

Laveen Ranch Homeowners Association

Design Guidelines for Architectural Changes

Revised 3/24/15

** Note: Section 3g (Minimal Front Yard Landscape Requirements) was approved and revised by the Board.

CCR's Section 8.1.5 Improvements and Alterations. No improvement, alteration, repair, excavation or other work which in any way alters the exterior appearance of the Property or the improvements located thereon from its natural or improved state existing on the date such Property was first conveyed by Declarant to a home buyer shall be made without the prior approval of the Architectural Committee, except as otherwise expressly provided in this Declaration.

The Architectural Review Committee (ARC) for Laveen Ranch HOA has been appointed to consider requests for modifications and render a decision. We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

The Homeowner is responsible to maintain the alteration in like-new condition if approved by the Architectural Committee. If in the view of the Committee, the improvement is not being maintained, the Committee has the right to remove or maintain the improvement with the homeowner bearing all costs thereof. The Homeowner agrees to comply with all city and state laws, and obtain all necessary permits.

Please be advised that this document contains guidelines which are used by the Architectural Review Committee to render decisions regarding proposed changes. These guidelines are not all inclusive but include many of the most commonly requested items.

OWNERS MUST WAIT FOR WRITTEN APPROVAL **PRIOR** TO BEGINNING ANY WORK. PLEASE BE ADVISED THAT OWNERS TAKE FULL RESPONSIBILITY FOR ANY ITEMS PURCHASED PRIOR TO RECEIVING WRITTEN APPROVAL. THE ARCHITECTURAL REVIEW COMMITTEE, BOARD OF DIRECTORS AND MANAGEMENT COMPANY CANNOT BE HELD RESPONSIBLE FOR ITEMS THAT ARE PURCHASED BY A HOMEOWNER THAT ARE NOT APPROVED. WAIT UNTIL WRITTEN APPROVAL IS RECEIVED BEFORE PURCHASING ANY COMPONENTS OF YOUR PROPOSED CHANGE.

~RUSH REQUESTS CANNOT BE ACCOMODATED~

Please do not schedule an installation appointment prior to receiving written approval from the Architectural Review Committee.

The Application for Design Review is included in this document as **Exhibit A.**

1) Driveway/Walkway/Landscape Lights

- a) A color picture of the proposed lights and a picture/drawing of the proposed location of the lights must accompany the request.

2) Sun Screens

- a) Screens need to be custom-made to each window.
- b) Desert Sand and Black will receive automatic approval. Other colors will need to be submitted for review and approval.
- c) Screen frames must be white.
- d) A color picture of the home exterior and a color sample of the proposed color of the screens must accompany the request.

3) Landscape Changes

- a) If an owner wishes to install plants/trees from the approved list, the name of the plant/tree(s) and a drawing to illustrate the intended location of the plant must accompany the request.
- b) If an owner wishes to install plants/trees not included on the approved list, the name of the plant/tree(s), a picture of the plant/tree at full grown size and a picture/drawing to illustrate the intended location of the plant must accompany the request.
- c) Plant material that will encroach on a common area or another homeowner's property when full grown must be approved in writing prior to installation, including plants/trees to be installed in the backyard.
- d) If owner plans to install hardscape in the front yard, such as pavers, granite, walls, etc., a color picture and detailed description of the material must accompany the request.
- e) A color picture/drawing of the intended landscape plan must accompany the request.
- f) The approved plant/tree list is included as **Exhibit B** of the Guidelines for Architectural Changes.
- g) Each residential lot in the Crossroads and Laveen Ranch subdivisions will be required to have at least the following minimal plants as part of their front landscape:

A quantity of **(6)** – five gallon plants for smaller lots and **(9)** – five gallon plants for larger lots in the Community; minimum of 4 feet high which will be “tastefully and evenly distributed” in the front landscape.

Homeowners will be required to have this minimal landscape completed no later than **October, 2016**.

4) Security Doors

- a)** A picture/drawing of the proposed door(s) must accompany the request. Security Doors must fit as to be of correct size or custom-made to correct size.
- b)** Door color must match or contrast with existing home colors. Color must be approved by Committee.

5) Access Driveways

- a)** If home has room for either single or double gate, a request must be made for gate to be installed, if not originally installed by the Builder in order to qualify for access driveway or path.
- b)** Pavers, stone, cement qualifies for pathways and driveways.
- c)** Access driveways can be used for temporary parking, but not for storage of vehicles and must be maintained.
- d)** Parking of Vehicles of one ton or over is not permitted, including motor homes. Anyone who receives a guest with a motor home visiting will need to request a one week permit from the HOA.

6) Satellite Dishes

- a)** All satellite dishes must be installed in the least conspicuous location possible. (Some satellite installers may look for an “easy installation location”. Please have your technician carefully evaluate your entire lot to find the least conspicuous location that still allows reception.)
- b)** Visible cables must be painted to match the surface to which they are mounted.

7) Home Exterior Color

- a)** Owner must submit a request and receive written approval prior to beginning any work.
- b)** Paint colors need to be submitted with details of what color and where the colors will be used on all parts of the exterior of the home, including front, back, sides from top to bottom. Included will be any changes to roofing tiles in terms of color and or styles.
- c)** A list of paint schemes is available as **Exhibit C** of the Guidelines for Architectural Changes.

8) No Solicitation/Trespassing/Beware of Dog Signs

- a)** A color picture of the proposed sign including a detailed description and drawing to illustrate the proposed location must accompany request.

9) Tool Sheds/Playhouses

- a)** Any shed or playhouse over the fence line must be submitted for approval before installation. Any shed or playhouse at or below the fence line does not require approval.
- b)** Swing sets/Jungle Gyms/Trampolines that will be visible over the fence may be a maximum of 10 feet and must be set back 5 feet from any property line.
- c)** A color picture of the proposed structure and drawing to illustrate proposed location of the structure must accompany the request.

10) Basketball Hoops

- a)** Permanent basketball hoops are prohibited.
- b)** Portable basketball hoops require prior approval and must be maintained in good working condition.
- c)** A picture of the proposed portable basketball hoop and a drawing illustrating proposed placement of portable basketball hoop must accompany request.
- d)** Basketball hoops must be stored out of view of the street when not in use, per CC&R's section 8.1.10.

11) Front Yard/Porch Décor

- a)** A maximum of 5 items such as potted plants, wind chimes, seasonal door wreaths, etc. which are not permanently mounted, not including outdoor furniture are allowable without written approval.
- b)** Christmas holiday décor may be displayed between the day after Thanksgiving and January 15th. Other holiday décor may be displayed during the month of the holiday.
- c)** A color picture of the proposed decorative item and picture/drawing of the proposed location must accompany all requests for all additional items.
- d)** All furniture, such as benches, tables, chairs, etc must be considered outdoor furniture and may only be utilized on a designated patio. Furniture placed in landscape material, such as grass or gravel will be in violation of these guidelines. All outdoor furniture, in order to be considered, must have a designated front patio.
- e)** All statues and wall art must be approved in advance of installation. A color picture of the proposed item and picture/drawing of the proposed location must accompany all requests for statues or wall art.

Attachments

Exhibit A – Application for Design Review

Exhibit B – Approved Plant/Tree List

Exhibit C – Homebuilder Paint Schemes

Laveen Ranch Homeowners Association

APPLICATION FOR DESIGN REVIEW

All applications for changes to the exterior of your residence must be submitted to the Laveen Ranch Homeowners Association’s Design Review Committee. The Laveen Ranch Homeowners Association’s Covenants, Conditions and Restrictions (CC&R’s) require that a homeowner obtain the prior written approval for any exterior alteration or addition to property within the Laveen Ranch Community.

Please note that approved applications must be completed in a timely manner. A project completion date is required on the Application. Incomplete applications will be returned disapproved. If additional time is required for you to finish your project, an extension request is listed on the second page of these forms.

To comply with the CC&R’s, please submit this application with all required attachments to:

LAVEEN RANCH HOMEOWNERS ASSOCIATION

Royer Association Management, Inc.

P.O. Box 5445

Goodyear, AZ 85338

Phone: (602) 490-0320 • **Fax:** (602) 334-4162

Email: WeManage@LaveenRanchHOA.com

Web: www.LaveenRanchHOA.com

The 30-day time period for approval begins when this application is received by the Committee. If you request status of your Architectural Request, please contact Royer Association Management.

Name _____ Phone # _____

Property Address _____ Lot # _____

Email _____

The undersigned hereby submits its Application for Design Review to the Design Review Committee of Laveen Ranch for review of the following item(s):

- _____ Painting of residence (must include paint samples)
Paint brand, color name, and number: Body: _____ Trim _____
Pop-out _____
- _____ Outer building _____ Installation of a pool/spa _____ Walls/fences
- _____ Installation of landscaping/ revamping of landscaping
- _____ Addition of _____ to/on the residence (building)
- _____ Addition of _____ to/on the lot (property/land)
- _____ Other _____

Laveen Ranch Homeowners Association

APPLICATION FOR DESIGN REVIEW – PAGE 2

ATTACHMENT CHECK LIST

Please confirm necessary attachments are included (if appropriate), below:

- _____ Dimensions (height, width, length) _____ Sample of Color(s) to be used
- _____ Drawings _____ Plant type and location
- _____ Type of material _____ Property plat
(Requirement for pools, buildings, fences, etc.)
- _____ Samples or descriptions of materials to be used
- _____ Any photographs or sample elevations for a visual picture of the proposed project.
- _____ Person doing installation/work _____

Licensed contractor? _____ Yes _____ No Expected Completion Date: _____

Please notify me at _____ (phone or email address) if you have any questions.

I understand that should the application not be complete in order to determine approval or disapproval, the Design Review Committee will disapprove the Application and return it to me with a statement for the disapproval. The owner agrees to comply with all applicable City, County, and State laws and to obtain all necessary permits. This application and the drawing will be retained for the Association's records.

COMPLETION DATE EXTENSIONS are available if required. If this application is requesting an extension, please specify the date: _____

Homeowner's Signature _____

Date: _____

FOR ASSOCIATION & OFFICE USE ONLY

Laveen Ranch Homeowners Association Design Review Committee

____ Approved as submitted

____ Disapproved & Reason: _____

____ Approved subject to the following conditions: _____

Notes: _____

Signature: _____

Date: _____

<u>Date Application Received</u>	<u>Mailed to Committee</u>	<u>Committee Received From Management</u>	<u>Management Received From Cmte</u>	<u>Mailed to Homeowner</u>

Approved Plant/Tree List

Please be advised that ALL landscape changes to the front yard must be reviewed and approved IN WRITING by the Design Review Committee prior to modification. Landscape changes that will be visible over a lot's boundary fence must be approved by the Design Review Committee IN WRITING prior to commencing the project.

Following is a list of plants homeowners are encouraged to install as they are the plants from the original landscape plans for the community common areas:

Botanical Name/Common Name

PLANTS

- Bougainvillea "Barbara Karst"/Bougainvillea Species
- Encelia Farinosa/Brittles Bush
- Lantana New Gold/Lantana Species
- Salvia Leucantha/Mexican Sage
- Penstemon Parry/Parry's Penstemon
- Lantana Montevicensis/Purple Trailing Lantana
- Calliandra Eriophylla/Pink Fairy Duster
- Chilopsis Linearis/Desert Willow Ficus
- Nitida/Indian Laurel
- Acacia Salicina/Willow Acacia
- Pinus Elderica/Elder Pine
- Convolvulus Cneorum/Bush Morning Glory
- Hibiscus
- Hesperaloe Parviflora/Red Yucca
- Leucophyllum Zygomphyllum/Blue Rain Sage

Ruella Britoniana/Mexican Barrioruella
Baileya Multiradiata/Desert Marigold
Calliandra Californica/Red Fairy Duster
Caesalpinia Pulcherrima/Red Bird Of Paradise
Cercidium Praecox/Sonoran Palo Verde
Savoa Greggii/Chihuahuan Sage
Stachys Cocinea/Texas Betony
Salvia Chamaedryoides/Blue Chihuahuan Sage
Muhlenbergia Rigens/Deer Grass
Saguaro Cactus (one per lot)
Ocotillo (one per lot)
Rosa/Rose

The following is a list of trees homeowners are encouraged to install as they are the trees from the original landscape plans for the community common areas:

TREES

Carya Illinoensis/Pecan
Fraxinus Velutina/Arizonia Ash
Vitex Agnus-Castis/Lilac Chaste Tree
Brachychiton Populneus/Bottle Tree
Prunus cerasifera 'Krauter Vesuvius'/Flowering Plum Purple Plum Tree

**If you request the installation of plants and trees that do not appear on this list, a picture of each plant/tree at full grown size must accompany your Application for Design Review.



GREAT WESTERN HOMES COLOR SCHEMES – LAVEEN RANCH (East & West Parcels)

SCHEME	2	4	5	6	8	10	11	12	16
ROOF	Eagle-2548 'M' Eagle 5552 'Flat'	Eagle 2581 'M' Eagle 5502 'Flat'	Eagle-2548 'M' Eagle-5552 'Flat'	Eagle-2548 'M' Eagle 5552 'Flat'	Eagle-3576 "S" Eagle-5557 'Flat'	Eagle-2581 'M' Eagle-5552 'Flat'	Eagle-2549 'M' Eagle 5502 'Flat'	Eagle 2548 'M' Eagle-5552 'Flat'	Eagle - 2549 'M' Eagle-5557 'Flat'
FASCIA / BODY / GARAGE DOOR	SP 113 Cottage White	DE 3017 Pumping Iron	SP 2220 Sonora Gray	DE 3171 Shopping Spree	SP 2680 Apache Tan	SP 128 Drifting	DE 1051 Whisper Mare	DE 3178 Desert Hue	DE 3192 Clif's View
ACCENT	DE 3171 Shopping Spree	DE 3034 Manta	SP 2340 Desert Star	DE 3168 Chamber	SP 2690 Old Coin	SP 143 Shady	DE 3039 Fievel	SP 112 Bone	DE 3194 Earth's Edge
POP OUT / WINDOW TRIM	DE 3055 Copper Age	DE 3042 Copper Hedge	SP 2170 Marsh Maverick	SP 2600 Southwest Sky	SP 2740 Brittlebrush	SP 181 Dominick	DE 3014 Muddy Tide	SP 114-1 Whisper	DE 3195 Pieces of Gold
ENTRY DOOR & SHUTTERS	SP 2620 Sierra Vista	SP 2780 Thunder Ridge	SP 262 Sable	SP 2600 Southwest Sky	DE 3056 Empire Rust	SP 2920 Aztec Pony	SP 145 Boxwood	DE 3126 Neptunia Lip	SP 2610 Saguaro
WROUGHT IRON	Black	Black	Black	Black	Black	Black	Black	Black	Black
STONE	MESETA Fieldledge	SANTA CRUZ Coastal Ledge	MESETA Fieldledge	RINCON Limestone	RINCON Limestone	YOSEMITE Creek Cobble	BORDEAUX Country Rubble	CALISTOGA Weather Edge	VENETO Fieldledge
AWNINGS	Taupe 4648	Mahogany 4667	Black Cherry 4640	Oyster 4642	Mahogany 4667	Mahogany 4667	Spruce 4656	Spruce 4656	Taupe 4648
AWNING TRIM	Gray	Burgundy	Plum	Natural	Burgundy	Burgundy	Forest Green	Forest Green	Gray
BRICK	Old Myford	Melrose	Old Myford	Old Myford	Sahara	Old Myford	Sahara	Melrose	Hacienda

Roof Manufacturer: Eagle Roofing

Paint Manufacturer: ^{Frazee} ~~Dunn-Edwards~~

Stone Manufacturer: Eldorado Stone

09-20-04

NOTE: This Color scheme chart is applicable to this subdivision only