



DEVELOPMENT STANDARDS

Sun City Oro Valley Community Association, Inc.

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INTRODUCTION

Sun City Oro Valley is a community designed to respect the history, heritage, culture, climate and desert environment of the Sonoran Southwest. The community is situated on the slope of the Tortolita Mountain Range, which affords many spectacular views of both the Tortolita and Santa Catalina Ranges. To preserve and enhance these concepts, there is a need to establish and maintain certain standards by which the community may grow and develop.

The intent of the Sun City Oro Valley Development Standards is to preserve the desert environment and the Sonoran Desert southwest architectural character of our community and to maintain and enhance community property values.

These Development Standards provide an overall framework and comprehensive set of guidelines to allow the community to develop and progress in an orderly and cohesive manner. They establish criteria for architectural style and design, landscape concepts, site improvements, colors and materials. They also establish a process for judicious review of proposed new developments and changes within the community. These standards also set forth how the standards and guidelines contained herein may be changed and amended to better serve the needs of an evolving community.

Master Declaration 5.2 defines the “architectural control” vested by the Board of Directors in the Architectural Review Committee (ARC). It states in part that, “Other than as originally constructed, no building, Fence, Wall, residence or other structure shall be commenced, erected, maintained, improved, altered, or made without the prior written approval of the Architectural Review Committee.” Each homeowner should read the complete paragraph in the Master Declaration for the full meaning of Architectural Control.

It should also be noted that each unit has its own “Tract Declaration of Covenants, Conditions and Restrictions” that may impose additional requirements for that specific unit. These Tract Declarations are in addition to the Master Declaration and the Development Standards. It is the homeowner’s responsibility to follow these requirements as well.

These standards have been adopted by the Board of Directors of the Community Association pursuant to the Sun City Oro Valley Master Declaration hereinafter referred to as the Sun City Oro Valley Master Declaration. In case of conflict between the Master Declaration and the Development Standards, the Master Declaration shall prevail.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than that found in these Development Standards or the Master Declaration, the local government standards shall prevail. To the extent that the local ordinance is less restrictive than these Design Standards or the Master Declaration of Restrictions, the Development Standards and Master Declaration shall prevail.

ARTICLE I

DEFINITIONS

The following words, phrases or terms used in these Development Standards shall have the following meanings:

- Section 1.1** **Affected Lot** is a platted lot held by a titled Owner that is adjacent to the lot on which a proposed Permanent Improvement of a room addition or Patio Cover has been filed.
- Section 1.2** **Appurtenance** is anything added or attached as a necessary accessory to equipment.
- Section 1.3** **Artifact** is an ornamental object, showing human workmanship or modification.
- Section 1.4** **Awning** is a roof-like cover of fabric or metal, extending out from a house.
- Section 1.5** **Commercial** means structures focused solely on buildings and spaces that are used for business purposes that facilitate the sale of products or services to consumers.
- Section 1.6** **Courtyard** is an area which is open to the sky and portion of the home having a border of one or a combination of the side of the home, garage, a wall constructed of stucco or masonry, and a gate. It has a finished ground area in materials such as concrete or pavers for which its implied purpose is to be used in a patio setting. It may also have some landscape rock areas for plantings and boulders.
- Section 1.7** **Detached Carport** is a freestanding vehicle shelter.
- Section 1.8** **Drought Tolerant** are Plants that can resist a prolonged period without water, or a chronic shortage of water.
- Section 1.9** **Energy Efficient** is to reduce the use of energy, while doing the same amount of work.
- Section 1.10** **Fence** is an ornamental iron barrier, with or without metal mesh backing, intended to prevent intrusion or to mark a boundary.
- Section 1.11** **Golf Course Lots** are those lots listed in Appendix D of the Development Standards.
- Section 1.12** **Hedge** is a Plant barrier formed by a line of closely spaced plantings and performing a similar function to a screen Wall or Fence.
- Section 1.13** **Industrial** means structures that fulfill a civic role related to healthcare, education, recreation, or governmental functions.
- Section 1.14** **Landscaping** is the materials used to modify a natural landscape by altering the natural Plant and ground cover.
- Section 1.15** **Light** is a source of emanating illumination.
- Section 1.16** **Light Fixture** is a piece of equipment that converts some form of power to illumination.
- Section 1.17** **Light Reflectance** is the fraction of the total Light falling on a surface that is reflected from the surface.
- Section 1.18** **Light, Post** is a source of emanating illumination, mounted on a post, usually in the Front Yard of a lot.
- Section 1.19** **Lot Line** is a boundary that separates one piece of land from another or from a street or other public place.
- Section 1.20** **Lot Setback, Front** is an area in which building is prohibited that extends across the entire front of a residential lot, as set forth in Appendix A. For Commercial Lot Setback requirements see Section 3.4.A.2.
- Section 1.21** **Lot Setback, Rear** is an area in which building is prohibited that extends across the entire rear of a residential lot, as set forth in Appendix A. For Commercial Lot Setback requirements see Section 3.4.A.2.
- Section 1.22** **Lot Setback, Side** is an area on both sides of a residential lot in which building is prohibited that extends from the Front Lot Setback to the Rear Lot Setback, as set forth in Appendix A. For Commercial Lot Setback requirements see Section 3.4.A.2.
- Section 1.23** **Mechanical Equipment** relates to machinery or the use of some form of power.
- Section 1.24** **Native Species** is a biological classification of Plant material, living or growing naturally in a particular region.
- Section 1.25** **Neat & Attractive** means habitually clean, orderly and harmonious.
- Section 1.26** **Neighbors** is one or more titled owners of all or part of a platted lot physically located adjacent to the platted lot on which a proposed improvement has been filed.
- Section 1.27** **Noise** is loud or excessive sound(s) that interfere with a person's enjoyment of their own property.

- Section I.28** **Notice** is by email to address of record for the resident(s), or if there is no e-mail address of record, by first class mail to the mailing address of record.
- Section I.29** **OTARD** – Over the Air Reception Device.
- Section I.30** **Overhang** is a protrusion that extends outward beyond any side of a building Wall or a structural support’s edge.
- Section I.31** **Ornamental Iron (Industry Defined) Fence/Gates** is constructed from hollow square metal tube material as described in Appendix B.
- Section I.32** **Patio Cover** is a structure providing shade for an outdoor patio area firmly attached to a house Wall and/or foundation that may or may not be supported by exterior posts.
- Section I.33** **Permanent Improvement** is a Patio Cover or an addition, alteration or modification that alters the original (or any prior ARC approved) footprint of the dwelling and/or garage if residential; or any new building if intended for Commercial or institutional use; or any addition, alteration or modification to the exterior of an existing building if not a single-family use structure.
- Section I.34** **Plant** is a living thing that grows in the ground, usually has leaves or flowers, and needs sun or water to survive. Includes Hedges, Shrubs, Trees, succulents and cacti.
- Section I.35** **Replacement Window** is a new window that takes the place of, or substitutes for, an existing or original equipment window.
- Section I.36** **Retaining Wall** is a Wall that holds back a height of two feet or more (2’+) of earth on one side or has an elevation differential of two feet or more (2’+) from one side of the Wall to the other.
- Section I.37** **Roof Maintenance** refers to the use of existing tiles when replacing the underlayment or making other minor repairs.
- Section I.38** **Roof Replacement** is the removal and elimination of the existing tiles and replacement with new tiles.
- Section I.39** **Roll Down Shade Screen** is a mechanical or motorized mesh or fabric cover that provides protection from the sun for exterior window or patio openings (including slatted patio covers).
- Section I.40** **Satellite Dish** is an external circular, dish shaped, signal receiving device that is one meter in diameter or less.
- Section I.41** **Security Door** is an exterior metal door that provides ventilation and protection from unwanted intrusion.
- Section I.42** **Setback Distance** is the shortest straight-line distance in feet from the nearest property or lot boundary (Lot Line) to a main or accessory building (measured to the framing stud), structure, Sign or the like located on the same property or lot (Town of Oro Valley Code, Chapter 31, Definitions). See Appendix A for Lot Setback requirements.
- Section I.43** **Shed/Storage Building** is a free standing or attached structure, designed for or intended for storage.
- Section I.44** **Shrub** is a woody perennial Plant with several stems, generally smaller than a tree. May also be referred to as a bush.
- Section I.45** **Rolling Shutter** is a moveable mechanical or motorized cover or slatted device that limits the passage of Light on windows.
- Section I.46** **Sign** is a means of giving information or instructions in a written or symbolic form, used to identify, provide direction or advertise.
- Section I.47** **Solar Attic Fan** is a fan mounted on the exterior of the roof, which is sun powered, and exhausts hot air from the attic area.
- Section I.48** **Solar Tube** is a domed protrusion on the roof of a house, which uses the sun’s rays to project Light into the house.
- Section I.49** **Southwest Colors for doors** are a specific selection of colors that can be used on Front Entry Doors and/or Front Security Doors located within 12 inches of the Front Entry Door. (See Appendix C)
- Section I.50** **Trash Container** is a covered container intended for the temporary storage of waste material, prior to collection or disposal.
- Section I.51** **Tree** is a woody perennial Plant, generally having an elongated main stem, and few branches on its lower part.

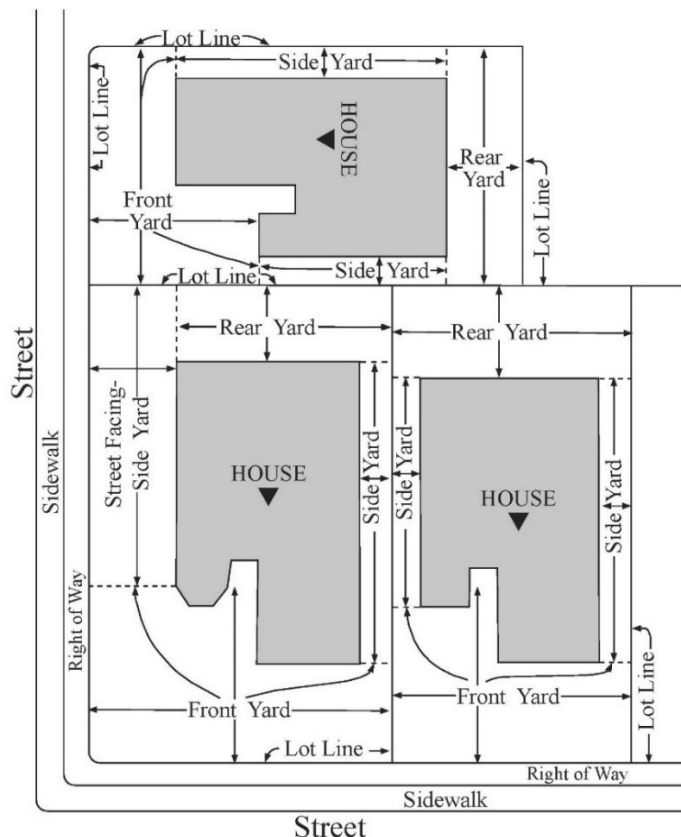
- Section 1.52** **Trellis** is a frame of lattice work used as a screen, or as a support for climbing Plants.
- Section 1.53** **Vegetation** is all the Plants or Plant life of a place, taken as a whole.
- Section 1.54** **Visible From Neighbors or street** shall mean, with respect to any given object is or would be visible to a person six (6) feet tall, standing at ground/street level on neighboring property or the street.
- Section 1.55** **Violation** is an infringement or failure to comply with the requirements of the Governing Documents of Sun City Oro Valley.
- Section 1.56** **Wall** is a masonry barrier intended to prevent intrusion or to mark a boundary or shield outdoor furniture.
- Section 1.57** **Yard, Front** is a non-uniform area extending across the entire front of a lot, which is composed of all the non-roofed area between the front Lot Line and the front of the residence. See Section 1.61 for a graphic definition.
- Section 1.58** **Yard, Street Facing Side** is the entire area between the side of a house and the right of way line of a street that is adjacent to the side of the house and extending along the side of the house from the Front Yard to the rear Lot Line. See Section 1.61 for a graphic definition.
- Section 1.59** **Yard, Rear** is the area extending across the entire rear of a lot, between the rear of the house and the rear Lot Line. If a Rear Yard adjoins a Street Facing Side Yard, the Rear Yard ends at the closest point of the Street Facing Side Yard. See Section 1.61 for a graphic definition.

Section 1.60 **Master Declaration Article I, Definitions**

Definitions pertaining to the Development Standards that are currently in the Master Declaration; these are found in:

Section 1.2	ARC	Section 1.14	Governing Documents
Section 1.5	Association	Section 1.15	Lot
Section 1.6	Board	Section 1.18	Owner
Section 1.9	Common Area	Section 1.21	Single Family
Section 1.13	Golf Course	Section 1.24	Tract Declaration
Section 1.26	Visible from Neighboring		

Section 1.61 **Graphic Definitions of Yards (See sections 1.57, 1.58, and 1.59 for written definitions)**



ARTICLE 2

RESIDENTIAL DEVELOPMENT STANDARDS

Section 2.1 Architectural Character & Site Drainage

- A. The architectural design of all additions, alterations and renovations to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing and materials (Refer to Master Declaration 4.14 and Board Policy ARC-006).
 - 1. Roofs in additions and renovations must be of similar design and construction to the style (either a solid tiled, pitched roof or a flat roof with stucco parapet walls, or sometimes both) provided by the original developer and finished to match the present house roof.
- B. The height of any addition to an existing home shall not be higher than the original roof ridgeline. The depth of any Overhang that is part of an addition or an extension of an original roofline must be consistent with and not exceed the maximum depth of the home's original Overhangs, and shall conform with Lot Setbacks as set forth in Appendix A.
- C. All additions to Single Family homes and patio homes shall be built within the Lot Setbacks as defined in Article 1 and as set forth in Appendix A regardless of more lenient requirements of any local governmental authority. There shall be no additions allowed to the Ember Ridge (Unit 4) and Green Tree Homes (portion of Unit 1).
- D. All materials used in additions and alterations shall be from those used by the developer as to composition, type, and method of attachment. The ARC may allow substitute materials if such materials are deemed to be compatible with the theme of the community.
- E. During construction, debris shall be disposed of daily or stored in a covered container located in the driveway. The container shall not extend into the sidewalk area.
- F. Drainage
 - 1. Drainage must remain on the Lot at all times until it reaches the street. Rear yard drainage should flow to the side yard(s), then to the front yard, and then to the street. For street-facing side yards, drainage may flow from the rear yard to the side yard and then to the street. Drainage should flow about ten feet (10') away from the front and rear of the house and at least five feet (5') from the sides of the house. No modifications to existing drainage to the golf course and to the common areas should be made without approval of the ARC and the Common Area Maintenance Supervisor.
 - 2. Side yard drainage swales shall be maintained within the Lot or along the common side Lot Lines. Drainage swales shall be maintained in an open and unobstructed manner and must be capable of handling the Lot drainage runoff without overflowing onto adjacent property.
 - 3. When any additions, alterations or renovations are performed to an existing home, the established Lot drainage may be altered, but must be maintained within the Lot. All new or altered roofs shall drain to the ground solely within the deeded Lot area. Roofs may not drain directly onto a neighboring property.

Section 2.2 Painting and Colors

- A. All references to house painting, approved colors, paint scheme, approved paint list, and similar references are all intended to apply to the information included in attached Appendix C, which is the only official list of approved house and accessory paint colors that may be used in Sun City. Repainting shall conform to those colors.
- B. Paintable Surfaces – All paintable, wood, metal or stucco accessories and components that are attached to, proximate to, or extending from the exterior of any dwelling shall be painted to match the main body color or trim colors of the selected approved paint scheme unless otherwise specifically noted in another section. This provision shall also include all attached ducting, conduits, wiring, piping, control boxes, and all such exterior Appurtenances. It shall also include antenna supports that are attached to the house. All exterior Appurtenances on a house shall be painted to match the background color to which they are attached, unless specifically approved by the ARC. Solar inverters and control boxes placed on exterior Walls are an exception to this provision.
- C. Non-paintable Surfaces – The color of any prefinished, non-paintable metal or PVC components shall closely match the body or trim color of the house.
- D. All accessories and Appurtenances attached to the roof of any dwelling shall, whenever possible, be painted to blend with the roof color as closely as possible.

- E. Repainting a dwelling may be done after obtaining approval from the Architectural Coordinator if the color scheme is included in the attached Appendix C approved colors. If the driveway or walkway has been coated or stained, the selection of a color scheme must be coordinated with the existing coating/staining color or the coating/staining must also be redone to complement the new house body color.
- F. Pursuant to Master Declaration 4.7, all buildings and structures must be kept in good condition and adequately painted. Compliance will require on-going maintenance, prompt repairs and periodic repainting to correct and/or prevent any of the following conditions: fading, peeling, chipping, rusting, staining, or any condition which allows stucco to be visible. All maintenance, repairs and painting of existing homes shall be performed using similar materials and approved colors. Houses may have one body color and no more than one trim color from the same palette which are defined in Appendix C. Southwest Colors cannot be used as a base or trim color.
- G. Maintenance Painting – Maintenance painting of houses, using the previously approved colors that match the adjoining areas is allowed without pre-approval, if it represents a minor portion (up to 25%) of the total wall surface area of the house.

Section 2.3 Walls, Fences, Gates, and Courtyards,

- A. For Walls and Fences provided by the developer, no alterations, changes or additions shall be allowed without the prior written approval of the ARC. Any changes, alterations or additions must conform to the requirements of Development Standards Appendix B, Master Declaration 4.19 and 4.23.a., and Tract Declarations.
- B. New Walls and Fences that have not been provided by the developer shall also conform to the requirements of Development Standards Appendix B and Master Declaration 4.19 and 4.23.a.
- C. Walls and Fences are allowed within Lot Setbacks as set forth in Appendix A subject to the requirements of the Master Declaration, Development Standards, and Tract Declarations.
- D. Walls, Fences, and Gates shall be designed and located to maintain a minimum three foot (3') wide by seven foot (7') high access way (which may include gates) on the property to the rear yard on at least one side of the house, for maintenance and emergency purposes (see Town of Oro Valley code 23.5 C. 2. f.).
- E. Walls
 - 1. Rear yard, side yard, patio and Courtyard Wall surfaces shall be masonry or stucco as defined below. Wall surfaces shall be finished on both sides by the property Owner erecting the Wall. Acceptable Wall materials are listed below and shall be used to reflect the character of the home and subdivision. Painted slump block CMU, painted scratch face RMU, painted brick and wood are not acceptable.
 - 2. Perimeter or bridge Walls shall be stucco or masonry. Masonry Walls shall match existing masonry used by the developer for constructing Walls within a specified unit (See Appendix B).
 - 3. Courtyard or Rear Yard accent Walls shall be masonry or stucco.
 - 4. Stone veneer accents or tile accents that complement the existing paint scheme are also permissible on house, Courtyard or Rear Yard Walls.
 - 5. If any Wall is to be constructed on a property line, letters from neighboring homeowners must be obtained stating their agreement including responsibility for future maintenance in accordance with the party Wall provisions in Master Declaration 4.15. Such letters shall be obtained prior to approval of an owner-constructed Wall and prior to any additions or alterations to developer-constructed Walls along common property lines. Any changes, alterations or additions are subject to approval by the ARC.
 - 6. Two (2) feet minimum clearance from the Lot Line is required if a Wall is to be constructed along (parallel to) another Wall in which either Wall exceeds two (2) feet in height. A six (6) inch spacing requirement from the Lot Line is the minimum for any other construction unless parties involved intend to build a Party Wall/Fence.
 - 7. Maximum height of Retaining Walls (Walls that retain two feet (2') or more of earth) and party Walls shall be measured from the finished grade elevation on the highest side of the submitted Wall.
 - 8. Maximum height of other Walls shall be measured from the finished grade of the Lot on which the Wall is built (not including Landscaping material) and shall not exceed three feet, six inches (3'6") in the Front Yard area within twenty feet (20') of the front property line or six feet (6') in other areas. (See Master Declaration 4.19.)
 - 9. No Wall of any nature of a height greater than five feet (5') shall be built, erected or placed within a distance of fifteen feet (15') of the rear property line of a Lot bordering the Golf Course. Any portion of such Wall greater than three feet (3') in height shall be limited to open Ornamental Iron Fence construction. See Master Declaration 4.23.

10. No newly proposed Walls constructed or altered on any Lot shall be built within the street right of way, utility easements (See Master Declaration 6.3 for more information), or within the area specified in Master Declaration 4.16. Bridge Walls constructed across the side yard drainage easement shall not obstruct Lot drainage (See Section 2.1 F.). In the event that an approved entity requires access to a maintenance easement, Owner shall provide access at their own expense.

F. Fences

1. New, or replacement, wood, plastic, and chain link (or similar material) Fencing is prohibited.
2. Rear yard or side yard perimeter Fences shall be Ornamental Iron Fence (as Industry defined).
3. Sheet metal or expanded (a type of mesh) metal screening used as a snake barrier may be added as a backing to the lower portion of Fencing and shall be painted to match the fencing to which it is attached. No plastic screening or "chicken wire" is allowed.
4. In Front Yards, Fences may be used to enclose a covered porch.
5. Small accent Fences not measuring more than twenty inches (20") wide and not exceeding the height of the Courtyard Wall may fill a gap between a Courtyard Gate and Wall. Fencing shall not be installed on top of Courtyard Walls.
6. Bridge Fencing (Fences that extend from the side of the house to the yard perimeter) shall also be Ornamental Iron.
7. Ornamental Iron Fences must be constructed with materials as described in Appendix B.
8. The maximum height of Fences shall be six feet (6') unless additional Tract Declarations or golf course lot restrictions apply. (See Master Declaration 4.19)
9. No Fence of any nature of a height greater than five feet (5') shall be built, erected or placed within a distance of fifteen feet (15') of the rear property line of a Golf Course View Lot (see Appendix D).
10. If any Fence is to split a common property line, letters from neighboring homeowners must be obtained stating their agreement in accordance with the party Wall provisions in Master Declaration 4.15. Such letters shall be obtained prior to approval of an owner-constructed Fence. Any changes, alterations or additions are subject to approval by the ARC.
11. In the event that an approved entity requires access to a maintenance or utility easement, Owner shall provide access at their own expense.

G. Gates and Wall Arches

1. Free standing arches or gates are not acceptable. (See Section 2.8)
2. Gates must be Ornamental Iron in a style that is compatible with the desert southwest and approved by the ARC. Wooden gates approved prior to February 2023 are an exception.
3. Sheet Metal, expanded metal (a type of mesh), metal screening or snake barrier mesh may be added as a backing to Ornamental Iron Fence gates. Such screening must be painted to match the color of the gate and of sufficient height if its purpose is to obstruct visibility to items such as Trash Containers and/or Artificial Turf.
4. Gates must be at least three feet (3') wide.
5. Gates shall be limited to a height and width of six feet (6'). However, gates located within the Front Lot Setback (as set forth in Appendix A) may not exceed a height of forty-two inches (42"). The sides of the gate should not exceed the height of the Fence or Wall to which it is attached. Any arched portion above the top horizontal bar shall not exceed eight inches (8") in height at its peak.
6. Maximum height of new masonry arches shall not exceed eight feet (8') in height (measured to the top of the arch) and the width of the arch itself must be no greater than six feet (6') (measured to the inside edge of the arch).

H. Courtyards

1. Front Yard or Street Facing Side Yard Courtyards must be surrounded by a Wall.
2. Courtyard Walls in the Front Yard or Street Facing Side Yard shall have three feet (3') minimum height. An existing condition exception allows previously constructed Front Yard Walls that are two feet (2') in height to also qualify as a Courtyard Wall.

3. Maximum height of Courtyard Walls shall be measured from the finished grade on the inside (house side) of the Wall and shall not exceed three feet, six inches (3'6") in the Front Yard area within twenty feet (20') of the front property line or six feet (6') in other areas. (See Master Declaration 4.19.)
4. The arched Wall front entry areas on the Silver Creek and Pacifica model homes qualify as a Courtyard or porch. Furniture is permitted in front of homes where the Developer laid concrete pads intended to be used as a front porch (as shown on original home model drawing for the Dakota, Dillon and Cumberland models).
5. Any Courtyard Wall additions, changes or alterations must be approved by the ARC.

I. Fence, Gate & Wall Color

1. All side and Rear Yard perimeter Ornamental Iron Fencing and gates shall be painted Weathered Brown.
2. All other Ornamental Iron Lot interior or front facing bridge fencing and gates between the house or Courtyard Gates, may be painted Weathered Brown or the main body or trim colors of the selected approved paint scheme.
3. Any galvanized/expanded metal screening or snake barrier mesh, added to Ornamental Iron Fencing or gate(s) shall be painted to match the Fencing or gate(s) to which it is attached.
4. Painting of "Already Approved" wood gates shall follow the same requirements as specified for Ornamental Iron Fence gates. Wood gates may also be stained a dark finish similar to Weathered Brown. When any portion of the wood is required to be replaced the gate must be replaced with other approved materials. See Section 4.6.A.
5. Exception: If the perimeter Fence is obstructed and not visible due to Vegetation, that portion of the Fence does not have to be repainted until the Vegetation is removed. Both sides of the Fence must be taken into consideration. If any part of the Fence is visible, regardless of size, it must be painted Weathered Brown.
6. Stucco perimeter, patio, porch or Courtyard Walls shall be painted to match the main body color or trim colors of the selected approved paint scheme. If such wall is considered a Party Wall then each side must be painted to match the color of the house to which it is facing. If the top of the wall is also stucco then it must be painted just one of the side wall colors.

Section 2.4 Mechanical Equipment, Solar, Pool/Spa, OTARD, HVAC, and EV Charging Stations

A. Mechanical Equipment

1. ARC approval is required before Installation.
2. All ground-mounted Mechanical Equipment, except the primary air conditioner compressors, shall be screened from street view by a solid wall or fence at least four feet (4') in height. This may be an existing wall that is at least four feet (4') high as long as the mechanical equipment is placed no further than ten (10) feet from that wall. See Town of Oro Valley code 23.6 A. 6.
3. Acceptable structure materials for mechanical equipment screening shall be stucco/masonry Walls or Fences that have a solid metal backing. Stucco Walls shall be of a material and color to match the house. Masonry Walls shall match existing masonry Walls on the property. All screening shall be placed a suitable distance away from the equipment to allow for adequate air circulation around the equipment, and may be open on the side(s) that are not blocking the street view. Such screening must be painted to match the color of the fence to which it is attached. Any Wall or Fence used for screening purposes shall conform to the requirements of the Master Declaration 4.19 and 4.23.a as well as to all Development Standards.
4. All ground level equipment should be located to minimize Noise that might annoy Neighbors (see Section 2.4.C).
5. All ground level equipment and associated screening must be located to maintain a minimum three foot (3') wide by seven foot (7') high access way on the property to the rear yard on at least one side of the house, for maintenance and emergency purposes (see Town of Oro Valley code 23.5 C. 2. f.).

B. Solar Energy Devices

1. Revised Arizona Statute No. 33-1816, "The Arizona Solar Rights Law," provides that a homeowner's association may adopt reasonable rules regarding the placement of a solar energy device if those rules do not prevent the installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device.

2. Sun City Oro Valley adopts the following to the fullest extent possible while incorporating the limitations outlined above. Solar energy equipment may be installed on any Lot provided the following priorities and guidelines are adhered to without conflicting with Arizona Revised Statute No. 33-1816.
 - a. In keeping with the architectural theme of the community, every reasonable effort shall be made to mount solar energy equipment in locations on roofs, providing minimum exposure to Neighbors or views from the street.
 - b. If mounted on a sloped tile roof, the highest edge of the solar collector panels and their support structure should not be higher than the highest edge of the roof surface on which they are mounted.
 - c. If mounted on a flat roof, the highest edge of the solar collector panels and their support structure should not exceed the height of the parapet surrounding the roof.
 - d. All piping and/or wiring conduit shall be neatly routed and painted to reasonably blend with the background color of the mounting surfaces so as not to be unduly noticeable. We recommend, when possible, that all piping and/or wiring conduit be routed through the attic.
 - e. An Awning may be installed above an inverter if overheating of the inverter is likely to occur due to direct exposure to the sun. An Awning above an inverter must be horizontal slotted design, be made of aluminum, and be no more than three feet wide by three feet deep (3' x 3'). Visible surfaces must have a permanent finish that closely matches or complements the color of the house or trim.
3. The installations described above must in ALL situations be approved by the ARC prior to installation. After-the-fact applications for approval may be subject to fines from the Association.

C. Swimming Pools and Hot Tubs

1. All swimming pool and spa equipment (pumps, filters, heaters) shall be screened from view from the street and neighboring property. Noises from pool/spa equipment shall be controlled to not unreasonably disturb Neighbors. Spas or hot tubs (including the top cover) shall not exceed forty-three inches (43") above the finished grade elevation of the Lot. The color of the sides of the spa should be wood tone finishes. Other colors must be approved in advance by the ARC. All pools, spas and hot tubs must be installed according to County and/or Town of Oro Valley ordinances and may require protective Fencing. An Oro Valley building permit is also required. .
2. No pools, spas, hot tubs and related Mechanical Equipment shall be located within any of the required Lot Setback areas as set forth in Appendix A. Any Owner who can present good cause that this would create a hardship may request an ARC approved variance per ARC-005. Variance requests must include measures to be taken to mitigate any adverse effects on neighboring property. The Town of Oro Valley also has a requirement that pools/spas/hot tubs may not be located closer than five feet (5') to any rear or side property line. Therefore, even if ARC approves a variance, the Town of Oro Valley may not issue a building permit.
3. Pool lighting is subject to the requirements in Section 2.7.

D. Over the Air Reception Devices

1. In compliance with the Telecommunications Act of 1996, and as amended in February 2021 the Federal Communications Commission adopted it's Over the Air Reception Devices (OTARD) rule. Among other things, the rule applies to the installation of "dish" type satellite antennas that are less than one meter (39.37") in diameter and antennas that are designed to receive local television broadcast signals. The amended ruling expanded coverage to include hub and relay antennas that are used for Distribution of broadband-only fixed wireless services (does not include AM-FM radio, amateur (HAM) radio, CB Radio, and Digital Audio Radio Service (DARS) signals.
 - a. 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; 3) preclude reception of an acceptable quality signal. However, the HOA can require that these antennas be installed on a Lot or parcel in a manner that makes them the least Visible from Neighboring Properties, streets and the Golf Course as long as Sun City Oro Valley remains in full compliance with the aforementioned OTARD rule prohibitions.
2. In Sun City Oro Valley, the most acceptable locations in order of preference are: 1) ground mounted in the rear or side yard out of view from Neighbors, the street and Golf Course; 2) roof mounted on a flat roof when the antenna can be hidden from view behind a parapet; 3) any other location where the antenna can be hidden to the maximum extent possible from neighboring property, street and Golf Course. If an antenna must be mounted on the exterior Wall of a house for adequate signal reception, the antenna supports must be painted to match the background color of the house.

3. The Association offers a free Satellite Dish site evaluation service to residents. It will, upon request, come to a resident's property and assist in determining the best location of a Satellite Dish. This service is optional but strongly encouraged. Failure to use this service will not excuse the resident from following the guidelines mentioned above.
 4. Dish type antennas greater than one meter in diameter shall not be installed on any Lot or parcel.
 5. Antennas not covered by the OTARD rule, including amateur radio (HAM) antennas, shall not be installed on any Lot or parcel unless the installation is first approved in writing by the ARC.
 6. Antennas used to receive fixed wireless or broadband internet signals may be installed and must follow the most acceptable installation locations as described above. Antenna equipment must not exceed the existing size restrictions for customer-end equipment.
- E. Air Conditioning Units
1. All primary and supplemental air conditioning units and evaporative coolers may not be roof mounted, except in the Green Tree and Ember Ridge developments. The installation of small mini split air conditioning units on flat roofs with a parapet is the exception to this item.
 2. Supplemental air conditioning window or Wall units may not be placed in a residence Front Yard or Street Facing Side Yard window. Units installed inside windows must be screened from view from the street and neighboring property. The installation cannot be of a temporary nature. The unit must be framed and secured within the window opening without the use of external support. Materials used to frame and secure the unit must be painted to match the body or trim color of the house.
 3. Screening for supplemental window or mini split units must be in compliance with Section 2.4.A..
 4. Approval must be granted in advance of installation for any supplemental units.
- F. Sounds from wind chimes must be controlled to not unreasonably disturb Neighbors.
- G. No weather recording equipment and/or weather vanes will be allowed on any roof or chimney of any residence.
- H. External surveillance equipment, monitoring devices, and/or security lighting must not be intrusive to neighboring property (i.e., cameras shall not be pointed towards a neighbor's yard).
- I. Electric Vehicle (EV) Charging Stations
1. EV charging stations inside garages do not require ARC approval. New 120-Volt or 240-Volt circuits or outlets (receptacles), whether installed inside or outside the garage, require a Town of Oro Valley permit on file with the Architectural Coordinator.
 2. EV charging stations or outlets (receptacles) outside of the garage require ARC approval and a Town of Oro Valley permit. Installation must comply with current Town of Oro Valley regulations.
 3. Outside EV charging stations, receptacles and cords must be contained in a weatherproof enclosure that is permanently attached to the side of the house and painted to match the house color. Such enclosures shall not be installed on the Front or Street Facing Sides of houses.
 4. Free-standing EV charging pedestals are not allowed.

Section 2.5 Trash Containers

- A. All Trash Containers must be covered and stored on a Lot to not be Visible from Neighboring Property or the street.
- B. Trash Containers must be stored in the garage or screened from Neighboring Property or the street by a structure or by Plant material of adequate density, width, and height. Acceptable structure materials must be stucco or masonry Walls and/or Fences/Gates that contain a perforated or solid metal backing at sufficient height and density to block view of the containers (48" minimum height). Stucco screening Walls must be of a material and color to match the house. Masonry screening Walls must match existing masonry Walls on the property. Walls, Fences, and Gates must also meet all requirements in Section 2.3.
- C. All Trash Containers are subject to the requirements of Master Declaration 4.9.

Section 2.6 Signage, Banners, Flags and Flag Poles

- A. "For Sale" Signs for real property are permitted within the community. Such Signs must be located wholly within the property of the residence. Signs shall not exceed 18" x 24" and may be double sided. Signs may have a container for information flyers and may have a single information rider on the bottom (maximum size 6" x 24"). The overall height

from finished grade may not exceed five feet (5'). Only one Sign per residence is allowed. Signs must be removed within two working days of the close of escrow of the property.

- B. Only one "Open House" Sign will be permitted on any one street corner and only one Sign where there is a necessary change of direction to an open house. No "attention getters" such as flags, balloons, or other devices are permitted on Signs.
- C. "For Rent" or "For Lease" Signs are permitted within the community and must follow the same regulations as "For Sale" Signs in Section 2.6.A above. Alternatively, one 12" x 8" Sign may be placed in an inside window of the home.
- D. Residents are permitted to post a Sign from a security company providing service to their home. One security Sign may be placed in the Front Yard where it is visible to someone approaching the house. A sign may also be placed in the windows of the home. The Sign may not exceed twelve inches (12") in height if placed in the ground, or sixteen square inches (e.g. 4" x 4") if placed in a window.
- E. In addition to the lighted house number provided by the developer, one additional house number may be added by the property Owner and consist of plaques/numbers attached to the residence, or other permanent object. An identification Sign (occupant's name), when approved by the ARC, may be displayed by an Owner in lieu of a second house number. Free standing house numbers of an Artifact nature are prohibited.
- F. Contractor's Sign(s) shall be removed within one week of job completion.
- G. Political Signs shall be displayed in accordance with Arizona Revised Statute §33-1808. Also, see Arizona Statute §16-1019 for other applicable regulations that may apply in Pima County and the Town of Oro Valley. Display of political flags and banners shall follow the same guidelines. Total signage, to include both sides must not exceed nine (9) aggregate square feet.
- H. One 3" x 8" Sign is allowed on the house front door, front Security Door or front Courtyard Gate. The color of the Sign will match the door, body, trim or gate color and the writing will be black or weathered brown. Signs may read "No Solicitors".
- I. Any other Signs must be approved in advance by the General Manager before being displayed, as required by Master Declaration 4.12.
- J. The types of banners to be displayed must be in conformance with the Master Declaration Section 4.12.b. A professional or college sports team banner may be displayed on game day. Seasonal decorative banners may be displayed starting from Thanksgiving to January 15. For other holidays and days of celebration, banners may be displayed from fifteen (15) days before and removed within seven (7) days after. Only one (1) banner is permitted and may be no larger than 24" x 48".
- K. Flags
 - 1. The Association shall not prohibit the display of the following types of flags in accordance with Master Declaration Section 4.12.a and A.R.S. Section 33-1808:
 - a. American flag
 - b. Official or replica of a flag of the United States army, navy, air force, marine corps, or coast guard
 - c. POW/MIA flag
 - d. Arizona state flag
 - e. Arizona Indian nations flag
 - f. Gadsden flag
 - g. First responder support/memorial flag
 - h. Blue and Gold Star Service flag
 - 2. A professional or college sports team flag may be displayed on game day. Seasonal decorative flags may be displayed starting from Thanksgiving to January 15. For other holidays and days of celebration, flags may be displayed from fifteen (15) days before and removed within seven (7) days after.

3. American and military flags may be displayed 24 hours a day if properly illuminated during the hours of darkness and should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed.
4. Suggested size guideline for flags on a pole under twenty (20') feet tall is 3' x 5'.

L. Flag Poles

1. A flag pole shall only be installed in the Front Yard or Rear Yard of the home.
2. In the Front Yard, the pole must be a minimum of ten (10) feet from the street sidewalk of the home. The maximum height of the pole shall not exceed fifteen (15) feet unless a Town of Oro Valley Permit is obtained.
3. The Noise generated from cables clanging against the pole during windy days must be controlled so as not to disturb Neighbors.
4. Approval may be given by the Architectural Coordinator if all applicable criteria are met.
5. Approval must be granted in advance of installation and may require a Town of Oro Valley permit.

Section 2.7 Exterior Lighting

- A. All exterior lighting shall comply with the Pima County and Town of Oro Valley Outdoor Lighting Code in Zoning Code 27.5 for Lighting Zone E2a). The purpose of these codes is to minimize Light pollution and to protect access to the dark night sky.
1. The maximum allowable total lumens from all outdoor Light Fixtures on a lot shall be equal to the total square footage of the lot, including the square footage of the house, times eight percent (80%). For example, a lot that has 7000 square feet of property has a maximum allowable outdoor Light Fixture light output of 5600 lumens.
 - a. Outdoor lighting installed under a roof overhang or in a patio ceiling in such a manner that no lamp or vertical element of the lens or diffuser is visible at the property line shall not be counted in determining the allowable total lumens.
 - b. Light Fixture lumens, or light output, shall be based on the manufacturer's initial rating.
 2. All unshielded Light Fixtures (those with lamps visible above the horizontal) shall be turned off between 11:00 PM and sunrise, except for solar-powered, under vehicle, and flag lighting.
- B. All exterior Light Fixtures shall comply with Master Declaration 4.5: "No lighting shall be permitted which causes unreasonable glare to neighboring property Owners, neighborhoods or Common Area."
1. Lighting Fixtures shall be shielded (lamps not visible above the horizontal) or aimed so that direct illumination is confined to the property boundaries of the source.
- C. General Lighting Requirements
1. Lighting Fixtures shall use "warm white" lamps (bulbs), preferably 2700K color, and must be less than or equal to 3000K color to minimize blue light emissions.
 2. Lighting Fixtures shall be steady (nonblinking) and warm white color (no colored lights), except for seasonal holiday lighting as defined below.
- D. All exterior lighting changes or additions, except under-vehicle lighting and seasonal holiday lighting, require ARC approval in advance of installation. Replacement Light Fixtures may be approved by the Architectural Coordinator.
- E. Exterior Lighting by Type
1. Pathway Lighting
 - a. Pathway Lighting Fixtures shall be shielded (lamps not visible above the horizontal), warm white in color, and not exceed 100 lumens per fixture.
 - b. Solar-powered pathway lighting fixtures shall be shielded (lamps not visible above the horizontal), warm white in color, and not exceed 30 lumens per fixture.
 - c. Pathway Lighting Fixtures shall be no more than two feet (2') high and spaced no less than three feet (3') apart.
 - d. Pathway Lighting Fixtures shall be limited to no more than a total of twelve (12) in the Front Yard and twelve (12) in Street-Facing Side Yards.

- e. Pathway lighting is not permitted along a public sidewalk.
 - f. Pathway lighting must be turned off between 11:00 PM and sunrise, unless using approved solar-powered pathway lighting.
2. House-Mounted Lighting
 - a. House-mounted Lighting Fixtures shall be shielded (lamps not visible above the horizontal), warm white in color, and not exceed 450 lumens per fixture.
 3. Security Lighting
 - a. Security Lighting Fixtures shall be installed within a housing and aimed so that direct illumination is confined to the property boundaries (no higher than 45 degrees to the horizontal) and shall not exceed 1450 lumens per fixture.
 - b. Security lighting shall be controlled by a motion detector that responds only to activity within the property boundaries.
 - c. Security lighting shall remain illuminated for no more than 15 minutes.
 4. Under-Vehicle Lighting
 - a. Lights placed under vehicles to deter animals are allowed that do not produce unreasonable glare visible at neighboring properties. Such lights shall be completely shielded by the vehicle, shine a steady warm white light, and be nonblinking.
 5. Post Lights
 - a. Post Lights shall have either an opaque lens or frosted lamp, shall be warm white in color, and shall not exceed 450 lumens.
 - b. Post Lights shall be located in the Front Yard on the front door side within four feet (4') of the street right of way of the home and within four feet (4') of the driveway, unless otherwise approved by the ARC.
 - c. Maximum height of the Light shall not exceed 90" unless otherwise approved by the ARC.
 - d. Pole must be black, dark bronze, or weathered brown.
 6. Illuminated House Number Lights
 - a. Illuminated house number boards are the required standard on all homes. They shall be maintained so that the house numbers are readable from the street at all times.
 - b. Solar powered lights and LED replacement number boards are allowed. Burned-out, original low-voltage incandescent bulbs may be replaced with their LED equivalents without approval.
 - c. Any Tree or Shrub that obscures a clear view from the street of the house number board shall be trimmed sufficiently to allow an unobstructed view of the house number board.
 7. Seasonal Holiday Lighting
 - a. Total Light output from all holiday lighting on a property shall not exceed 650 lumens.
 - b. Seasonal holiday lighting is permitted from Thanksgiving to January 15. For other holidays and days of celebration, lights may be displayed from 15 days before and shall be removed within 7 days after the celebratory day.
 - c. All holiday lighting must be turned off between 11:00 PM and sunrise.
 8. Accent and Spot Lighting
 - a. Accent and Spot lighting used to highlight plants or other features on the property must not be pointed higher than 45 degrees above horizontal and must not be pointed toward neighboring properties.
 - b. Accent and Spot lighting fixtures shall be warm white in color and not exceed 450 lumens per fixture.
 - c. Decorative ambiance lighting strung in Plants shall be limited to a maximum total of 650 lumens.
 - d. String type patio lighting shall be positioned under the Patio Cover soffit.
 - e. All accent and spot lighting must be turned off between 11:00 PM and sunrise.
 9. Flag Lighting
 - a. Flag lighting shall not illuminate above the flagpole and shall not exceed 450 lumens.

Section 2.8 Prohibited Structures and Animals

Pursuant to the Master Declaration Article 4 USE RESTRICTIONS and Article 5 ARCHITECTURAL CONTROL, the following are prohibited:

- A. Storage buildings or Sheds.
- B. Clothes lines or clothes poles.
- C. Detached structures such as garages, pergolas, palapas, ramadas, casitas, or gazebos.
- D. Tents of a permanent nature.
- E. Shade sails.
- F. Freestanding structures such as: sunscreens, gates, privacy structures, or arches (the ARC may approve freestanding Walls used as privacy screens).
- G. Any type of car port structure, whether attached or detached.
- H. Above ground swimming pools of any type.
- I. Woodpiles that are exposed. Wood stored outside must be in a covered plastic container of a color that closely matches the house base color and is not visible to neighbors or the street. Refer to Master Declaration Section 4.6.
- J. Livestock and/or farm animals such as, but not limited to: chickens, goats, and non-indigenous species.
- K. Window security bars of any type. Clear window security films (Section 2.13 A. 1. f.) or window security screens (Section 2.11) may be used.

Section 2.9 Awnings Stationary and Retractable

- A. All Awnings shall be a solid color of fabric, that closely matches or is complementary to the house color scheme. The color of the supporting frame should closely match house trim or roof color. In all cases a picture of the proposed Awning, showing the fabric color to be used, must accompany the request. The ARC will have final approval as to the appearance of any Awning.
 1. All retractable or nonretractable Awnings shall not extend farther than two feet (2') into any Lot Setback as set forth in Appendix A.
 2. All window or front door Awnings in the front or Street Facing Side Yard of a residence shall not project more than thirty-six inches (36") from the house. The width shall not exceed the greater of eight feet (8') or the maximum width necessary to cover the window or door, per the awning manufacturer's recommendation.
- B. The Architectural Coordinator may approve repairs to an Awning if the same frame is used and the Awning fabric meets the requirements of this Section.

Section 2.10 Roll Down Patio Shade Screens

- A. Exterior roll down patio shade screens shall be any color which reasonably matches or complements the main body or trim color of the house.
 1. No type of shade screen made of plastic, reed or bamboo is permitted (even of a temporary nature).
 2. The shade screens may be motorized or mechanical and must be secured at the sides or bottom when extended.
 3. Exterior roll down patio shade screens are allowed on side or rear patio covers. They are also allowed on a Front Yard, solid covered patio/walkway so long as no portion of the screen is parallel to the front facing (i.e., address side) wall of the house and is installed inside the roof header so that the screen hardware is not visible from the street when the screen is retracted.
 4. A top roller housing unit is required for any patio shade screen that is visible from a street and not mounted on the inside of the patio cover. The color of the roller housing unit, frame, trim, and guide rails, if installed, must reasonably match or complement the body or trim color of the house.

Section 2.11 Window Stationary UV (Solar/Sun) Screens, Stationary Bug Screens, Window Security Screens, Roll Down Window Shade Screens, Roll Down Window Shutters

- A. General Requirements

1. No approval is required for replacements of exterior bug or Window UV screens.
 2. ARC approval is required for new Window UV screens, new/replacement security screens, roll down shade screens, or roll down shutters in advance of installation.
 3. All replacement Window UV (Solar/Sun), security and roll down window shade screens shall have a consistent screening color on all sides of the house. If screens were originally approved by the ARC, no additional ARC approval is needed when being replaced as long as all screens on the home match in color.
- B. Stationary or UV (Solar/Sun) Window Screens
1. Shall have screening of any color which reasonably matches or complements the main body or trim color of the house.
 2. Screen frames shall match the window frame color as closely as possible.
- C. Stationary Bug Screens
1. Frames shall be the same color as the window frames of the house.
 2. The screen color shall be bronze, charcoal or a gray color.
- D. Window Security Screens
1. Frame width shall be limited to no more than two and a quarter inches (2.25") and shall not protrude out from the window more than two and a quarter inches (2.25").
 2. An interior room release is required so the security screens may be removed in an emergency.
 3. Framing and screening should match your existing window frames as closely as possible.
- E. Exterior Roll Down Window Shade Screens
1. May be used on any side of the dwelling.
 2. Screening shall be any color which reasonably matches or complements the main body or trim color of the house.
 3. A top roller housing unit and guide rails are required. The color of the roller housing unit, frame, trim, and guide rails must closely match the body, trim, screening, or window frames of the house.
 4. A Town of Oro Valley electrical permit may be required.
- F. Exterior roll down mechanical or motorized Window Shutters
1. Are not permitted in the Front Yard or Street Facing Side Yard of the house.
 2. Are not permitted on Slatted Patio Covers.
 3. Non-paintable or prefinished metal roll down shutters shall closely match or complement the body or trim color of the house.
 4. A Town of Oro Valley electrical permit may be required.

Section 2.12 Security Doors & Screen Doors

- A. Security Doors with/or without screening frames that are attached to an exterior door frame and/or are within twelve inches (12") of an exterior door can be painted to match the main body of the house, the trim colors, Weathered Brown, Sierra, Pyrite, or an approved door color if only one trim color has been used.
 1. These doors can also be painted using one of the Approved Southwest Front Entry Door(s) Colors. (See Appendix C.)
 2. If the Front Entry Door is painted with an Approved Southwest Front Entry Door(s) color then the Security Door cannot be painted a different Approved Southwest Front Entry Door(s) color.
- B. Security Doors are allowed to have artistic accent colors to be added to the Security Door(s) as long as the color use is less than five percent (5%) of the total color. Color choices must be approved by the ARC prior to installation.
- C. Security Doors that are part of a structure that functions to enclose a front covered entry or rear covered/screened-in patio shall be painted to match the main body of the house, the trim colors, or Weathered Brown. Approval must be granted in advance of installation.

- D. Screening color on screen doors or Security doors may be dark brown, bronze, black, Pyrite, Sierra or closely match the main body or trim colors of the house. No aluminum storm/ screen doors are permitted except in patio screen enclosures.
- E. Screen doors and Security Doors used in a Patio Enclosure shall be attached using metal framing similar to the enclosure framing. The door screen and frame shall match the colors used for the enclosure screening and framing.

Section 2.13 Window & Door Additions & Replacements

A. Window Additions and Replacements

1. General Requirements

- a. Adding/replacing three or more windows or changing the size of windows will require a Town of Oro Valley building permit. If one is required, a copy must be submitted to the Architectural Coordinator before construction may begin.
 - b. Prior written approval from the ARC is required for window additions or replacements unless all windows are being replaced. The Architectural Coordinator may approve total replacements.
 - c. All applications to the ARC for window replacements and additions must include a sample of the new frame or a brochure, specification sheet or a statement from the installer or manufacturer, etc., that clearly states the exposed frame width (measured from the edge of the glass to the beginning of the stucco) and frame color of the new windows.
 - d. Window grids are permitted but not required.
 - e. Replacement or added greenhouse, bow or bay windows shall not protrude into any of the required Lot Setback areas as set forth in Appendix A. Such windows are not allowed in Front Yards or Street Facing Side Yards. Bay window room additions, where the outside Wall consists of a series of three Walls joined at an interior angle of greater than 90 degrees and containing non protruding windows, or Wall pop-outs are consistent with the existing architectural style of homes and are allowable in any yard of the property.
 - f. Any glass tinting, decals, or artwork on windows or glass doors shall be unobtrusive. Additional film coatings, reflective surfaces, reflective insert panels, or non-traditional materials (e.g. cardboard) on the interior or the exterior of windows shall not be used, except that clear security window films are allowed.
 - g. Any damage to the stucco surrounding windows must be repaired and the repaired stucco must be painted to match the existing color.
 - h. The exposed frame width of replacement or added windows including the width of the sash, may not exceed four and one-eighth inches (4.125”).
 - i. The frame color of replacement or added windows must be black, brown, bronze, tan, cream or white. All replacement or added windows must eventually match in color.
2. Total Window Replacement – If all windows are replaced at the same time, the general requirements listed above in Section 2.13.A.1 apply.
3. Incremental Replacement of All Windows
- a. If all windows are replaced over a period of time, the general requirements listed above in Section 2.13.A.1 apply.
 - b. If a homeowner’s goal is to replace all windows over a period of time, the following requirements must also be met:
 - i. The window replacement must be completed within two (2) years of the first incremental installation.
 - ii. The new windows may be a different style and/or color than the existing windows.
 - a) Once an incremental window replacement has begun, if the house is sold before all the windows are replaced, either:
 - b) The seller must complete the window replacement before the close of escrow, or
 - c) The buyer must agree to assume the responsibility of completing the window replacement following the original two-year replacement period.
4. Partial Window Replacements

- a. If only some of the existing windows are replaced or added, the general requirements listed above in Section 2.13.A.1 apply except for the frame color standard found in Section 2.13.A.1.i.
- b. The frame color of the new windows must match the original frame color as closely as possible.
- c. If only some windows are replaced or added, the new windows must be the same style as the existing windows.
- d. For a replacement window(s), visible frame width (stucco to glass) must not exceed one and one-half inches (1.5") wider than the widest window frame remaining on the house. Subsequent Partial Window Replacements will require the new windows to match in style and width to the windows installed earlier.

B. Exterior Door Replacement and Additions

1. General Requirements

- a. Prior written approval from the ARC is required for all door additions or replacements. All applications to the ARC for door replacements and additions must include a sample of the new frame or a brochure, specification sheet or a statement from the installer or manufacturer, etc., that clearly reveals the exposed frame width (measured from the edge of the door to the edge of the frame) and frame and door color of the new door(s).
- b. Patio doors may be single or double doors and may be constructed as hinged or sliding.
- c. Front doors are defined as all hinged single or double door(s) on the front elevation of the house that are attached to an exterior door frame in front of the door stop.
- d. Adding, replacing, or changing the size of any exterior doors may require a Town of Oro Valley building permit. A copy must be submitted to the Architectural Coordinator before construction may begin.
- e. A new (replacement) garage door, that is a style which has already been approved in Sun City, can be approved by the Architectural Coordinator. A replacement door that not been previously approved must be reviewed by the Architectural Review Committee. Use of an existing style that varies from the existing door only by the addition or removal of a panel of windows may also be approved by the Architectural Coordinator. In the case of an emergency such as the door is inoperable, the door may be replaced with the same or like door and then the Architectural Coordinator shall be notified of the installation. Every effort should be made to contact the Architectural Coordinator or an ARC member prior to the install.

2. Door Color

- a. Patio doors shall match the window frame color or be painted to match the body or trim color of the house. Patio doors on the front elevation of the house may also have frames that match the window frame color.
- b. Service doors shall be painted to match the body or trim color of the house. If constructed of a prefinished, non-paintable material, service doors shall closely match the body or trim color of the house.
- c. Garage doors shall be painted to match the body or trim color of the house.
- d. Front doors
 - i. Front doors are defined as hinged single or double door(s) on the front elevation of the house that are attached to an exterior door frame in front of the door stop.
 - ii. Front doors will be painted to match the main body of the house, a trim color, Weathered Brown, or an approved door color. Front doors may also be stained to a wood tone finish.
 - iii. A palette of southwest exterior front entry door colors has been added to the approved color schemes. See Appendix C.
- e. Approval by Architectural Coordinator must be granted in advance of painting.

Section 2.14 Patio Covers & Enclosures

A. Patio Covers

1. General Requirements

- a. The ARC must approve all Patio Covers prior to installation per Board Policy ARC-006. All work must comply with the building codes of the Town of Oro Valley. A copy of the building permit must be submitted to the Architectural Coordinator before construction may begin.

- b. Patio Covers are prohibited in Front Yards and Street-Facing Side yards, unless of the type defined in Section 2.14 A. 2. c. i.
 - c. The residential Lot Setback requirements as set forth in Appendix A must be complied with in all cases. Patio Cover Overhangs beyond posts secured in footings shall not extend farther than two feet (2') into any Lot Setback.
 - d. The color of Patio Covers that have prefinished, non-paintable surfaces or supports shall closely match or complement the body, trim, or window frame color of the house. A color sample of the proposed material must be submitted with the request.
 - e. Privacy walls constructed between the house and patio cover supports are allowed. Approved materials are stucco or masonry walls, Alumawood tubes (or similar material) or a metal trellis.
2. Four (4) types of Patio Covers are permitted and must meet all the general requirements found in Section 2.14.A.1.
- a. Slatted Patio Cover
 - i. This type of Patio Cover consists of evenly spaced horizontal wood slats or metal tubes supported by rafters that are supported by columns or posts on one side and are attached to the house on the other. The spacing of the slats or tubes allows the passage of air and some direct sunlight. Construction with no spacing between slats or tubes is not acceptable. This type of cover must be constructed of wood or steel framing or Alumawood (aluminum made to look like wood) or like, or other approved structural materials.
 - ii. Enhancements to Patio Covers may include retractable sun canopies in a solid color compatible with the house color scheme or desert southwest environment that are permanently attached to the slatted Patio Cover. Enhancements to patio covers shall not extend beyond the footprint of the patio cover.
 - b. Variable Opening Patio Cover – This type of cover may have adjustable metal roof slats that can be opened to varying angles and can also be closed to provide a relatively tight roof structure. The slat adjustment system may be electrically or mechanically operated. A single Patio Cover may combine a variable opening section with fixed slat type Patio Cover sections as described above. The variable opening section framing, including the supporting posts, must be enclosed in a texture-like metal, or stucco like enclosure. If electrically operated, an Oro Valley electrical permit will likely be required.
 - c. Solid Roof Patio Cover - This type of cover must be either of:
 - i. Similar construction to the styles provided by the original developer, with painted stucco columns, and a solid tiled, pitched roof finished to match the present house roof, or it may have a flat roof with stucco parapet Walls. The solid roof Patio Cover shall maintain the original architectural character and esthetic appearance of the original home.
 - ii. Solid panel roof system constructed of Alumawood, or other approved structural materials. The solid panel roof system shall complement the original architectural character and maintain the esthetic appearance of the original home.
 - d. Cantilevered Patio Cover – This type of cover is a rigid structure that extends horizontally from a vertical post which is attached to the foundation of the house and may have fixed or variable slats or a solid cover. There are no other posts supporting the exterior framework of the Patio Cover.
3. Existing Slatted Patio Cover Roof Replacement
- a. The roof of an existing slat type Patio Cover may be replaced if damaged or deteriorated. Approval must be obtained prior to replacement. Such roof replacements may be approved by the Architectural Coordinator if the roof area is not increased, and all applicable criteria are met.
 - b. Existing main support posts and beams may be retained if they are structurally sound. These support members may be clad with metal covers if desired. Roof slats may be replaced with new wood slats or with rectangular metal tubing slats. Replacement roofs shall comply with all applicable provisions of Section 2.14.A.1 and Section 2.14.A.2. Pre-finished metal components must closely match or complement the body or trim color of the house. Any remaining or replacement wood surfaces must be painted to match the body or trim color of the house or the Alumawood tubing.

B. Patio Enclosures

1. General Requirements
 - a. ARC approval is required for all patio enclosures prior to installation.
 - b. A patio enclosure uses open mesh window screening, window glass, and/or iron security framing to enclose the area under a solid roof Patio Cover. Any window glass is subject to the requirements in Section 2.13.
 - c. A fully enclosed patio (e.g., using glass windows) requires pre-approval per Board Policy ARC-006 and a Town of Oro Valley permit.
2. Screening shall be attached using extruded metal framing designed for that purpose. Wooden framing is not allowed. Enclosure screening shall be any color which reasonably matches or complements the main body or trim color of the house (includes brown, bronze, or black).
3. Preapproved Southwest colors are not allowed. Paintable or Prefinished framing surfaces shall closely match or complement the body or trim color of the house or must match the window frame color. Paintable surface must be weathered brown or match the body or trim color of the house.
4. Screen or glass doors and Security Doors shall be attached to patio enclosures using metal framing similar to the enclosure framing. The door frame and any screening shall match the colors used for the enclosure screening and framing.

Section 2.15 Trellises, Decorative Pots, Gutters & Mailboxes

- A. A Series of Trellises, metal arbors, and Teepees cannot be installed to create a wall or fence. Trellises made of Plastic are not allowed.
- B. For a Trellis attached to a Wall, a Fence, the side of a house or other permanent structure, the maximum height for a Trellis cannot exceed six feet (6'). In addition:
 1. When attached to the side of a house a Trellis may be positioned as the space will allow, but shall not block window egress and shall not exceed the height of the lowest eave/gutter line for the side of the house to which it is attached.
 2. When attached to a Wall a Trellis shall not exceed the height of the Wall.
 3. Free standing Trellises, metal arbors, and Teepees may be installed in non-Street Facing Side Yards and Rear Yards. Such Trellis must be anchored in concrete and must not exceed five (5') feet in height. They cannot be placed within the Rear Yard Lot Setback.
 4. Wood and wire Trellises, arbors, and Teepees must be painted/stained the same color as the background surface. Prefinished metal Trellises may be black, dark brown, bronze or painted the same color as the background surface.
- C. Ceramic, concrete, clay or decorative resin pots with live plants must not exceed more than five (5) in number in the Front Yard. An exception to this is if they are located behind a Courtyard Wall. A single hose pot is allowed and does not count against the pot number limit. No pots are allowed to be located within ten (10) feet of a pedestrian sidewalk. Plant stands and holders for a single pot containing live Plants, are also allowed, but shall not exceed six feet (6') in overall height. Empty pots are prohibited. Plants located on Courtyard Walls are covered under Artifacts Section 2.18.C.16.
- D. Gutters and downspouts that collect and direct rainwater from roofs must not direct water onto neighboring property. Paintable, or prefinished gutters and downspouts shall closely match the main or trim color to which it is attached. Downspout extensions may be a maximum of four feet (4') or shall be connected to an underground drainage system. ARC approval must be obtained prior to installation.
- E. A residence mailbox is required and shall be on the post provided at the designated location. Mailboxes shall not be attached to resident's house, Fence or Wall. Mailboxes must be of a type that is already preapproved by the Association. Color must be black. Mailboxes, flags and supporting posts must be kept in good condition and adequately painted. The addition of an Owner's name and/or figure (such as local birds, Plants, etc. sculpted from metal) to a mailbox is permitted provided it is in keeping with the design aspects of the community, and that they do not interfere with the delivery of mail or pose a hazard to passersby. For information on obtaining a replacement mailbox, contact the Architectural Coordinator.

Section 2.16 Roofs, Skylights, and Solar Tubes

- A. Roof Replacement – Replacement is the removal and elimination of the existing tiles and new tiles installed. Replacement of roof tiles shall be compatible with the architectural theme and character of the community.
 1. Unapproved tiles must be reviewed and approved by the ARC prior to ordering and installation.

2. Preapproved tiles are available for review in the office of the Architectural Coordinator. The Architectural Coordinator may approve the use of these tiles.
- B. Roof Maintenance (Lift and Relay) – The use of existing tiles is allowed when replacing the underlayment. If new tiles are needed to replace damaged tiles and the color either is complementary, or does not closely match to the existing color they must be installed together on a deck least visible from the street. Before work may begin on the roof, a sample of the replacement tile must be reviewed onsite by a designated ARC member and upon his/her recommendation it must be approved for use by the Architectural Coordinator.
- C. Skylights or Solar Tubes may be approved by the Architectural Coordinator if all applicable criteria are met. Approval is required before installation.

Section 2.17 Driveway, Walkway, Courtyard and Patio Surfaces

- A. All Driveway coatings must be reviewed and approved by the Architectural Review Committee. An exception is professionally installed Epoxy or Acrylic materials which can be approved by the Architectural Coordinator.
- B. Walkways, driveway extensions or Courtyard and patio surfaces constructed of concrete or pavers such as brick, stone, tile or flagstone shall be any of the various shades of tan, brown, red, gray, etc., found in the local desert. Concrete may be natural color, epoxy coated or stained and maintained with a material specifically designed for such purpose and the Tucson area climate. The primary color of the epoxy coating or staining shall be a neutral color that is compatible with the main body color of the house, with variations in the degree of shading being allowed. For epoxy coating, any added decorative design must complement and blend with the selected primary coating color. Walkways and patios may also be epoxy coated or stained to match the driveway.
- C. Pursuant to Master Declaration 4.7, driveways, walkways, Courtyard, and patio surfaces must be kept in good condition. Should the surface chip, crack, shift and/or become worn, it must be repaired, removed or re-coated.
- D. Approval for installation of new pavers, concrete may be given by the Architectural Coordinator if all applicable criteria are met. Approval must be granted in advance of installation.

Section 2.18 Landscaping and Other Outdoor Features

- A. Prior written approval from the ARC is required for all major Landscaping changes (See Master Declaration 5.2). Minor Landscaping, which includes adding or changing plants without changing topography or drainage, does not require pre-approval.
- B. The developer has provided full Landscaping in the following areas:
 1. All natural and open areas.
 2. In the Front Yards and Common Areas of Ember Ridge and Green Tree homes. Pursuant to Master Declaration 4.4, replacements shall be in conformance with the list of Prohibited Plant materials. It shall be the responsibility of the Ember Ridge and Green Tree Homeowners Associations to maintain the Front Yards and Common Areas in accordance with these standards.
- C. It is the responsibility of the individual homeowner to provide and maintain full Landscaping in all Front, Side and Rear Yards in accordance with the following minimum requirements:
 1. The use of native or compatible drought-tolerant species is required for all yard Landscaping. High-water-consuming Plants, when used, should be confined to small areas close to residences or in Rear Yards. Any annual or perennial flowers, cacti, or succulents, whether in ground or in pots, may be planted on a resident's property if they are not included in the Association Prohibited Plant List. Wildflowers are approved in yards, but the Plants must be removed immediately after they have finished blooming. Planted material that conflicts with these Development Standards as of the date of adoption (October 27, 2019) are approved until the Plant is removed or dies.
 2. Prohibited Plant List - In keeping with the Xeriscape philosophy of water efficient Landscaping, and to promote the maintenance of community aesthetics, the ARC has adopted a list of Prohibited Plant materials that shall not be used in Sun City Oro Valley. The Prohibited Plant List aligns with the Town of Oro Valley zoning code and may include other Plants restricted in the Association. See Town of Oro Valley Zoning Code for additional information on Plant usage (<https://orovalley.town.codes/ZC/AddC> for Addendum C: Approved Native Plant List and <https://orovalley.town.codes/ZC/AddE> for Addendum E: Prohibited Plant List).

Prohibited Plant List

COMMON NAME	BOTANICAL NAME	REASONS FOR PROHIBITION
Ash, Arizona	Fraxinium velutina	dirty, size, pest prone
Ash, Modesto	Fraxinium velutina "Modesto"	dirty, size, pest prone
Bermuda Grass	Cynodon dactylon	invasive, allergenic
Buffle Grass	Cenchrus Ciliaris	Invasive
Chinese Jujube, Common Jujube	Zizyphus jujuba	Size
Cypress/Arborvitae	Cupressaceae Family	size, pest prone
Desert Broom	Baccharismsarothroides	invasive, allergenic
Ebony, Mexican	Pithecellobium mexicanum	Size
Eucalyptus	Eucalyptus Species	dirty, size, pest prone
Fan Palm, California	Washingtonia filifera	dirty, invasive
Fan Palm, Mexican	Washingtonia robusta	dirty, invasive
Fountain Grass	Pennisetum setaceum	dirty, invasive
Fountain Grass	Pennisetum alopecuroides	dirty, invasive
Ivy	Hedera Species	invasive, pest prone, heat intolerant
Lovegrass	Eragrostis Species	Invasive
Malta Starthistle	Centaurea melitensis	Invasive
Mesquite	Prosopis Species	size, high maintenance
Mulberry	Morus alba	size, allergenic, pest prone
Oak	Quercus Species	Size
Oleander, non-dwarf varieties	Nerium oldeander	Size
Olive	Olea Europaea	dirty, allergenic, pest prone
Palo Verde	Cercidium Species	Size
Palo Verde, Mexican	Parkinsonia Species	dirty, invasive, pest prone
Pampas Grass	Cortaderia selloana	size, invasive, injurious leaves
Pepper, California Pepper Tree	Schinus molle	dirty, size, pest prone, root rot
Pine	Pinus Species	invasive, root rot, size, excessive water, brittle
Red Brome	Bromus rubens	Invasive
Rosewood	Dalbergia sissoo	size, excessive water
Sahara Mustard	Brassica tournefortii	Invasive
Saltcedar	Tamarix ramosissima	Invasive
Silk Oak	Grevilica robusta	size, brittle, root rot
Sumac, African	Rhus lancea	invasive, allergenic
Tamarisk	Tamarix aphylla	invasive, pest prone, excessive water, brittle
Tree of Heaven	Ailanthus altissima	Invasive
Weeping Willow	Salix babylonica	invasive, size, pest prone, brittle

3. Approved Tree List - All trees planted on a resident's property, after November 11, 2021 shall be from the Association Approved Tree List unless otherwise approved by the ARC. No new Trees planted after October 27, 2019 may exceed an expected height of over twenty-five (25') at maturity.

Approved Tree List

COMMON NAME	BOTANICAL NAME	EXPECTED HEIGHT AT MATURITY (FEET)
Arizona Rosewood	Vauquelinia californica	16-20
Broad-leaf Nealie	Acacia cana	11-15
Cat Claw Acacia	Senegalia greggii	11-15
Chaste Tree or Monk's Pepper	Vitex agnus-castus	10-20

Approved Tree List

COMMON NAME	BOTANICAL NAME	EXPECTED HEIGHT AT MATURITY (FEET)
Citrus, least frost-sensitive varieties	Citrus	16-20
Crape Myrtle	Lagerstroemia indica	16-20
Desert Cotton	Gossypium thurberi	8-10
Desert Hackberry	Celtis pallida	10-16
Desert Ironwood	Olneya tesota	20-25
Evergreen Pistache or Mastic Tree	Pistacia lentiscus	15-25
Featherbush	Lysiloma watsonii	11-15
Fraser's Photinia	Photinia fraseri	8-20
Golden Leadball	Leucaena retusa	11-15
Greg or Little Leaf Ash	Fraxinus gregii	16-20
Hollywood or Twisted Juniper	Juniperus chinensis 'Kaizuka'	16-20
Japanese Plum Loquat	Eriobotrya japonica	11-15
Japanese Privet	Ligustrum japonicum	11-15
Kidneywood	Eysenhardtia orthocarpa	15-20
Kodata Fig Tree	Ficus Carica	15-25
Lemon Bottlebrush	Callistemon citrinus	11-15
Mastic Tree	Pistacia lentiscus	14
Mediterranean Fan Palm	Chamaerops humilis	11-15
Mexican Buckeye	Ungnadia speciosa	16-20
New Mexican Privet	Forestiera neomexicana	12-18
Palo Blanco	Mariosousa willardiana	16-20
Pineapple Guava	Acca sellowiana	11-15
Podless Sweet Acacia	Acacia farnesiana Sweet Sierra	25
Pomegranate	Punica granatum	16-20
Raspberry Jam Tree	Acacia acuminata	16-20
Smooth Vallesia	Vallesia glabra	16-20
Texas Mountain Laurel	Calia secundiflora	15-25
Texas Olive	Cordia boissieri	11-15
Turpentine Mulga	Acacia brachystachya	16-20
Twisted Schaffner's Acacia	Vachellia schaffneri	16-20
Weeping Bottlebrush	Callistemon viminalis	15-20
White Thorn Acacia	Vachellia constricta	11-15
Willard Acacia	Mariosousa willardiana	16-20

4. All Landscaping shall be maintained in accordance with the requirements of Master Declaration 4.4 and the Town of Oro Valley zoning code. Maximum height of Hedges is three feet, six inches (3'6") in the Front Yard area within twenty feet (20') of the front property line or six feet (6') in the side or Rear Yard areas. For Lots bordering the Golf Course, Hedges shall be maintained to avoid undue obstruction of views of the Golf Course. (See Master Declaration 4.19 and 4.23.a.) Plants and trees shall be trimmed to maintain a minimum three foot (3') wide by seven foot (7') high access way on the property to the rear yard on at least one side of the house, for maintenance and emergency purposes (see Town of Oro Valley code 23.5 C. 2. f.).
5. All Landscaping, Trees, Plants, Shrubs, foliage, or vehicles/trailers of any kind should not hang over the pedestrian right-of-way (sidewalk) which could cause a hazard to walkers or block visibility of a stop Sign or street Sign on a corner. All Trees must be trimmed to a clearance of no less than seven feet (7') if the Tree hangs over the pedestrian right-of-way. Trees that overhang streets shall have a minimum clearance of fourteen feet (14') above the street.
6. No Shrub or Planting, with the exception of saguaro cactus, which significantly obstructs driver's sight lines while exiting a driveway in a vehicle shall be allowed. Such Shrubs and Plantings must be pruned to a height of forty-two inches (42") or less to allow a safe exit.
7. No Shrub which significantly obstructs the sightline from a neighboring property shall exceed six feet (6') in height as currently specified for Hedges in Section 4.19 of the Master Declaration. Identification of a noncomplying Hedge or Shrub greater than six feet (6') may be submitted by a resident to the Architectural Coordinator.
8. A Lot's Tract Declaration may contain restrictions on Vegetation height.
9. All Vegetation on any Lot shall be maintained so as not to extend beyond the neighboring property lines.
10. Front, Side, and Rear Yard ground plane of each Lot shall be covered with a combination of inert and living materials. Inert materials shall include crushed native rock, river run rock, and rip rap rock unless otherwise approved by the ARC. The crushed native rock shall be any of the various shades of tan, brown, pink, etc., as found in the local desert and must be consistent within delineated areas. White rock and Pea Gravel are not permitted nor is a cover of more than 20% of river run rock/rip rap rock in the Front or Street Facing Side Yard. No artificially colored rock shall be permitted as ground cover.
11. Natural and Hybrid Turf are not allowed and Artificial Turf is prohibited in the Front Yard locations. Artificial Turf can be added to Side, Street Facing Side, and Rear Yards where it will not be visible from the street. The quality of Artificial Turf must be at least 60 oz. in weight. Installation must be such as to maintain adequate drainage away from the home and neighboring properties. Artificial Turf cannot cover more than 90% of all-natural area as measured by the total square footage of all areas within the Side, Street Facing Side, and Rear Yard locations minus finished surfaces (sidewalks, patios, etc.). See Sections 1.57, 1.58, 1.59, and 1.61 for Yard definitions.
12. Use of water for ornamental purposes as a component of landscaping in Front Yards, such as for ornamental pools or water fountains, is prohibited per Town of Oro Valley Zoning Code 27.6.D.
13. All landscape structures (such as water and fire features or equipment) shall be limited in height to six feet (6') above the finished floor grade of the Lot. They shall be compatible with the overall architectural theme of Sun City Oro Valley and of the Sonoran Desert environment. Landscape structures may be installed only in Rear Yards and in Front Courtyards.
14. Outdoor furniture, including umbrellas and benches, is permitted only on covered porches and patios, in Courtyards, and in Rear Yards. Such furniture is not permitted in open or unenclosed portions of Front Yards, Street Facing Side Yards, Street Facing Rear Yards, or Side Lot Setbacks (as set forth in Appendix A). The exception to this limitation involves models where the original developer created either arched walls or a concrete pad intended to be used as a patio. Those models are Silver Creek, Pacifica, Dakota, Dillon, and Cumberland. Outdoor furniture must be in good condition and shall be Neat and Attractive.
15. Resin weather resistant outdoor storage bins are permitted in Rear Yards as long as they are not visible from the street or neighboring property.
16. Artifacts (such as statues, depictions, artificial flowers, decorative yard ornaments or other manufactured artificial decorations, whether lighted or unlighted) shall not be placed in Front Yards or Street-Facing Side Yards. However, Artifacts may be placed on top of front or street-facing side Courtyard Walls and windowsills. The total length of the Courtyard Wall and windowsills shall determine the number of Artifacts allowed (1 per 4 linear feet). The placement of allowable Artifacts is at the resident's discretion. Artifacts may be placed on the ground under covered porches. (See Section 1.3 for the definition of an Artifact.)

17. Above ground rain barrels shall not exceed 500 gallons in overall size. No more than two rain barrel containers shall be permitted on a Lot. The container shall be covered, and shall not be placed in Front Yards, Street Facing Side Yards or placed in any of the required Lot Setback (as set forth in Appendix A) spaces and shall not be visible from the front or side facing streets. The container shall be painted in accordance with Section 2.2.B. Underground rainwater storage systems shall be equipped with pumps for complete emptying. Passive drainage systems to retain run-off rainwater on the Lot shall not allow water to pool on the Lot, drain to or accept drainage from neighboring properties. All rainwater collectors shall have provisions to prevent animal life intrusions, including mosquitoes. ARC approval must be obtained prior to installation.
18. Seasonal holiday decorations are permitted from Thanksgiving to January 15. For other holidays and days of celebration, decorations may be displayed from 15 days before and removed within 7 days after. (See Section 2.7.L for holiday lighting specifications.)
19. Vegetable gardens are permitted only in Rear Yards and shall not be in any of the required Lot Setbacks (as set forth in Appendix A) spaces, unless placed adjacent to a minimum three foot (3') high solid Wall. Gardens shall not be larger than 10% of the Rear Yard area and in no case may a vegetable garden be larger than 300 sq. ft. Gardens shall be neat and well maintained. Weeds shall be controlled and removed. Bird or rabbit netting is permitted and shall be black, not higher than three feet (3') tall and be Neat and Attractive.
20. Composting is allowed in Rear Yards only. Composting material shall be contained in a covered bin. Odors and noxious insects must be controlled to not render any Lot unsanitary, unsightly, offensive or detrimental to any other portion of the Property or other residents.

Section 2.19 Street Right of Way, View Clearance, and Utility Easements

A. Use of Street Right of Way

1. The entire width of the street right of way between Lot property lines is owned and controlled by the Town of Oro Valley. See Appendix A for guidance in locating these Lot Lines.
2. Any alteration, addition, or Planting within the street right of way must be approved by the Town of Oro Valley.

B. View Clearance Easements and Access Restriction Easements

1. View clearance easements on corner Lots are covered in Master Declaration 4.17. They are intended to protect vehicular sight distance at all street intersections.
2. Access restriction easements are shown on the Subdivision Plat. No vehicular access to any Lot shall be allowed across any such recorded access restriction easement.

C. Utility Easements

1. In areas where the subdivision plat indicates that a utility easement exists on a Lot adjacent to the street right of way, no Walls or deep-rooted Plant material shall be placed within the utility easement.
2. Owners proposing to do any alteration within a utility easement or in the portion of the street right of way behind the sidewalk, and adjacent to a utility easement, shall first contact Arizona 811 to determine what utilities are in these areas and where they are located. In areas where the subdivision plat indicates that a utility easement exists on a Lot adjacent to the street right of way, no Walls, trees (including roots), or deep-rooted Plant material shall be placed within the utility easement.

ARTICLE 3

COMMERCIAL &

INSTITUTIONAL DEVELOPMENT STANDARDS

Section 3.1 Architectural Character

The following Development Standards and guidelines will be considered by the ARC when plans are submitted for review. The underlying philosophy behind the review process is to maintain an orderly development of the community by ensuring that planning and designing criteria previously established are reflected in new projects to be built within the community.

- A. No highly reflective finishes (other than glass, which may not be mirrored) shall be allowed on exterior surfaces, including the exterior surfaces of roofs, all projections above roofs, Retaining Walls, doors, trim, Fences, pipes and equipment. Paint used on any exterior surfaces shall not exhibit excessive Light Reflectance (should not exceed 85%) or be excessively dark (should be not less than 40% reflectance).
- B. In keeping with the low landscape, roofs should be predominantly flat or of low pitch to reinforce the traditional horizontal desert architecture which emphasizes Walls instead of roofs. The maximum roof pitch allowed will be 5:12. All pitched roofs shall be tiled. The style of the tile shall be compatible with the architectural theme and character of the community. The color of all roofs must conform to the color standards in the following section.
- C. The colors of the desert are rich and varied and are highlighted by different Light conditions. The intent is to reflect these rich colors on all exterior surfaces. Dominant or primary colors are prohibited, although occasional accent colors may be used judiciously. The ARC must approve all colors for exterior use.
- D. Exterior surfaces should generally consist of materials that are compatible with the desert and able to weather the desert conditions. Masonry, stucco and traditional adobe (stabilized) are to be the predominant exterior surfaces. Large expanses of painted wood surfaces will not be allowed.
- E. Commercial and institutional building height shall not exceed one story, 24' maximum.

Section 3.2 Landscaping

The Sun City Oro Valley landscape is based on a philosophy of compatibility with the existing Sonoran Desert, sensitivity to its fragile ecosystems, a commitment to low water usage and energy conserving techniques. To this end, existing natural features such as unique vegetative groupings, rock outcroppings and washes shall be preserved. The majority of introduced Plant materials will be indigenous, arid or semi-arid Plants insuring minimal water usage and compatibility with the natural environments. Where any natural areas are disturbed during the course of construction, they shall be revegetated to insure an uninterrupted sense of "fit" between the community and its physical environment.

- A. The entire project site, where not built upon or paved, shall be landscaped. Landscaping shall extend to the back of the sidewalk (or curb if no sidewalk exists) on all adjacent street sides of the site.
- B. The minimum density of Plant material shall depend upon the size of the site and the extent of the landscaped area. There shall be an appropriate number of specimen-sized Trees and Shrubs to reflect the density of the natural open desert areas of the community. Ground planes shall be covered with a combination of inert and living materials. Inert materials shall include crushed native rock and river-run rock. The native crushed rock may be any of the various shades of tan, brown, pink, etc. as found in the local desert. White rock is not permitted nor is a cover only of river run rock. No artificially colored rock shall be permitted as ground cover.
- C. Turf and Hybrid Turf are discouraged however they may be used judiciously for accent purposes. If Turf is used, Common Bermuda grass is not allowed. Artificial Turf is allowed in Common Areas where practical. It must be at least 75 oz. weight and quality with installation that promotes proper drainage. All Turf usage must be approved by the Architectural Review Committee.
- D. All areas paved for pedestrian traffic such as walkways, plazas and courts, shall be a hard surface material with limited vertical irregularities. Asphalt paving shall not be allowed for such use.
- E. All Plantings shall conform to the lists of Plant materials contained in Section 2.18 - Landscaping.
- F. All Landscaping shall be designed and maintained so as not to interfere with the view of any ground Sign on the site or adjacent properties, and not obstruct the view of traffic entering, exiting or passing by the site.
- G. Where the Landscaping of a new project is to adjoin an existing landscaped area, the new Landscaping shall form an appropriate transition between the two.

- H. A fully automatic underground watering system shall maintain all landscaped Plantings.
- I. The use of water for ornamental purposes, such as water fountains, as a component of landscaping is not permitted per Town of Oro Valley Zoning Code 27.6.D.5 except for installations prior to June 1, 2010.
- J. Association Only - Any Artifact display on Association common area must be presented to and approved by both the Architectural Review Committee and the Board of Directors.

Section 3.3 Mechanical Equipment

- A. Heating, ventilation and air conditioning equipment, ancillary Mechanical Equipment, radio and television transmitting and receiving antennas, trash receptacles and similar Appurtenances shall be screened by a structure of sufficient height (at least 4'), width and density so as to not be Visible from Neighboring Properties, all residential areas, pathways, open areas, Golf Courses and streets. Structures shall be of a material and color compatible with the building. Wood, plastic, and chain link (or similar material) Fencing is prohibited.
- B. Roof-mounted units are permitted on roofs where complete visual screening is possible and where the screen is integral with the building forms and materials.
- C. The ARC must approve the placement of any such equipment.

Section 3.4 Site Development

- A. Fences and Walls:
 - I. Walls up to 6' in height may be used to screen and create privacy between the Commercial or institutional developments, and the residential areas of the community. They must be constructed of stucco, brick, masonry, adobe or native stone, and be finished on both sides. The colors of all Walls must conform to the overall color standards as described above. Where perimeter Walls are used to delineate a particular project, they should include construction and/or Landscaping details to prevent long expanses of solid, straight, undifferentiated Walls. Decorative iron Fences may be used judiciously in a project; however, the ARC must approve color and pattern. All Walls shall reflect a consistent theme regarding materials, colors and finishes compatible with an overall Wall concept for Sun City Oro Valley.
- B. Setbacks:
 - I. All building Setbacks in all yards shall be a minimum of twenty feet (20'), regardless of Setbacks allowed by any local governmental agency. Churches and other buildings of large scale shall be set back a minimum of thirty feet (30') in all yards.
- C. Drainage:
 - I. Site drainage will conform to the drainage analysis performed for the platted property.

Section 3.5 Lighting

Lighting used to illuminate any portion of the building or site shall be designed so that illumination is contained within the legal boundary of the site. Neither direct illumination nor the source of illumination shall be visible from any adjacent property or street. All lighting shall conform to the Town of Oro Valley Outdoor Lighting Code and the Pima County Light Pollution Code.

Section 3.6 Improvements Provided by the Developer

The developer installed curbs and gutters in the public right-of-way. Public sidewalks have been provided and installed by the developer for all Commercial sites. All improvements are complete and owned by the Town of Oro Valley. Any and all changes to existing curbs, gutters, public sidewalks and driveway depressions must be approved by the ARC and the Town of Oro Valley.

Section 3.7 Signage

- A. All building Wall Sign, as defined by the local governmental authority, shall conform to Town of Oro Valley Zoning Code.
- B. Exposed wood, whether painted, stained or natural, shall not be permitted for use in any type of permanent Sign.

ARTICLE 4

ARCHITECTURAL REVIEW

REQUIREMENTS & SUBMITTALS

The Architectural Review Committee (ARC) has been established to monitor, review and control the development of Sun City Oro Valley. It shall maintain and enforce the standards and guidelines set forth herein to provide an orderly and cohesive community. It shall also provide a timely review of residential, Commercial, and institutional projects planned for the community. (See Master Declaration 5.1 and 5.2.)

Section 4.1 Residential Property Owners

- A. Pursuant to Master Declaration 5.2, residential property Owners are required to submit plans to the ARC and obtain prior written approval for additions and most major alterations or modifications to the exterior of existing dwelling units or Lots. Approval for some modifications may be given by the Architectural Coordinator without a submittal fee if all applicable criteria are met. It shall be the responsibility of all residential property Owners to comply with all guidelines of the Development Standards, as well as all requirements of the Master Declaration and Tract Declarations. NOTE: The submittal approval, if granted, is done so on the specific merits of the request and should not be considered a precedent in any other request. Refer to Section 4.3 for submittal procedures and general requirements.
 - 1. Separate submittals are required for each property involved, with the only exception being work performed on a Lot Line with appropriate neighbor permission forms submitted.
- B. Any residential property Owner may voluntarily submit plans to the ARC for consideration of any exception to or deviation from these residential Development Standards. (See section 4.3.A.4.)

Section 4.2 Commercial and Institutional Projects

The Owner and/or a designated representative of a Commercial or institutional site are required to submit both preliminary and final plans to the ARC for review and approval as described below. Refer to Section 4.3 for submittal procedures and general requirements.

- A. Preliminary Plans – Submit one set of preliminary plans to include the following information:
 - 1. Site plan indicating building size and location, driveways, parking areas, landscaped area, grading, ancillary facilities and location of ground Sign(s).
 - 2. Exterior elevations for all sides of all buildings to include Sign location(s), description of exterior materials, colors, dimensions and height of all buildings.
 - 3. Typical building section.
- B. Final Plans – Submit one set of final plans and specifications consisting of the following:
 - 1. Site plan, including finished floor elevation, paving and parking (driveway widths, parking bay sizes), concrete curbs, Planters, sidewalks, grading and drainage, location of trash receptacle, any fencing walls or gates, utility enclosures (including screening plans) and site lighting (size and type).
 - 2. Floor plans of all buildings on the site indicating dimensions and type of exterior materials.
 - 3. Exterior elevations (for all sides of all buildings) indicate type of materials and color of exterior surfaces.
 - 4. Roof plan indicating types and colors of materials, Mechanical Equipment location, parapet heights and any screening for air conditioning or HVAC equipment.
 - 5. Typical building section.
 - 6. Electrical plans indicating extent and type of building exterior lighting.
 - 7. Landscaping plans to include sprinkler system specifications.

Section 4.3 Submittal Procedures

- A. Residential Properties - The following procedures will apply to Owners of residential properties when submitting plans and/or information for review by the ARC.

1. Owners in Unit 4 Ember Ridge and Unit 1 Green Tree must have written approval from their respective subassociation prior to giving a submittal to the ARC and include the detailed approval in their ARC submittal.
 2. To begin the submittal process homeowners, or their designated representative, must go to the Sun City Web site. The following are the steps for requesting a submittal form. Sign in to <https://www.suncityorovalley.com>. Click on Member Services/For Your Home/Change Your Home/Get Started Making Changes to Your Home. Follow the remaining directions. Fees must be sent to the Architectural Coordinator, Sun City Oro Valley, 1565 E Rancho Vistoso Blvd., Oro Valley, AZ 85755.
 3. You will receive an email that contains your plot plan and the appropriate submittal form. All future submittal correspondence will come from and go to project@suncityorovalley.com. The information provided on the submittal form, and other digital attachments in pdf or jpg formats, must include the following:
 - a. A copy of the plot plan marked with the location of the proposed changes.
 - b. A separate blueprint, drawing/sketch and/or photographs showing locations of proposed changes.
 - c. All dimensions including lengths, widths, heights, and elevations.
 - d. A list of all materials and colors to be used including Manufacturer's brochures or samples.
 - e. A copy of vendor's order or estimate. Pricing can be blacked out.
 - f. Neighbor(s) letter(s) of permission, if required.
 4. Variance Requests – See Board Policy ARC-005 (Variances) for information Owners must supply when making a request for an exception to or deviation from the Development Standards.
 5. See Board Policy ARC-006 (Home Expansion and Patio Covers) for procedural information on changing the footprint of your home.
- B. Commercial and Institutional Properties
1. Letter of Intent from Commercial and Institutional Property owner or their designated representative must be submitted electronically at project@suncityorovalley.com. Fees shall be sent to the Architectural Coordinator, Sun City Oro Valley, 1565 E Rancho Vistoso Blvd., Oro Valley, AZ 85755.
 2. All submittals by Commercial or Institutional facilities, or their designated representative must be submitted and fees sent to the Architectural Coordinator, Sun City Oro Valley, 1565 E Rancho Vistoso Blvd., Oro Valley, AZ 85755.
 3. The information provided on the submittal form, and other digital attachments in pdf or jpg formats, must include the following:
 - a. A separate blueprint, drawing/sketch and/or photographs showing locations of proposed changes.
 - b. All dimensions including lengths, widths, heights, and elevations.
 - c. A list of all materials and colors used including Manufacturer's brochures or samples.
 - d. Neighbor(s) letter(s) of permission, if required.
 4. Variance Requests – See Board Policy ARC-005 (Variances) for information Owners must supply when making a request for an exception or deviation from the Development Standards.

Section 4.4 Decision Making Process and Appeal

The ARC shall review submittals based on the information contained within the submittal, any other information required in Section 4.3, and the site visit by one or more committee members. Pursuant to the Master Declaration and to the provisions of Section 4.4.B, the decision of the ARC may be appealed to the Board of Directors.

- A. Review of the Submittals may include any or all the following steps:
 1. Review and approval of preliminary plans (for Commercial and institutional property Owners only).
 2. Review and approval of final plans.
 3. Review and consideration of exceptions to or deviations from the Development Standards.
 4. Appeal of a “denied” submittal or any notation of an “approved with stipulation” submittal.
- B. Upon completion of review by the ARC, an email will be sent to the owner notifying them of the ARC's decision. The ARC's decision shall be rendered in one of the following four forms:

1. Approved – The project submittal is approved in total.
 2. Approved with Stipulation – The project submittal is partially approved. An Owner may proceed with the work to be performed; however, Owners shall comply with all stipulations contained in the ARC decision letter.
 3. Denied/Additional Information Requested – The project submittal as presented is denied. Work may not start pending receipt of requested documentation and final ARC approval.
 4. Denied– The project submittal is not approved, and no work may commence.
- C. Appeal Process
1. Any Owner aggrieved by a decision of the ARC regarding a denied submittal may appeal the decision to the ARC. The appeal must be made in writing and sent via certified letter to the Architectural Coordinator within 21 days from the date of notice. If the ARC refuses to allow an appeal or again rules at a hearing in a manner that aggrieves the owner, the owner may appeal the ARC decision to the Board of Directors. (See Master Declaration 5.3). The appeal request to the Board of Directors must be in writing, sent via certified letter, within 21 days of the ARC hearing decision notice and sent to the General Manager. See Board Policy ADM-007.
 2. Any Violation pertaining to property matters resulting from a Resident Complaint confirmed by the Architectural Coordinator, a Neighborhood Pride Committee complaint, an Architectural Inspection Group listing or escrow inspection, or other staff identification must be appealed to the ARC prior to being appealed to the Board of Directors. The appeal must be made in writing to the Architectural Coordinator within 21 days from the date the Notice of Violation was sent. If the ARC refuses to allow an appeal or again rules at a hearing in a manner that aggrieves the owner, the owner may request a hearing before the Board of Directors. (See Master Declaration 5.3). The appeal request to the Board of Directors must be in writing within 21 days of the ARC decision notice date and sent to the General Manager via certified letter.

Section 4.5 Oro Valley Building Permits, Demolition & Reconstruction

- A. Property Owners are required to contact the Town of Oro Valley as to the necessity of obtaining a building permit. Oro Valley building permits, if required, must be submitted to the Architectural Coordinator prior to any construction and/or installation.
- B. In the event a residential, Commercial, or institutional structure requires a partial or total demolition, whether or not resulting from unsafe, hazardous or unrepairable conditions, the following must occur:
 1. A Structural Demolition Form must be submitted to the Architectural Coordinator with a \$500 deposit.
 2. Failure to adhere to any of the following timelines will result in a forfeiture of the deposit and may result in further action by the Board of Directors to assure that demolition and reconstruction are completed.
 - a. Once demolition begins, it shall be completed and all materials shall be disposed of within 30 days unless the Architectural Coordinator agrees conditions require the time to be extended.
 - b. Following the Development Standard guidelines, architectural plans for the reconstruction of the building must be submitted to the ARC no later than 6 months from the date of the Structural Demolition Form.

Section 4.6 Fees, Expiration of Approvals & Reapplication, Noncompliance, Maintenance & Fines

- A. Anything previously approved on a Lot that becomes out of compliance with the Development Standards due to a change of the Development Standards, must be brought into compliance when it becomes necessary to replace the item as determined by the Owner, ARC, AIG, or Neighborhood Pride Committee.
- B. A submittal fee of \$25 for residential Owners and \$50 for Commercial and institutional Owners will accompany all requests for review by the ARC. All fee payments shall be made at the time of request and made payable to the Sun City Oro Valley Community Association. All fees are nonrefundable. (See Master Declaration 5.4.)
- C. Any work started and/or completed prior to submittal and written approval from the ARC will be subject to a fine as established by the Board of Directors.
- D. Approvals shall expire one (1) year from the date of the letter notifying the Owner of the original submittal approval. The Lot Owner of any project which has not been started by the end of the one (1) year period shall be required to resubmit the project application to the ARC. ARC will review the resubmittal under the then current Development Standards and notify the Owner of its decision.
- E. Once a project (may be one or more submissions) is started it must be completed within 120 days. Time may be extended by the ARC under unusual and reasonable circumstances, upon request.

- F. Pursuant to Master Declaration 5.5, if it is determined by the ARC that work completed or in progress on any Lot or parcel is not in compliance with the Development Standards, the ARC or the Association shall notify the Owner in writing of such noncompliance within 30 days of inspection, specifying in reasonable detail the particulars of noncompliance and shall require the Owner to remedy the same. If the Owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance, the Association shall notify the Owner that it shall take action to remove the noncomplying improvements and/or seek injunctive relief, recovery of costs incurred and imposition of a fine, which fine shall not exceed 10% (ten percent) of the cost of achieving compliance.
- G. A re-submittal fee of \$25 for residential Owners and \$50 for Commercial and institutional Owners shall be paid by the Lot Owner when a previously Denied or withdrawn project is adjusted, redesigned or resubmitted.

ARTICLE 5

NONLIABILITY FOR APPROVAL OF PLANS

The ARC's approval of plans shall not constitute a representation, warranty or guarantee that such plans comply with good engineering design or with zoning or building ordinances, or other applicable governmental regulations or restrictions. Neither the Association nor any member of the ARC or Board of Directors shall be liable for damages to any Owner submitting plans for approval by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with (a) the approval, disapproval, or failure to approve any plans, drawings or specifications, whether or not defective; or (b), the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications. Anyone submitting plans to the ARC for approval and any Owner acquiring title to any Lot covered by this Master Declaration waives his/her claim for any such damages. (See Master Declaration 5.6.)

APPENDIX A

RESIDENTIAL LOT SETBACK REQUIREMENTS

Requirements for Lot Setbacks and Setback Distance as defined in Article I (Sections 1.20, 1.21, 1.22, 1.42, and 1.61) and referenced in Article 2 (multiple Sections) are set forth in this Appendix.

A. Single Family Homes – all homes except Patio Homes and Compact Lot Homes

1. Front Lot Setback: 20'0" Setback Distance
2. Side Lot Setback: 7'6" Setback Distance
 - a. See this Appendix A subsection E. below on an exception to Side Lot Setback in Single Family Homes for certain golf cart garage additions.
3. Rear Lot Setback: 10'0" Setback Distance

B. Patio Homes – homes with Zero (0) Lot Lines in Unit 2 and certain Lots in Unit 1 (see recorded plat)

1. Front Lot Setback: 20'0" Setback Distance
2. Side Lot Setback: 0'0" / 15'0" Setback Distance
3. Rear Lot Setback: 10'0" Setback Distance

C. Compact Lot Homes – 50' wide lots in Units 5-Lots 1-12, 10, 12, 13, 15, 16, 16A, 17, 18A

1. Front Lot Setback: 20'0" Setback Distance
2. Side Lot Setback: 5'0" Setback Distance
3. Rear Lot Setback: 10'0" Setback Distance

D. Golf Course View Lots- as defined in Appendix D

1. The Golf Course View Lots have the same Front Lot Setbacks and Side Lot Setbacks as their home types above, but their Rear Lot Setbacks shall be no less than fifteen feet (15'0"). See Master Declaration 4.23.

E. Side Lot Setback for Certain Golf Cart Garage Additions

1. For Single Family Homes, and those Golf Course View Lots that are Single Family Homes, ARC may use judgment to allow building a golf cart garage addition that extends into the Side Lot Setback based on these considerations:
 - a. The distance of the home to the lot line is a minimum of 13 ft prior to the project.
 - b. The decision must consider the aesthetics of both houses assuming the home adjacent to the construction has the opportunity for the same construction.
 - c. The addition for the golf cart garage is no greater than eight feet (8'0") in exterior width and no greater than sixteen feet (16'0") in exterior length,
 - d. This consideration only applies to one side of the home,
 - e. Adjoining neighbor letter responses in accordance with Board Policy ARC-006, will be considered as part of the approval process.
 - f. The addition meets all other requirements and intentions of the Master Declaration, Development Standards, Board Policies, Rancho Vistoso Planned Area Development District #5, and the Town of Oro Valley zoning and code.
2. When such a project is approved by the ARC the factors leading to the decision will be documented and filed with the Architectural Coordinator.

F. Street Facing Side Yards and Street Facing Rear Yards are twenty feet (20'0") as referenced in the Section 2.18.

G. Roof Overhangs

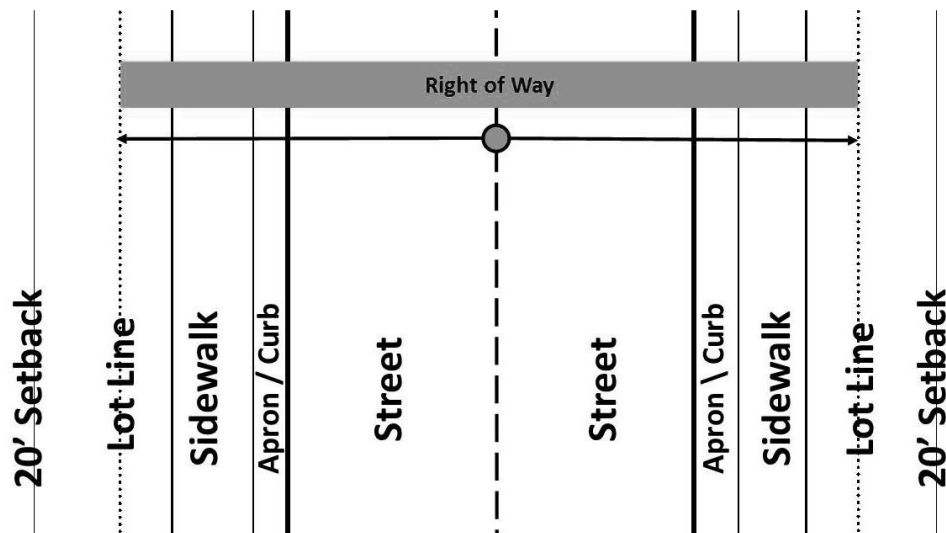
1. The depth of any Roof Overhang shall extend no more than two feet (2') into a Lot Setback and shall be at least three feet (3') from the side Lot Line (Town of Oro Valley Zoning Code 23.5 C. 2. d.).

H. Lot Lines

1. The Owner is responsible for determining the location of Lot Lines. The Owner may need the services of a licensed land surveyor to establish Lot Lines with certainty.
2. See SCOV street right of way width information below for guidance in locating Front Lot Lines, Street Facing Side Lot Lines, and Street Facing Rear Lot Lines. This guidance does not release the Owner from the responsibility to locate Lot Lines.

SCOV Street Right of Way Widths

Street	Right of Way	From Street Middle to Lot Line
Batamote Wash Way	42 Feet	21 Feet
Buster Mountain Drive	42 Feet	21 Feet
Buster Spring Way	42 Feet	21 Feet
Clarion Way	42 Feet	21 Feet
Del Webb Boulevard	80 Feet	40 Feet
Indian Town Way	42 Feet	21 Feet
Mellow Trail	50 Feet narrows at Clarion Way to 42 Feet	25 Feet
Rancho Vistoso	150 Feet	75 Feet
Sahuarita Wash Way	42 Feet	21 Feet
Sausalito Trail	42 Feet	21 Feet
Silkwind Way	40 Feet	20 Feet
Silverton Avenue	80 Feet	40 Feet
Somnolent Way	42 Feet	21 Feet
Summerstar Boulevard	80 Feet	40 Feet
Sun City Boulevard	80 Feet	40 Feet
All other streets unless listed	50 Feet	25 Feet
Cul-de-sacs	50 Feet Radius	50 Feet Radius
Circulars on straight streets	50 Feet Radius	50 Feet Radius



To determine lot line location

1. Locate the pin in the middle of the street. If you are unable to locate the pin, measure from apron to apron to find the middle of the street.
1. Determine the street right of way width from the table above.
2. From the middle of the street, measure $\frac{1}{2}$ of the street right of way width.

APPENDIX B

Ornamental Iron Fence, Gates and Arches Specifications

Drawings of fencing, gates and arches are required. The drawings must show the height and width of each section of fencing, gates and arches if included in project.

Fences

Style – The style for Ornamental fences (as Industry Defined) must match that used by the developer. This style is vertical $\frac{1}{2}$ " to $\frac{3}{4}$ " hollow square tube bars spaced 3"-5" apart on center. They will be connected to horizontal hollow square tube bars which measure 1" wide. These sections are then connected to posts of hollow square tube measuring $1\frac{1}{2}$ " to 2" wide. Drawings of fence styles are required including the length and height of each section of fence.

Height – No side or rear fence shall be more than six feet (6') in height unless mandated by topographical considerations. Any fence within twenty feet (20') of the front Lot Line shall not exceed three feet six inches (3' 6") in height (Master Declaration 4.19). Refer to your lot's Tract Declarations for specific restrictions.

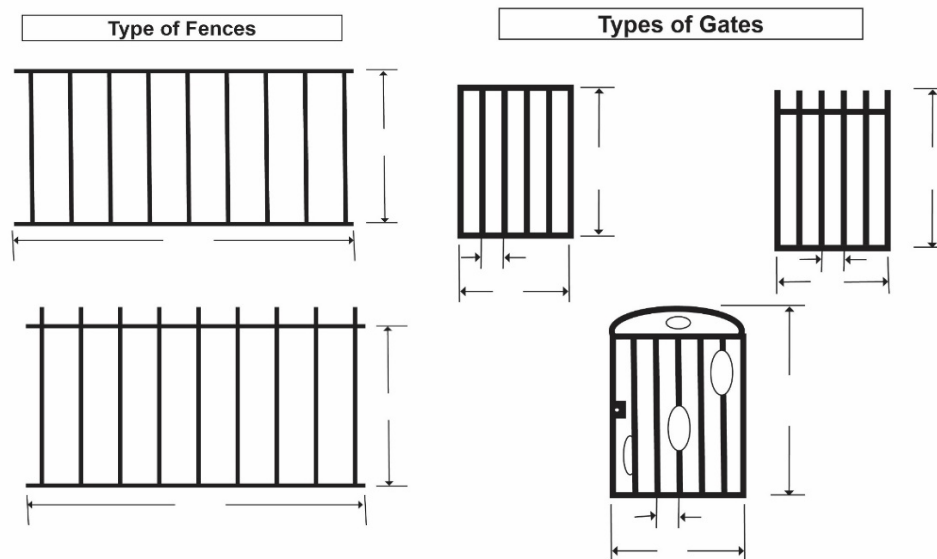
For Lots bordering the golf course as defined in Appendix D, no Ornamental Iron fence can exceed five feet (5') in height within fifteen feet (15') of the back property line (Development Standard Appendix A and Master Declaration 4.23).

Gates and Arches

Gates shall be no more than six feet (6') high and between three feet (3') and six feet (6') wide. Maximum height of arches shall not exceed eight feet (8') in height (measured to the top of the arch) and the width of the arch itself must be no greater than six feet (6') (measured to the inside edge of the arch). See Development Standards Appendix C. If the gate itself has an arch across the top, the lowest point of the arch should not exceed the height of the fence or wall. The height of the arch cannot exceed eight inches (8") above the Wall. Free standing arches or gates are not acceptable (See Section 2.8).

Neighbor Permission

If your project extends onto your neighbor's property or is part of a party wall or fencing, you must get written permission from any neighbors involved and include it in your submittal.



APPENDIX B
WALL & FENCE LEGEND

UNIT	MASONRY DESCRIPTION	WROUGHT IRON COLOR FOR SIDE &
1	Slump Block CMU	Weathered Brown
1A	Slump Block CMU	Weathered Brown
2	Slump Block CMU	Weathered Brown
2A	Slump Block CMU	Weathered Brown
3	Slump Block CMU	Weathered Brown
3A	Slump Block CMU	Weathered Brown
4	Slump Block CMU	Weathered Brown
5	Slump Block CMU	Weathered Brown
6	Scratch Face RMU	Weathered Brown
6A	Scratch Face RMU	Weathered Brown
6B	Scratch Face RMU	Weathered Brown
7	Slump Block CMU	Weathered Brown
8	Scratch Face RMU	Weathered Brown
9	Slump Block CMU	Weathered Brown
10	Slump Block CMU	Weathered Brown
11	Slump Block CMU	Weathered Brown
12	Slump Block CMU	Weathered Brown
13	Slump Block CMU	Weathered Brown
14	Slump Block CMU	Weathered Brown
15	Scratch Face RMU	Weathered Brown
16	Slump Block CMU	Weathered Brown
16A	Slump Block CMU	Weathered Brown
17	Slump Block CMU	Weathered Brown
18	Scratch Face RMU	Weathered Brown
18A	Scratch Face RMU	Weathered Brown

NOTES:

1. Masonry color to match existing masonry as installed by Developer and to be verified by the ARC.
2. If Scratch Face Reinforced Masonry Unit (RMU) is not available, Slump Block Concrete Masonry Unit (CMU) is permitted in units 6, 6A, 6B, 8, 15, 18 and 18A as approved in units 7, 14, and 17.

APPENDIX C

APPROVED PAINT COLORS

<p>Scheme 1501 BODY DEC718 Mesa Tan TRIM DEC749 Linen White DEC757 Rincon Cove</p>	<p>Scheme 1502 BODY DEC764 Inside Passage TRIM DE 6127 Finest Silk DE 6124 Whole Wheat*</p>	<p>Scheme 1503 BODY DE6128 Sand Dune TRIM DE 6121 Siamese Kitten DE 6123 Trail Dust*</p>
<p>Scheme 1504 BODY DE6115 Practical Tan TRIM DE6113 Alpaca Wool DEC717 Baked Potato</p>	<p>Scheme 1505 BODY DE6129 Rustic Taupe TRIM DE 6127 Finest Silk DE6124 Whole Wheat</p>	<p>Scheme 1506 BODY DE6135 Verona Beach TRIM DE 6134 Shortbread DE6137 Tan Plan</p>
<p>Scheme 1507 BODY DE6136 Terracotta Sand TRIM DEC6134 Shortbread DEC6137 Tan Plan*</p>	<p>Scheme 1508 BODY DEC759 Hickory TRIM DEC748 Oyster DEC755 Cocoa*</p>	<p>Scheme 1509 BODY DEC766 Steveareno Beige TRIM DEC748 Oyster DEC750 Bison Beige</p>
<p>Scheme 1510 BODY DEC752 Birchwood TRIM DEC748 Oyster DEC750 Bison Beige</p>	<p>Scheme 1511 BODY DE6123 Trail Dust TRIM DE6120 Tea Biscuit DE6122 Dry Creek</p>	<p>Scheme 1512 BODY DE6215 Wooden Peg TRIM DE6212 Crisp Muslin DE6213 Fine Grain</p>
<p>Scheme 1513 BODY DEC717 Baked Potato TRIM DE6125 Carved Wood* DE6128 Sand Dune</p>	<p>Scheme 1514 BODY DE6221 Flintstone TRIM DE6219 Crystal Haze DE6223 Mission Trail</p>	<p>Scheme 1515 BODY DEC786 Miners Dust TRIM DE6225 Fossil DEC751 Ash Grey*</p>
<p>Scheme 1516 BODY DE6058 Thick Fog TRIM DE6057 Raindrops DE6060 Twilight Taupe*</p>	<p>Scheme 1517 BODY DEC774 Shady TRIM DE6225 Fossil DEC771 Shaggy Barked</p>	<p>Scheme 1518 BODY DE6225 Fossil TRIM DEC786 Miners Dust DEC751 Ash Grey*</p>
<p>Scheme 1519 BODY DE6057 Raindrops TRIM DE6058 Thick Fog DE6060 Twilight Taupe</p>	<p>Scheme 1521 BODY DE6227 Muslin TRIM DE6226 Foggy Day DE6229 Calico Rock</p>	<p>Scheme 1522 BODY DE6229 Calico Rock TRIM DE6226 Foggy Day DE6230 Center Ridge*</p>

*Due to edge fading it is suggested these colors not be used on bump-outs
Schemes 1520 and 1523 were eliminated.

<p>House Exterior Paint Guidelines Choose one of the following applications:</p> <ul style="list-style-type: none"> • Body color only • Body color and one trim color <p>Optional door color may only be used on a front door and front Security Door, if the Security Door is within 12" of the front door.</p>	<p>Dunn Edwards Paint Stores 9610 N Oracle Road, Oro Valley, AZ 85704 520-848-3613 3850 N Oracle Road, Tucson, AZ 85705 (520) 887-7199 6741 N Thornydale Rd. #101 Tucson, AZ 85741 (520) 219-7252 Benjamin Moore Front Door paints are available at ACE Hardware stores</p>
<p>Ornamental Iron or Metal Fencing Side & Rear Yard Perimeter Fences & Gates DEC756 – Weathered Brown</p> <p>Front bridge fencing may match the body, trim or be painted Weathered Brown.</p>	

APPENDIX C

APPROVED PAINT COLORS

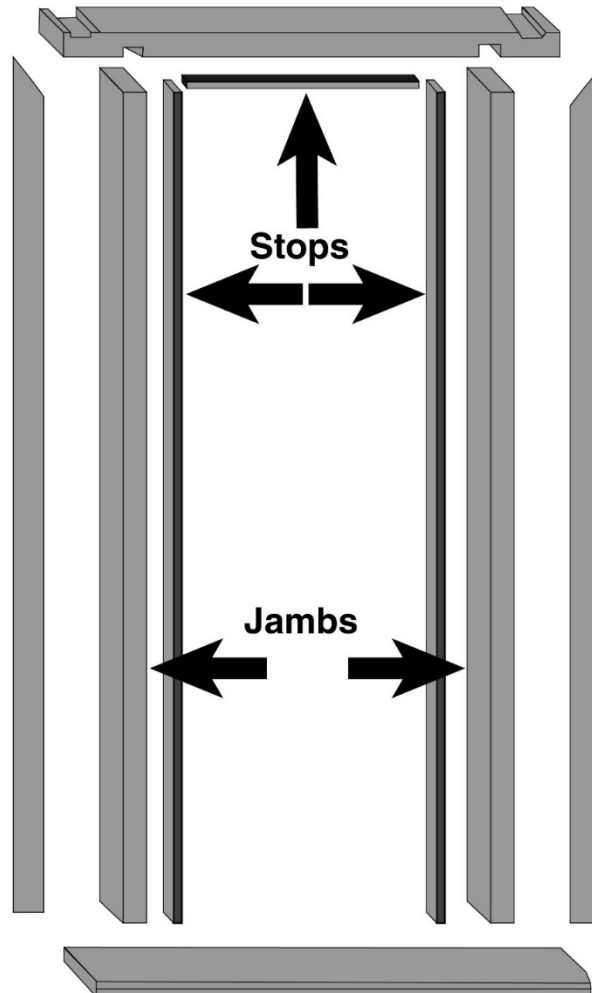
Optional Southwest Front Entry Door(s) and Security Door Colors

A palette of southwest exterior front entry door colors has been added to the approved color schemes. Only the main entry door and/or metal Security Doors within twelve inches (12”) may be painted a southwest color. These colors may be used on the door, door jamb, stops, and casing of the Front Entry Door. Metal Security Doors may be painted a Southwest Color. If a southwest color is used on the front entry door, any adjacent security door must be painted the same Southwest Color used on the Front Entry Door, body color, trim color, or weathered brown.

Approval by AC or ARC must be granted in advance of painting.

Benjamin Moore paints may be found at local ACE Hardware stores.

BM Surf Blue 2056-30	BM Fireball Orange 2170-10
BM Palm Coast Teal 733	BM Pumpkin Pie 2167-20
BM Majestic Violet 2068-10	BM Grassy Fields 2034-30
BM Heritage Red HC-181	BM Huntington Green 406
BM Exotic Red 2086-10	BM 2054-10 Bavarian Forest
BM HC-190-Black	BM HC154 Hale Navy



APPENDIX D
GOLF COURSE VIEW LOTS

The Lots listed below are the only Lots to be defined as Lots with a Golf Course view. The Association will maintain the Landscaping in the Common Area/Golf Course so as to avoid undue obstruction of Golf Course views. Any view maintenance/trimming on Common Areas within the Chalk Creek wash or riparian area should also meet the Town of Oro Valley standards for protecting and enhancing regulated washes and riparian areas. The Board of Directors shall be the final authority as to whether a view is unduly obstructed.

Golf Course View Lots:

001019	through	001029
001036	through	001037
001068	though	001072
002012	through	002029
002081	through	002083
003146	through	003163
003165	through	003166
003172	through	003198
004033	through	004049
005214	through	005230
006072	through	006080
006233	through	006236
007096	through	007135
008044		
008046	through	008062
012062	through	012076
014001	through	014030
015042	through	015067
018001	through	018017
018020	through	018021
018023		
06A001	through	06A004
11A019		
11B001	through	11B018

(End of List)