natural materials such as terra cotta, clay, or wood. Decorative pots made of concrete or concrete type material shall be colored to be compatible with the color of the home. Uncolored concrete or concrete- type pots will not be approved. Colors should be compatible with community standards. Locations of items will be approved by the ALC.

When placed on top of a deco wall the maximum height of the wall and item cannot exceed six (6) feet. Homeowners should be aware that some windowsills are not constructed to support weight and heavy items may cause damage. Any stains to painted surfaces caused by these items must be painted over or removed immediately.

12. Signs Decorative and Informational Signs (not address signage)

ALC minor permit and approval is required. To the extent not covered by PebbleCreek Rules and Regulations Section 8.11, signs such as family name signs, information signs, welcome signs, and “quaint” saying signs may not be displayed if they are visible from any front or side street. However, such signs may be displayed within the front entryway area not facing the street. Only approved pet waste signs will be allowed. See appendix for examples of approved signs.

13. Statues and Figurines

ALC minor permit and approval is required. Any religious/ethnic statue and/or icon must be displayed on the back patio or in the front entryway area in consideration of other homeowner’s religious beliefs. Statues or figurines, acceptable to community standards and guidelines may be permitted if they are not more than thirty (30) inches in height. Larger statues must be placed behind the house or on the rear patio with a maximum height of sixty (60) inches. When placed on top of a deco wall the maximum height of the wall and items cannot exceed six (6) feet.

14. Stone and Simulated Rock Siding

Major ALC permit and approval required. Stone/simulated rock finish on a house must blend with the color and style of the house and roof, and be complementary to community standards. Siding may only be used as an accent feature on the house. ~~No more than 60 percent of the front and/or 60 percent on the back of the house can be covered. It cannot be used on the sides except for 18 inches around the corners.~~ Stone/simulated rock must be of same style and color available in PC Design Center.

Stone/simulated rock may be placed on a barbeque, deco-walls, a freestanding fireplace/fire pit, a mailbox, pillars and/or walls surrounding a spa. Minor ALC permit and approval required.

15. Wind Chimes or Bells

Refer to PebbleCreek Rules and Regulations. Section 8, Paragraph 4 (c).

16. Wreaths and Door Hangings

With an ALC approval and permit, wreaths are allowed in the front entry area only. Holiday wreaths are allowed during the allowed holiday periods and will be allowed on front entry gates.

~~17. Cameras/Surveillance and Security Videos~~

~~— ALC Minor Permit is required. Cameras (Ring etc.) must not point towards residence door, not neighbors property~~

H EXTERIOR

1. Address Signs (house numbers)

Two house number identification signs are permitted for each detached house. Signs are to have a face area of seventy-two (72) inches or less. Reference Rules & Regulations. Section 8.11, Paragraph (a). The lighted house number sign installed on the garage is one of the two identification signs allowed

2. Antennas and Satellite Dishes

An ALC minor permit is required at no charge. Antennas and satellite dishes conforming to the following will be deemed ALC approved as required by the CC & R’s, Article IV, Section 2 (h). Other transmission or reception devices: no exterior antenna for radio, ham radio or CB may be mounted on any structure or mast, pole, or similar device visible from neighboring property, per deed restrictions, unless approved by the ALC. “Cut the Cable” antennas are allowed with ALC approval. Installation of transmission-only satellite dishes or antennas not described in this section is prohibited.

Per the FCC Law:

The new rule prohibits restrictions that impair the installation, maintenance or use of antennas used to receive video programming. These antennas include DBS satellite dishes that are less than one meter (39") in diameter (larger in Alaska), TV antennas, and antennas used to receive MMDS. The rule prohibits most restrictions that: (1) unreasonably delay or prevent installation, maintenance or use, (2) unreasonably increase the cost of installation, maintenance or use, or (3) preclude reception of an acceptable quality signal. This rule means that, in most circumstances,

viewers will be able to install, use and maintain an antenna on their property if they directly own the property on which the antenna will be located

Structure—A mast, cabling supports, guy wires, conduits, wiring fasteners or other accessories for proper installation, maintenance and use of an antenna or satellite dish.

Satellite dishes must be one meter in diameter or less. ~~Satellite dishes must be one meter in diameter or less, accessories for proper installation, maintenance and use of an antenna or satellite dish. Satellite dishes must be one meter in diameter or less.~~

a. Location – Homeowners are entitled to receive an effective signal by placement of an antenna or dish, while conforming to ALC location preferences. Installation location should antenna or dish, while conforming to ALC location preferences. Installation location should be chosen with the present and future aesthetic value to our community, while limiting installation cost to owner. ~~be chosen with the present and future aesthetic value to our community, while limiting installation cost to owner.~~

b. Preferred installation locations are: on or within 36 inches of the ground but behind the front of the nearest corner of the house; on the house with the mounting bracket ~~front of the nearest corner of the house; on the house with the mounting bracket fastened to the house no higher than the lower eave height, i.e. not in eave at the apex of a fastened to the house no higher than the lower eave height, i.e. not in eave at the apex of a gable; or another location necessary for adequate signal. Installation in the front yard or on the roof is not acceptable unless the owner can establish that no other location can receive acceptable reception. gable; or another location necessary for adequate signal. Installation in the front yard or on the roof is not acceptable unless the owner can establish that no other location can receive acceptable reception.~~

c. Satellite dishes that exceed 50 pounds may be placed on a pole not to exceed 4 feet ~~high from finished grade~~ high from finished grade.

3. Auxiliary Air Conditioners and Evaporative Coolers

ALC minor permit and approval is required. Photos and/or drawings needed. Aux air conditioners with ground mounted outside compressors and inside cooling units preferred. If window mounted conditioner(s) are used they must not be visible outside property. City of Goodyear permit is required if existing electrical circuits can't be accessed. Evaporative coolers shall not be placed on roof.

4. Awnings

ALC minor permit and approval required. Photos and/or drawings submitted with permit for approval. Window awnings may be slanted or rounded type. Supporting parts shall extend awning no further than four (4) feet from structure. Awning width shall be no wider than window. Slatted-style metal awnings are ~~only metal permitted~~ allowed. Sail cloth awnings are not permitted due to potential wind problems. Awnings must have an anemometer and/or

motion or wind sensor to automatically retract it if wind exceeds manufacturer guidelines. Awning must be only one color and blend closely with house's base color. Awning material must be sun resistant in quality and color. Awning must have adequate housing to prohibit seeing it when rolled up. Housing must be painted home's ~~trim-facia~~ color. Awning may not infringe into 15-foot sight triangle on golf course or common area lots. Electrical wiring may not be visible from neighboring lots. Conduit must be painted the color of surface to which it is attached. ~~Replacement of awning must comply with these same standards.~~

5. Coyote Protection (rollers)

ALC minor permit and approval required. Coyote protection may be installed on party walls and fences owned by the homeowner requesting installation approval. When HOA perimeter walls and fences adjoin the homeowner's property, or the neighbor's party walls and fences are adjacent to the homeowner's property, written approval from the neighboring property owner is required. If the homeowner installs protection on HOA perimeter walls or fences, and in the future sells the property, they then agree to remove the coyote protection prior to sale and are responsible for any damage due to installation, maintenance, or removal.

Installation of coyote protection should be done per manufacturer and using their components. Protection may extend no further on HOA walls or fences than needed to protect the enclosed area. Top of the protection is not to extend more than four (4) inches above top of wall on which attached. Coyote protection device and brackets are to be painted the color "diesel." Protection currently installed is to be painted diesel the next time owner's house is painted, or when a party wall or iron fence is painted.

6. Decks

ALC minor permit and approval required before installation of any raised deck. Deck may be no more than twenty-four (24) inches above finished grade. ~~Deck may not infringe on neighbors by being able to look in to their property.~~

7. Garage Door Vents

Overhead garage door vents may be added to the bottom door panel to improve air flow in the garage.

8. Garage Door Windows

Garage door window glass may not be painted. Foam filled art board or construction foam board painted to match the door may be mounted over the windows on the inside of the door. It will block the sun and add some insulation. Window film may be used, but not the shiny reflective type.

9. Gates

ALC minor permit and approval required. All gates shall be wrought iron in colors of black, brown, beige, sandstone or bronze. The color of the slats shall be compatible with the color of the house walls and meet community standards. Vertical spacing between the gate's bars may be no less than one and one-half (1.5) inches and the slats no more than four (4) inches wide.

- a. Courtyard gates must be of wrought iron and mounted to concrete pillars or posts. The width of courtyard gates is limited to a maximum of fifty-six (56) inches and of an appropriate design to the architectural style of the house.
- b. Foyer gates must be of wrought iron; placed on the arched foyer opening of the original structure; no higher than the arched opening of the structure; mounted to the house and be compatible with the architectural style of the house. The width of the gate may be as wide as the original opening of the structure to allow delivery of maintenance equipment, furniture, and appliances. ~~Eye-brow-Arched~~ wrought iron of the same style and color may be used.
- c. Gates that open onto a golf course or common area must be of the same material used for the wrought iron or view fencing. The height of the gate must be of the same height as the wrought iron or view fencing and be no wider than thirty-six (36) inches and painted diesel color.
- d. Gates on return walls shall be a minimum height of five (5) feet and no higher than six (6) feet and may have wood slats or metal mesh to cover the opening. The slats may be stained a natural wood color, painted the color of the house pop-outs, the base color of the house, or are complementary. The metal mesh covering must be painted the base color of the house. The width of the gate is limited to a maximum of a single swing forty (40) inches wide or a double swing of two thirty-six (36) inches wide.
- e. Swimming pool gates on return walls shall be a minimum height of five (5) feet and no higher than six (6) feet and may have wood slats or metal mesh to cover the opening. The slats may be stained a natural wood color, or painted ~~the base~~ the basea scheme color of the house. The metal mesh covering must be painted ~~the base~~ the basea scheme color of the house or a complementary color. Return wall gates around a pool must swing outward. ALC approval is required.
- f. Wrought iron gates attached to decorative walls may be no wider than forty (40) inches and no higher than thirty-six (36) inches.

10. Golf Ball Shields

ALC minor permit and approval required. Photos and/or drawings must be submitted to the ALC for review. Material used for golf ball shields must be specifically made for

shielding golf balls and be loose fitting so as to absorb the movement of golf balls. Material cannot be hung so tightly that a ball may ricochet into a neighbor's yard.

11. Lighting

ALC minor permit and approval required. Exterior lighting, such as floodlights, placed on the home at the time of construction, is allowed. Change of exterior lighting, i.e. garage, entry, patio, etc., requires a picture or drawing. Low-density ground lighting, not on the original landscape plan, requires a permit. Motion or sensor lights may be placed in the front and rear entryways only. Such motion lights must be at the minimum setting and must be removed if a complaint about the lights is received by the ALC. Permanent rope lights or decorative string lights ~~may only be mounted where the electrical cord and light bulbs are not viewable from outside the property~~ require an ALC permit. ~~Installation of lights requires ALC approval.~~ String

~~lights considered for approval must be rated commercial _____ grade and UL-rated for permanent outdoor installations. Wiring must be heavy duty 14/3 SJTW cord. Colored lighting is allowed in a swimming pool under water, all other colored lighting is not permitted except during the winter holidays; November 15 through January 15 lights considered for approval must be rated commercial _____ grade and UL-rated for permanent outdoor installations. Wiring must be heavy duty 14/3 SJTW cord. Colored lighting is not permitted except during the winter holidays~~

~~(November 15 through January 15~~ (Refer to PebbleCreek Rules and Regulations Section 8, Paragraph 2). Where possible,

~~“dark sky” principals should be applied to minimize glare and obtrusive, misdirected, or “dark excessive light. All lighting must be pointed toward the residence, not at a common area or neighbor’s property. “sky” principals should be applied to minimize glare and obtrusive, misdirected, or excessive light. All lighting must be pointed toward the residence, not at a common area or neighbor’s property.~~

12. Mailbox Enclosures

ALC minor permit and approval required prior to installation at no charge. Approved mailbox enclosure designs are shown in Appendix C. Other mailbox designs will not be approved.

All mailboxes shall be enclosed. Any United States Post Office approved mailbox style may be used within the enclosure. The enclosure shall be masonry, stucco and painted the color of the house body. If faux stone is used on the enclosure, it must match that used on the house. Mailbox pop-outs may be painted to match the color of the house pop-outs. The metal mailbox must be painted the color of the house body or may be painted white or black.

No decoration of any side of the masonry enclosure can be done without prior ALC approval. The ALC will only approve mailbox decorations and mailbox flags that are complementary and compatible with community standards. Nothing shall be placed on, or attached to, the top of mailboxes. One set of house numbers and/or artwork may be placed either on the front or side of the mailbox. This requires an ALC permit and approval. The numbers and/or artwork

may not exceed the mailbox enclosure dimensions no matter where mounted. [Mailbox tiles installed prior to 2010 without a permit on file will be allowed to remain.](#)

A temporary mailbox, does not need to be an approved mailbox design, may be installed after the close of escrow date, but must be replaced by an approved design within seven (7) days after temporary box removed.

13. Outdoor Fireplaces, Kivas, Beehives

An ALC minor permit and approval is required. These structures shall not be placed in front or front side yards. On interior lots, none of these structures shall be higher than the six (6) foot wall surrounding the lot and no view of the structure shall be visible above the wall. In common areas and golf course lots, all structures that are in the 15-foot view triangle shall be limited to forty-eight (48) inches in height above finished grade; otherwise the maximum height is seventy-two (72) inches above finished grade and no closer than five (5) feet to the property line.

The maximum length of any one of these structures shall be ten (10) feet on a view property. If several of these structures are on one property, a gap of six (6) feet between the structures will be required. A connecting wall (if desired) shall not exceed three (3) feet in height above finished grade.

14. Outdoor Grill, Barbecue

An ALC minor permit and approval is required. City of Goodyear gas permits may be required. Barbecues shall not be placed in front or front side yards. The highest part of the barbecue and attached work surfaces and back splash shall not exceed forty-eight (48) inches. If the barbecue is behind a separate screening wall the screen wall cannot exceed (48) forty-eight inches. That portion of the barbecue that is forty-eight (48) inches high shall be no more than eight (8) feet in length before reducing to thirty-six (36) inches in height. A barbecue may be no closer to a property line than thirty-six (36) inches.

15. Outdoor Storage

All items stored outdoors must be inside a screening wall and not visible above the wall. If there isn't adequate space for storing items inside the screening wall, they must be stored in the garage or in a storage shed.

16. Patio Covers and Privacy Panels

ALC major permit and approval required for a patio cover. Photos and/or drawings and copy of City of Goodyear permit (if cover is attached to the house) must be submitted for review. If the patio cover is not attached to house and less than two hundred (200) square feet, a City permit is not needed.

The patio cover (top) may be solid if made of Alumawood® or like material. If the top is a lattice-type no solid material may be placed over it. A lattice structure may have a solid portion for mounting flush solar panels.

- a. Patio cover posts placed beyond lot set back lines (5 feet from rear property line and 3 feet from side line) are not permitted. Patio cover top may extend beyond building set back line. If property on golf course or common area lot, and the cover extends into 15-foot view triangle, top must be at least 9 feet high.
- b. Patio covers not allowed on front of house. However, lattice style covers, cloth style covers MAY be added in courtyards if the view of the cover is limited from the street. ALC to approve on case-by-case basis.
- c. Privacy panels require a minor ALC permit and approval. Privacy panels may be added to the side of the original patio cover and may not exceed the width of the original patio. Vertical Alumawood® or like material slats are allowed. The panel must be set back three (3') from the property line. Solid or wood/plastic slatted lattice panel with either a diagonal or basket weave pattern will not be approved.

d. Screened in patios are allowed
e.e.with an ALC minor permit form.

17. Patio Misting Systems

ALC permit and approval required. Misting systems should be mounted to the inside header beam of the patio cover. If pipes are mounted on the outside of the header they must be painted the color of the surface to which attached. ~~City of Goodyear permit may be required on professional installation.~~

18. Patio ~~Sun Shades~~Sunshades and Drapes

ALC minor permit and approval required. Photos and/or drawings to accompany permit. Roll down ~~sun shades~~sunshades are permitted ~~if a fabric material (no bamboo, reed plastic or metal~~ etc.). Color should be neutral and compatible with house.

- a) Sunshades are allowed on pergola including golf course/common area properties
- b) Drapes mounted on a patio, gazebo, pergola or ramada must be mounted using rods designed for the space. Rods to be mounted on interior side of structure and maintained in good working order. Rods must be replaced if bent and do not function properly.
~~designed for the space. Rods to be mounted on interior side of structure and maintained in good working order. Rods must be replaced if bent and do not function properly.~~
- ~~b)c)~~ Tie backs to be installed to prevent drapes from excessively blowing.
- d) Drapes must be replaced if ripped, torn, or excessively faded from original color.

19. Pipe Freeze Protection

ALC permit and approval required. Neutral color Foam(Black/Brown/Grey/Tan) must be used. Should be used during freeze warning only or can be used year round if protection matches the house and is maintained.

19. Security Doors

ALC minor permit and approval required. A picture of the door style is to accompany permit request. Color of door must complement house. Traditional aluminum screen doors will be approved if factory powder painted. Unpainted doors not permitted.

20. Exterior Shutters

ALC minor permit and approval required. Color to match the existing color scheme.

21. Solar Panels

ALC minor permit and approval required. City of Goodyear permit required. Photos and/or drawings to be included with permit. Solar panels may be mounted in a location that maximizes output of system. Flush mounting of panels is preferred. If panels mounted on a riser are higher than six (6) inches the frame must be covered with a material of a harmonious color to hide it as much as possible from view. Color of electrical conduit should match the house color. A black solar frame is preferred; silver acceptable.

22. Solar Tubes

ALC minor permit and approval is required.

23. Storage Sheds and Storage Boxes

An ALC permit and approval is required. Photos and/or drawings must be submitted. The storage shed must be concealed in such a manner that it is not visible from neighboring property, golf course lots, common area lots, or the street. A box may be placed on a patio or side yard out of view of neighbors, golf course or common areas. The box must sit on concrete, block, or paver pad.

24. ~~Sun Screens~~Sunscreens, Shades, Window Film, Security Bars

ALC minor permit and approval required.

a. ~~Sun screens~~Sunscreens to be a color that approximates the color of the house or ~~trim~~ trim ~~facia~~ or a medium to dark neutral color. ~~Sun screens~~Sunscreens may not be reflective.

b. Roll up screens may be permitted provided they are compatible with house design, color and not reflective. They must fit with community standards.

c. Roll up ~~sun shades~~sunshades must be secured by a track or cable. Metal roll-down window or door screens are not permitted.

d. Window security bars are permitted if covered by ~~sun screens~~sunscreens.

e. No reflective film allowed

←

I PAINTING (EXTERIOR)

ALC minor permit and approval is required whenever the house is to be repainted. Permit to state color of the house body and colors for ~~trim~~facia boards, doors, garage doors, and pop-outs. If the windowsill is adjoining the pop-outs of the house, the sill (not the window frame) may be painted the color of the pop outs. Approved color examples may be viewed in the ALC office.

1. The community-wide color for all streetscape walls (side street wall), spline walls (back wall with no side party wall) is Mommia. The community-wide color for a wrought iron fence (fence immediately adjacent to property line) is Diesel. The combo portion of a wrought iron fence (block below the wrought iron) is to be painted Mommia on (front and top). The inside edges will be painted the house base color. Streetscape walls, combo fences and wrought iron fences are to be re-painted the new community colors prior to January 1, 2022.
2. Since the desert sun is very hard on house paint, homeowners should use a paint designed to withstand our weather, when repainting the house.
3. Painting of replacement roof tile to blend with existing tile is permitted. No other roof tile painting is permitted.
4. Residential homes typically need repainted at least every ten (10) to fifteen (15) years. If requested, the ALC will assist the homeowner at the tenth (10th) anniversary and all future anniversaries to evaluate if the house needs to be repainted.
5. A house needs repainting if any of the following conditions are detected:
 - a) Fading: Where the paint has become lighter than the original color; loss of color. Variations in the same color are visible or blotchy.
 - b) Peeling: Loose paint - flakes.
 - c) Chalking: Test for chalking: touch the paint surface with your finger, if it leaves a chalky paint residue on your finger, this is a sign the paint is breaking down. New paint will not leave any film on your finger.

If the exterior paint deteriorates quicker than expected the ALC may notify the home owner of the need to repaint.

6. An ALC permit and approval is required whenever the house is to be repainted. Permit shall state color of the body of the house and colors used for ~~trim~~ **trim**, **facia board**, doors, garage doors, and pop-outs after repainting. If the windowsill is adjoining the pop-outs of the house, the sill (not the window frame) may be painted the color as the pop outs. Approved color examples may be viewed in the ALC office. When the body color of the house is changed, the color of the walls visible from outside the property must be changed to match the new color of the body of the house or the community wall color, if applicable.
7. Repainting streetscape walls and spline walls: Color of streetscape walls and any wall built by the developer, visible from the street must be painted Mommia. Streetscape walls are to be painted the color (Mommia) before January 1, 2022.
8. Party wrought iron fences and combo fences are usually found on golf course and common area lots. All wrought iron fences are to be painted Diesel. If the wrought iron is placed above a partial block wall the block portion of the wall will be painted house base color or Mommia on the inside surfaces and Mommia on top and outside surfaces. Combo fences and party wrought iron fences are to be painted the new colors prior to January 1, 2022.
9. The neighbor's side of a party wall must be painted the color of the body of the neighbor's house or Mommia if any surrounding lots are without a house. Painting of murals on all walls visible from the outside of the property is not allowed.
10. Any painting of the exterior walls, including house walls, must be approved by the ALC prior to painting.

Only ALC-approved colors may be used when repainting.

~~All walls, trim, pop-outs and doors,~~ **All walls, base, trim**, **facia boards, pop-outs and doors** will be painted from one of the approved schemes and/or colors. Up to five (5) colors may be selected for use.

Color of landscape walls and other exterior structures (such as, kivas, outdoor bars, barbecues, etc.) shall be the same as the color of the house base; however, the cap on a decorative wall may be painted the pop-out color.

J POOLS, SPAS AND WATER FEATURES

ALC permit and approval required. City of Goodyear ordinances are both complicated and extensive. Homeowners must check with the City before beginning construction of a pool, spa, fountain, or waterfall. Photos and/or drawings must be submitted to the ALC for evaluation. Any required walls or fences, whether existing or, to be built, must be shown and described on a pool

plan. If the wall is to be built by someone other than the pool contractor, the wall contractor must be identified.

An approved pool permit is good for sixty (60) days from the date approved by the ALC. An extension of thirty (30) days, at no fee, will be granted. A written request for an additional thirty (30) days, at a fee of \$50.00, will be granted if the extension request is submitted to the ALC prior to the expiration of the permit. No additional extensions will be granted.

If the pool is not completed by the time all approved permits and extensions expire, a fine of \$100.00 will be assessed and subsequent fines will continue at \$100.00 every twenty-one (21) days until the project has been completed.

Any pool or spa with a depth of greater than eighteen (18) inches and installed below grade requires a City of Goodyear permit. Any pool or spa shall be under the guidelines of the City of Goodyear's Building and Safety Ordinances.

1. Above-ground Swimming Pools Are Not Permitted.

2. Ancillary Pool Equipment

All pumps, heaters, pipes, and tanks must be concealed from view of the street, common areas, golf course and neighboring property by masonry party walls, screening walls or decorative walls that are in compliance with ALC guidelines. Noise factors should be considered when placing equipment near a neighbor's house. Contractors and homeowners are prohibited from planting any type of vegetation, building any type of permanent structure, placing, and/or installing any water feature equipment on HOA property.

3. Pool Backwash Water

No pool water or pool backwash water should be allowed to drain into the street, onto neighboring property or onto the common areas and golf course. Pool water or pool backwash water should be drained into a dry well on the property or drained into the sewer outlet on the property.

4. Portable Spas

ALC minor permit and approval required. "Portable" spas not more than eight (8) feet in width may use a locking cover in lieu of the five (5) foot barrier fence if included in the City of Goodyear permit. However, the City of Goodyear requires spas that are recessed in the ground one (1) inch or more to have a fence of five (5) feet high around the structure or on the homeowner's property line and both styles of spa fencing must have a locked gate.

K. WALL & FENCES

DEFINITIONS:

1. **Courtyard Front Walls** – walls constructed in front of the house to allow a private courtyard.
2. **Decorative Walls and Decorative Fences** – all walls/fences not covered in any other category. Decorative walls include sitting walls and bench seat walls.
3. **Fence** – a vertical structure made from wrought iron or comparable material of the same design as used by the developer.
4. **HOA Perimeter Walls** – walls, built by the developer, surrounding the development, lining major thoroughfares, on common property, or adjoining residential lots.
5. **Party Block Walls and Party Fences** - any wall or fence constructed on or immediately adjacent to the common boundary of lots, parcels, common areas or other areas in PebbleCreek Golf Resort.
6. **Retaining Walls** – A wall primarily used to control erosion.
7. **Return Walls and Return Fences** - any wall or fence that connects a party wall, a party fence or a HOA wall to the residence.
8. **Screening Walls** – any wall that is not a HOA wall, a party wall, or a return wall that is primarily used to completely or partially hide from view air conditioning units, pool filtration equipment, barbecues, kivas, trash containers, storage boxes, or other equipment. Height is limited to forty-eight (48) inches if at least three (3) feet from property line or six (6) feet high if immediately adjacent to the property line. Screening walls on the side of a house may not exceed fifty (50) percent of the length of the house.
9. **Spline Walls** – any party wall that crosses multiple property lines. They are usually located in the back of the property.
10. **Streetscape Walls** – any wall or fence that has a permanent side -street exposure. A rounded streetscape wall does not have a return wall connection to the house. The entire wall is treated as a streetscape wall.
11. **Wall** - a vertical structure made from masonry material. The structure must be ~~stuccoes~~ stuccoed on ———the street side.

WALL AND FENCE GUIDELINES

1. Courtyard Front Walls

Courtyard masonry wall, not built by the developer and a specific model with courtyard walls, can be no higher than forty-eight (48) inches in height from finished grade. Decorative wrought iron may be placed on the top of the courtyard wall, with a maximum wall height of six (6) feet. The arched entry opening may be no higher than nine (9) feet. The design and style of the wall must be appropriate to the architecture style of the house.

2. Decorative Walls and Decorative Fences

- a. Decorative walls may be no higher than thirty-six (36) inches above ground level.
- b. No decorative walls are permitted within three (3) feet of the property line.
Decorative walls will normally be a minimum of five (5) feet from the property line. When a property line faces the golf course or a common area, the ALC will allow the decorative wall to be no closer than three (3) feet from the property line.
- c. Masonry decorative walls must match the surface and base color of the house. Caps on decorative walls may be painted to match the pop-out or the base color of the residence. Split face textured block may be used in lieu of plain block. Split face block does not need to be stuccoed and painted. The color of the textured block shall complement the base color of the house. Stone or faux stone may be applied to the entire wall to match that of the residence.
- d. Decorative wrought iron or comparable material may be used in decorative walls. A permit and drawings are required. Width of inserts in decorative walls will be limited to forty-eight (48) inches. Wrought iron may be placed on the top of a decorative wall as part of the total wall height. No more than one foot of wrought iron may be added on top of a 36" decorative wall. No more than two feet of wrought iron may be added to a 24" deco wall. Width of gates in decorative walls will be limited to forty (40) inches
- e. The guidelines concerning decorative walls apply to "sitting walls" and "bench seat walls." Sitting walls are decorative walls generally low enough to sit on the top; bench seat walls are decorative walls with a lower seating shelf.
- f. Decorative walls on corner lots must observe the City of Goodyear height restriction of no higher ~~than~~ two (2) feet from finished grade in the thirty three (33) foot triangle on the front side corner
- g. ~~Decorative fences of wrought iron or similar material must be the same design used by the developer. Decorative fences may be no more than thirty six (36) inches in height and may only be used to enclose a rear patio. Decorative fences must be painted the same color as the base of the house.~~

3. Party Walls

- a. Party walls, when paid for by only one homeowner, shall be placed on the homeowner's property immediately adjacent to the property line. An existing party wall along a joint property line precludes any adjacent parallel party wall, i.e. two walls cannot be built side by side. Streetscape party walls shall be placed immediately adjacent to the property line or nine (9) feet from the curb of the street.
- b. By written consent of adjacent property owners, and waiver approval by the ALC, if the adjacent rear corner line of the structure of one property is closer to the back property

line of the properties, such rear corner line may be considered the adjacent rear corner line of both properties.

- c. Party walls, where costs are shared, shall be placed on the property line.
- d. Party walls on golf course and common area lots may not extend beyond the rear structure point of the house. "Structure point" shall mean only the house and the original patio of the house. Party walls on lots sold in units that were released for sale after October 1, 2015, may optionally move this structure point to fifteen (15) feet from the back property line.
- e. All party walls must be six (6) feet in height or nine (9) courses of eight (8) inch block above finished grade on the homeowner's side. On a sloping lot, it may be necessary to step the top of the party wall to maintain the six (6) foot height above finished grade. (See Appendix A and Appendix B for approved elevation). Any continuing six (6) foot party wall from the rear corner of the structure towards the front of the house, with a return wall, must be eight (8) inch block wall construction with stucco.
- f. The ALC will provide specific guidance for these party walls for each case on lots that are not rectangular.
- g. The party fences must extend from each corner of the rear property line toward the front of the house and stop at each rear corner of the structure. The "structure" shall mean only the house and the original patio of the house.
- h. Maintenance and repair of a party wall is the responsibility of the homeowner whose property faces the party wall, unless the repair is due to damage caused by either the neighbor, or the neighbor's tenants, agents, guests, or family members. This provision shall apply regardless of the party wall's position or location and regardless whether the party wall is subject to a Joint Wall Agreement.
- i. A party wall used only for a trash enclosure must have two return walls and at least one gate.
- j. All party walls shall be painted by the homeowner doing the construction. The homeowner's side of a party wall shall be painted the base color of the homeowner's house. The exterior side of a party wall shall be painted by the homeowner the base color of the neighbor's house. If the adjoining lot is vacant the outside of the party wall will be painted the community color (Mommia).
- k. When repainting party walls, the homeowner will comply with the current guidelines.
- l. No freestanding party wall is permitted. All party walls must surround the lot with at least one return wall on each side of structure.

4. Party Wrought Iron Fences

- a. Party wrought iron fences must be the same design used by the developer. (See Appendix A, Elevations B and C)
- b. The party wrought iron fence must be a minimum of five (5) feet high and a maximum of six (6) feet high. (See Appendix A, Elevation B). If Elevation "C" is followed, a maximum of two (2) courses of block wall may be added. The block must be stuccoed and painted on all three sides. (See Appendix A, Elevation C). The masonry wall base of the combination party wall/fence will prevent wall erosion at finished grade and may reduce rusting from standing water accumulated by rainfall, sprinklers, or drip systems. (See also Appendix B)
- c. The party wrought iron fences must extend from each corner of the rear property line toward the front of the house and stop at each rear corner of the structure. The "structure" shall mean only the house and the original patio of the house.
- d. Party wrought iron fences when paid for by only one homeowner shall be placed on the homeowner's property immediately adjacent to the property line.
- e. No freestanding party fence or combo wall is permitted. All party wrought iron fences or combo walls must surround the lot with at least one return wall on each side of structure unless combined with a party wall. An existing party fence along a joint property line precludes any adjacent parallel party fence, i.e., two walls cannot be built side by side.
- f. Party wrought iron fences, where costs are shared, shall be placed on the property line.
- g. Maintenance and repair of a party fence is the responsibility of the homeowner who installed the party fence, unless the repair is due to damage caused by either the neighbor, or the neighbor's tenants, agents, guests, or family members.
- h. All party wrought iron fences and combo walls shall be painted by the homeowner doing the construction. The wrought iron portion of the wall will be painted the community wrought iron color (Diesel) and the block portion will be painted the community block color (Mommia) on two sides (top, front). The back or homeowner's side may be painted base house color.
- i. When repainting party wrought iron fences, the homeowner will comply with the current guidelines.

5. Retaining Walls

Retaining Walls can be used to control erosion. They may be installed by the homeowner with ALC approval. Height restrictions will be approved by the ALC on a case-by-case basis. Retaining Walls cannot be used as a Decorative Wall.

6. Return Walls and Return Fences

- a. All return walls shall be six (6) feet high, or nine (9) courses of eight (8) inch block above finished grade. Return walls that are visible from outside of the property must match the surface finish. All return walls are to be painted the base color of the house.
- b. Return walls may join the front part of the house no closer than the end of the decorative bump out. If the house has no decorative bump out where the return wall joins the house the return wall shall join no closer than (18) eighteen inches from the nearest front corner of the house. Return walls must allow a minimum of three feet clearance in all directions from the APS meter.
- c. ~~No return fences will be permitted.~~ Return fences are permitted

7. Screening Walls

- a. Screening walls should be as close to the equipment screened as possible while allowing room for servicing. Screening walls may be no higher than forty- eight (48) inches above finished grade if at least three (3) feet from property line or six (6) feet above finished grade if immediately adjacent to the property line. The ALC will seek to restrict screening walls to their primary function to avoid screening walls being used as a tall decorative wall.
- b. Trash screening walls shall consist of at least a street facing front wall, a sidewall and perhaps a rear return wall (See item d). All walls must match the surface finish and base color of the house. Gates on return walls may have wood slats or metal mesh to cover the opening. The slats may be stained a natural wood color, painted the pop-out color of the house, or painted the base color of the house. The metal mesh covering must be painted the base color of the house. Gates facing the street may be decorative metal with solid backing.
- c. The front wall shall be no closer than eighteen (18) inches from the nearest corner of the house. The side wall must be no longer than necessary to enclose the trash and garbage cans, air conditioners and side garage exit door. The wall and gate for such walls shall be no higher than forty-eight (48) inches above finished grade if at least three (3) feet from property line or six (6) feet above finished grade if immediately adjacent to the property line.
- d. If the inside of the screening area can be seen from a neighboring property, common area lot or golf course, then two return walls and gates must be installed.

- e. If adequate storage space cannot be achieved when the walls are no closer to the property line than three (3) feet, then a party wall must be built for the enclosure and those guidelines must be followed.
- f. Weep holes will be permitted on that portion of a screening wall that faces the street, common area, or golf course.
- g. All screening walls must be stuccoed and painted the base color of the house.

8. Spline Walls

Paint the spline wall that is viewable from multiple properties the common block color (Mommia). All other spline walls are to be painted the base color of the house.

9. Streetscape Walls

- a. Streetscape party walls shall be placed immediately adjacent to the property line or nine (9) feet from the curb of the street.
- b. Streetscape party walls, built by a homeowner, must match the texture of the homeowner’s house.
- c. Streetscape ~~wall/fences-fence combination will not be~~ allowed. Wall minimum to be 4 feet in height and fence to be 1 to 2 feet in height with ALC approval on a case-by-case basis.
- d. Streetscape walls will be painted the community block color (Mommia) on the side facing the street.

10. Transition between Party Walls and Party Wrought Iron Fences

At the point a party wall meets a party wrought iron fence the change must be complete at that point. Stepping the meeting point between the party wall and party fence is not permitted, as the stepping may create a situation where a young child can climb the fence.

11. Walls and Fences On Sloping Grades

The maximum and minimum wall heights specified may not vary by more than plus or minus six (6) inches over sloping grades. See Appendix B.

12. Wall Specifications

- a. All walls and fences must have an ALC permit and approval.
- b. All walls or fences, which connect to an existing wall or fence, owned by a neighbor, _____ require written permission from the owner of the existing wall or fence. A copy of the

_____ written permission must accompany the permit request. Wall and fences without written _____ permission of the neighbor that abut an existing wall or fence owned by a neighbor must _____ leave a gap not to exceed one-half (1/2) inch. Typically called a saw cut.

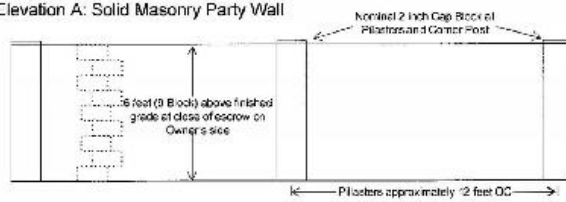
- c. No wall over two (2) feet high will be allowed within a thirty-three (33) foot triangle of the corner of the lot on a street corner. (Refer to City of Goodyear Visibility Requirements, Appendix D).
- d. No wall or fence at a residence shall be over six (6) feet high from finished grade as measured on the side of the wall or fence facing the residence. If the wall or fence is perpendicular to the residence, then the six (6) feet shall be measured as the average of the two sides.
- e. Wrought iron or view fencing is not allowed on interior lots.
- f. Maintenance and repair requirements of walls and fences are defined in CC&Rs (Section 2 (p) (v) Page 22).
- g. No structure shall be placed next to a party wall or party fence or possible future party wall or party fence that would allow that party wall or party fence to be climbed by a child.
- h. The wall connecting a casita to the house or garage, per design, can be no higher than six (6) feet depending on the location of the wall.
- i. If a party wall/view fence is to be installed, it is recommended that a "Party Wall/Fence Agreement" be signed by all non-HOA bordering parties. This agreement will serve to notify the neighbors that a party wall/view fence is being installed and will grant the wall owner access to the neighboring property for the construction of the wall/fence. The "Party Wall/Fence Agreement" form may be obtained at the ALC office.

APPENDIX

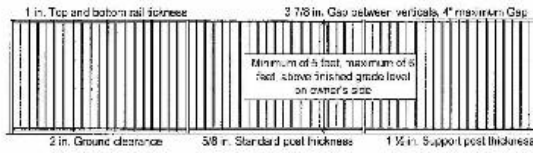
ALC Guidelines: Appendix A

ALC Approved Party Wall and Party Fence Elevations

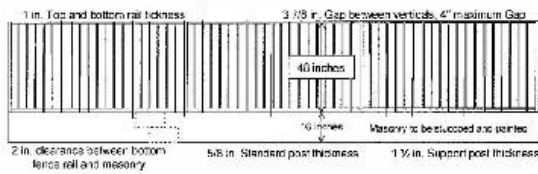
Elevation A: Solid Masonry Party Wall



Elevation B: Wrought Iron Party Fence

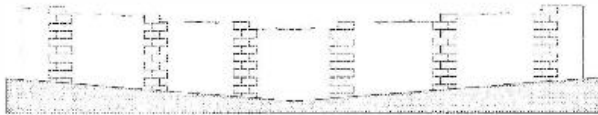


Elevation C: Combination Party Wall/Fence



ALC Guidelines: Appendix B

Party Walls and Fences on Sloping Ground



When a six foot masonry party wall is installed over sloping ground, the maximum height of the wall shall be not more than six foot four inches and not less than five foot eight inches.

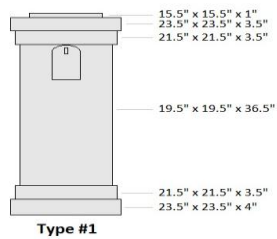


When a combination party masonry wall wrought iron fence is installed over sloping ground, the maximum height of the combination wall and fence shall be not more than six foot four inches and not less than 5 foot.

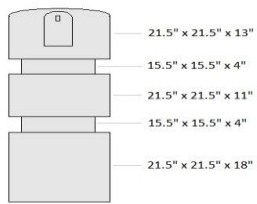


When a wrought iron party fence is installed over sloping ground, the maximum height shall be not higher than 6 foot and not less than 5 foot.

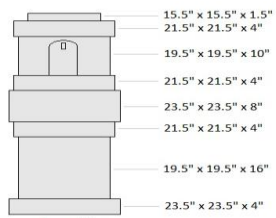
Appendix C
Approved Mailbox Designs



Type #1

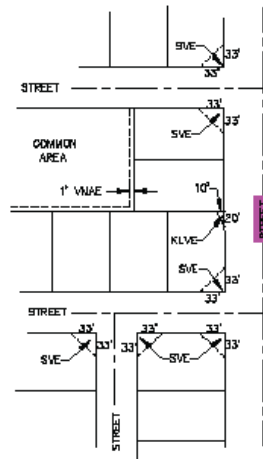
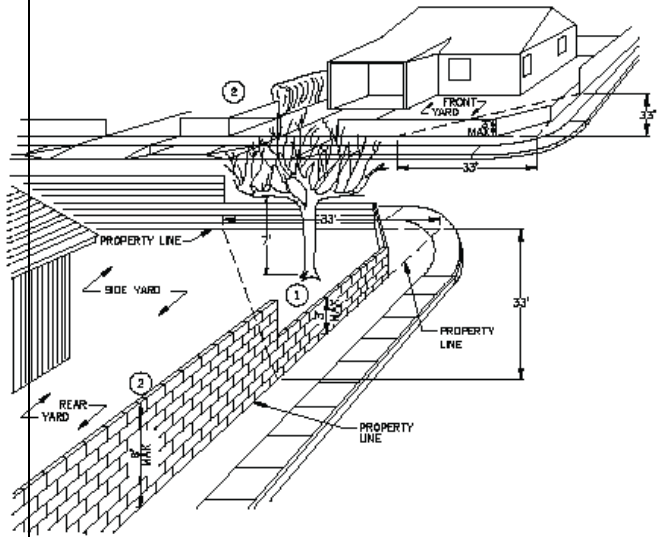


Type #2



Type #3

**SECTION IV: APPENDIX D
ILLUSTRATION OF GOODYEAR REQUIRED DRIVER VISION ZONE FOR STREET CORNER LOTS**



PLAN VIEW

- ① SIGHT VISIBILITY EASEMENTS (SVE):
WITHIN THESE AREAS, NO OBSTRUCTION IN EXCESS OF 3' IN HEIGHT WILL BE PERMITTED. TREES PRUNED TO A HEIGHT OF 7' MAY BE PERMITTED SO LONG AS AN UNOBSTRUCTED VISION OF AUTOMOBILES IS MAINTAINED.
- ② MAXIMUM HEIGHT OF FENCE IN FRONT OF YARD OR WHERE VISIBILITY EASEMENTS EXIST SHALL BE 3.0 FEET. WHERE PERMISSIBLE, REAR OR SIDE YARDS MAY HAVE A MAXIMUM HEIGHT OF 6'.
- ③ KEY LOT VISIBILITY EASEMENTS (KLVE):
A 10' BY 20' VISIBILITY EASEMENT SHALL BE PROVIDED ON KEY LOTS. EASEMENT RESTRICTIONS ARE THE SAME AS IN ITEM 1 ABOVE.
- ④ VEHICLE NO ACCESS EASEMENT (VNAE):
A 1' VNAE SHALL BE PROVIDED ALONG THE SIDES AND BACKS OF ALL LOTS THAT ARE ADJACENT TO ANY PUBLIC OR COMMON AREAS.

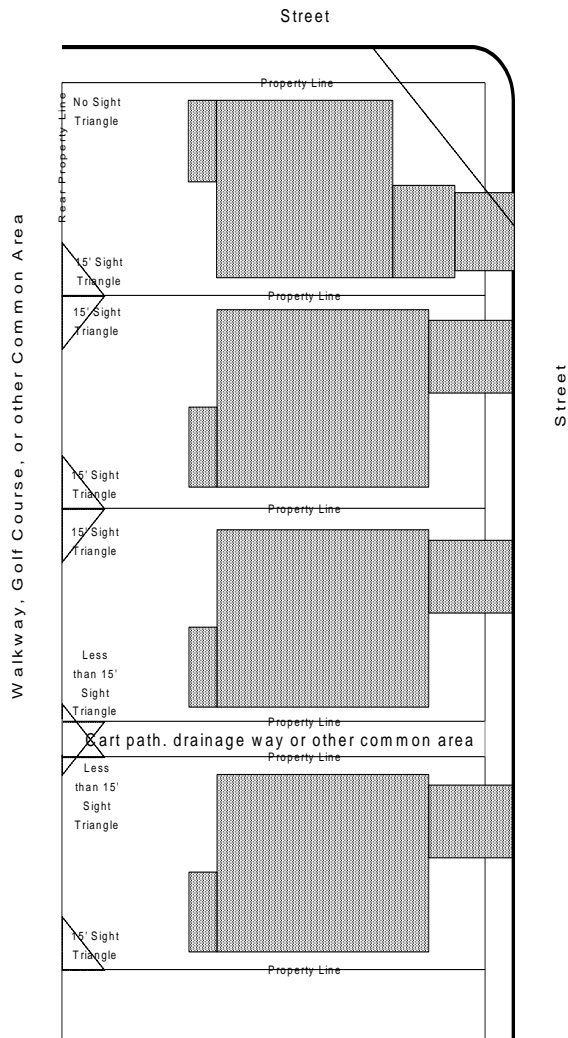
Created with

 download the free trial online at nitro.com/go/professional

DETAIL NO. G-3228	CITY OF GOODYEAR STANDARD DETAIL	APPROVED: 11/07	LOT EASEMENTS	DETAIL NO. G-3228
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ALC Guidelines: Appendix E

Sight Triangle on rear corners of property adjacent to Walkway, Golf Course, or other Common Areas



Appendix F: Water Drainage

The intent of Article C Section 13 is to control the amount of water induced close to the homes foundation by irrigation systems. The amount of water needed by any plant will vary based upon exposure to the sun (i.e. northern exposure), climatic seasons and changes within the seasons, location of the plant based upon the direction of the home (i.e.: how much sun reaches that location) and soil types. Watering can be reduced in some cases by 70% after the plant, shrub, or tree has established itself.

In an effort to provide options to Landscapers and Homeowners the following items will assist in the types of plants permitted by this section.

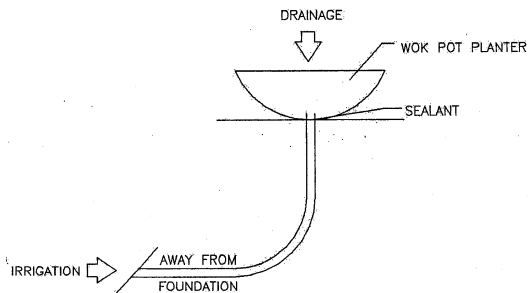
- No uncontained* irrigation system main line, emitter line, or emitter is to be located closer than 2'-0" to the homes foundation.
- Plants that require no water source are acceptable within the area of two foot from the homes foundation. The most common examples of these types of plants used in the Phoenix and Tucson markets are: All low watering native cacti and certain succulents. For example golden barrels and agaves are a great choice. Established cacti and succulents only require one watering every thirty days. This is even best with hand watering and NOT providing a drip system to this area.
- Plants that require no more than one to two gallons of water per day are generally acceptable within the area of three feet to two feet of the homes foundation provided that the emitter for that plant is no closer than two feet from the foundation. The most common examples of these types of plants used in the Phoenix & Tucson Markets are: Trailing Gazania, Blue Euphorbia, Bush Morning Glory, Flame Honeysuckle, Yellow or Red Bird of Paradise, Baja or Pink Fairy Duster, or Cape Honeysuckles.
- Trees, other than indigenous trees to the desert, require a larger volume of water based upon the type of tree, but generally in the range of twenty gallons every three days. For this reason most trees, and the water source for them, should be located no closer than eight feet from the homes foundation. Further consideration should be given to the canopy of the tree when it matures so that the tree is far enough away from the home as not to cause damage by the branches or root system when mature. A recommendation for watering trees would be a feeder line with emitter located two feet below grade as opposed to surface emitters. This is best accomplished by installing a feed or water tube. This method will meet the tree water need with less water. Indigenous trees that require less than ten gallons of water per week that would be acceptable eight feet from the homes foundation (provided the canopy or root system will not create damage) are: Leather-Leaf Acacia, Sweet Acacia, Anacacho

Orchid Tree, Hybrid Palo Verde, Palo Brea, Med Fan Palm, Fruitless Olive, or Indian Rosewood.

As referenced in the first paragraph, each plant has a recommended amount of water. However, this amount of water will vary based upon multiple different conditions. It is very important that the Landscape Company determine the correct plant and water usage for that plant based upon the specific orientation of the home on the lot and soils types. Simple percolation tests should be taken to ensure that the correct plant is selected for the locations listed in this Exhibit. Additional sources for watering recommendations of plants would be www.wateruseitwisely.com, a Guide for the Arizona Desert, or http://www.amwua.org/landscape_plants_online.html, provided by Arizona Municipal Water Users Association.

It is each Homeowners responsibility to monitor their irrigation system on a regular basis to insure that it is operating as designed and to make seasonal adjustments to the watering cycles based upon climatic seasons and changes within those seasons.

* Contained irrigation systems are systems that are designed to insure that no water can escape the containment closer than four feet to the homes foundation. An example would be: a contained planter or pot that is connected to an underground solid pipe whose end is four feet or further from the foundation, the water line enters the planter or pot by running through the solid pipe and all excess water leaves the pot by the same pipe.



Appendix G: Banned Plants and Trees

****All Self-propagating plants and grasses are banned****

Banned ALC Plants and Trees:

- | | |
|--------------------------------|----------------------------|
| <u>1. Angelita Daisy</u> | <u>6. Mulberry Tree</u> |
| <u>2. Desert Marigold</u> | <u>7. Salt Cedar Tree</u> |
| <u>3. Green Fountain Grass</u> | <u>8. True Olive Tree</u> |
| <u>4. Mexican Verde</u> | <u>9. Queen Palm</u> |
| <u>5. Sissoo</u> | <u>10. Blue Palo Verde</u> |

Non-Native Invasive Plants:

Grasses:

- | | |
|--------------------------|-------------------------|
| <u>1. Buffel grass</u> | <u>5. Quackgrass</u> |
| <u>2. Cheat grass</u> | <u>6. Red brome</u> |
| <u>3. Fountain grass</u> | <u>7. Natural Grass</u> |

Forbs:

- | | |
|------------------------------------|-------------------------------|
| <u>1. African (Sahara) mustard</u> | <u>9. Leafy spurge</u> |
| <u>2. African rue</u> | <u>10. Onionweed</u> |
| <u>3. Dalmatian toadflax</u> | <u>11. Malta starthistle</u> |
| <u>4. Field bindweed</u> | <u>12. Yellow starthistle</u> |
| <u>5. Hoary cress</u> | <u>13. Bull thistle</u> |
| <u>6. Diffuse knapweed</u> | <u>14. Canada thistle</u> |
| <u>7. Russian knapweed</u> | <u>15. Musk thistle</u> |
| <u>8. Spotted knapweed</u> | <u>16. Scotch thistle</u> |

Woody Plants:

- | | |
|---------------------------------------|---------------------------|
| <u>1. African sumac</u> | <u>4. Russian olive</u> |
| <u>2. Camelthorn</u> | <u>5. Sweet resinbush</u> |
| <u>3. Pentizia, African sheepbush</u> | <u>6. Tree of Heaven</u> |
| | <u>7. Cat's Claw</u> |

Aquatic, Riparian, or Wetland Plants:

- | | |
|--|--------------------------|
| <u>1. Feathered mosquito fern</u> | <u>4. Giant salvinia</u> |
| <u>2. Floating water primrose</u> | <u>5. Hydrilla</u> |
| <u>3. Giant cane, giant reed grass</u> | <u>6. Parrot feather</u> |

|

Appendix H: RECOMMENDED PLANTS FOR DESERT LANDSCAPING

These are some of the most widely used and widely available desert plants in the Phoenix area.

TREES

Sweet Acacia*

Shoe String Acacia

Palo Blanco

Desert Hackberry*

Desert Museum Palo Verde*

Little-leaf Palo Verde*

Palo Brea*

Desert Willow*

Fern-of-the-desert*

Ironwood*

Texas Ebony

South American Mesquite

Honey Mesquite*

PERENNIALS AND SHRUBS

Quail Bush*

Yellow Bird of Paradise

Red Bird of Paradise

Baja Fairyduster

Fairyduster*

Little-leaf Cordia*

Bush Dalea

Hopbush*

Brittlebush*

Ocotillo*

Chuparosa*

Red Firecracker

Creosote*

Texas Ranger

GROUNDCOVERS

Trailing Smoke Bush*

Trailing Lantana

Mexican Primrose

Autumn Sage

Texas Mountain Laurel

Arizona Yellow Bells*

Arizona Rosewood*

VINES

Queen's Wreath

Yellow Orchid Vine

PERENNIAL WILDFLOWERS

Blackfoot Daisy*

Beardtongue*

Globe Mallow*

SUCCULENTS

Octopus Agave

Aloe Vera

Saguaro*

Desert Spoon*

Hedgehog Cactus*

Barrel Cactus*

Red Yucca

Beargrass*

Beavertail Prickly Pear*

Prickly Pear

Purple Prickly Pear*

Elephant's Food

Banana Yucca*

Soaptree Yucca*

*indicates an Arizona native

ALC GUIDELINES: APPENDIX I

Approved Dog Waste Sign



Can be found at: www.grandinroad.com

Color: Green/Gold

ALC GUIDELINES: APPENDIX J

Approved Animal Deterrent Fencing

Figure A

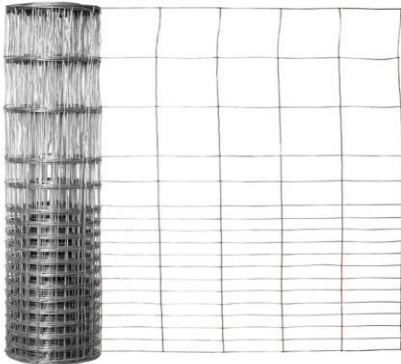


Figure B

1/4 - 1/2 inch mesh only for Figure B

Homeowner Permit FAQs

All Plan submittals and Inspections shall comply with the City of Goodyear, Arizona's currently adopted Building Codes, Amendments, and Ordinances, including Sound Mitigation.

All permitted work is to remain exposed for inspection. Make sure to review the CC&R's of your HOA before performing any modifications. It is the responsibility of the property owner, not the city, to be aware of any CC&R's as part of any proposed building modification or new construction.

-

What do I need a permit for?

<u>Type of Work</u>	<u>Whether Permit is Needed</u>
<u>Concrete slab/driveway in my front yard</u>	<u>A permit is not required for residential concrete (flatwork). There are both zoning requirements for this type of work.</u> <u>Zoning</u>
<u>Above ground pools</u>	<u>A permit is not required for prefabricated pools that are 18 inches or less in depth and hold 5,000 gallons or less.</u>
<u>A deck</u>	<u>A permit is not required if 30 inches or less above grade and does not serve as the primary exit and is not attached to the structure.</u>
<u>A natural gas or propane BBQ or fire pit</u>	<u>A permit with plans are required for either type of gas.</u> <u>All permitted work is to remain exposed for inspection.</u>
<u>Storage sheds, playhouses, and similar structures</u>	<u>A permit is not required for single story detached accessory structures that are 200 square feet or less in area and do not have electrical, plumbing, or mechanical.</u> <u>Check zoning requirements - Detached Structures</u>

<u>Fences or walls</u>	<p><u>A permit is not required for fences or walls up to 6 feet in height. Zoning and Engineering requirements need to be verified.</u></p> <p>Zoning</p> <p>Engineering</p>
<u>Retaining walls</u>	<p><u>A permit is not required if the finished height of the retaining wall is not more than 4 feet (from the bottom of the footing to the top of the wall).</u></p> <p><u>If it is more than 4 feet, plans are required for permit.</u></p> <p><u>All permitted work is to remain exposed for inspection.</u></p>
<u>Window awnings supported on an exterior wall</u>	<p><u>A permit is not required if it is not projecting more than 54 inches.</u></p> <p><u>Applicant must verify the minimum side or rear yard setbacks for the distance (5 feet from the property line to the face of the awning) an awning can project into the required setbacks.</u></p>
<u>Window replacement</u>	<p><u>If you are only replacing the glass, then no permit is required.</u></p> <p><u>If you are installing a larger window, plans are required for a permit.</u></p> <p><u>If you are reducing window size, plans are required for determination of emergency egress requirements (bedroom windows) and weatherization.</u></p> <p><u>All permitted work is to remain exposed for inspection.</u></p>
<u>Roofing repair or replacement</u>	<p><u>Further information is needed in order to determine if a permit is needed. Please call 623-882-0779 or email buildingsafety@goodyearaz.gov.</u></p>
<u>Stopping leaks in a drain, soil, waste, or vent piping</u>	<p><u>A permit is not required if it does not include pipe replacement.</u></p>
<u>Replacement of toilets</u>	<p><u>A permit is not required if it is in the same location. Installation of new toilets require a permit.</u></p>
<u>Water heater</u>	<p><u>A permit is required, plans are not required.</u></p>
<u>Furnace/air conditioner</u>	<p><u>A permit is required. If it is 'like for like' replacement, plans are not required.</u></p>
<u>Replacement of a circuit breaker or fuse</u>	<p><u>A permit is not required if it is the same rating AND in the same location AND original (brand) equipment manufacturer or suitable alternative.</u></p>
<u>Light Fixture replacement</u>	<p><u>A permit is not required as long as you are not changing the wiring or making any other modifications to the electrical system.</u></p>

Painting, floor covering, cabinetry, or interior trim work

A permit is not required for paint, floor coverings, or cabinetry as long as you are not relocating any electrical, mechanical, or plumbing.

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