DESIGN GUIDELINES CHANGE-LOG

All changes are indicated by version/edition and are broken down by section. The implemented changes are in blue text.

Design Guidelines Version 1.20, 2018-11-14

SUMMARY: numerous changes to design standards and language as passed on 2018-11-14

Deletions are in red.

Additions are in blue.

A. LANDSCAPING REQUIREMENTS AND GUIDELINES

Each Owner shall landscape their front yard and public right-of-way area(s) adjacent to their respective Lot, unless landscaping is installed by the original builder, within a period of ninety (90) days from close of escrow or the issuance of a certificate of occupancy, whichever is later, and shall landscape their rear yard within a period of 180 days from close of escrow or the issuance of a certificate of occupancy, whichever is later. All landscaping shall comply with the following minimum requirements:

1. The use of native or near-native compatible drought-tolerant species from the attached “Approved Plant List” (Appendix B) is required for all yard landscaping. Only species listed in Appendix B are permitted.

Landscape Area Less Than 600 Square Feet.

If the square footage of the landscape area of your front yard is less than 600 square feet, you must plant at least one of the following along with the appropriate minimum small plants indicated on pages below:

Required Tree (Select at least one):

1. 24” Box Tree from the Approved Plant List
2. 15 Gallon Size Tree from the Approved Plant List
3. Saguaro (Carnegiea Gigantea) of at least 15 gallon size and six feet in height four feet in height
4. Ocotillo (Fouquieria Splendens) of at least 15 gallon size and six feet in height four feet in height

Substitutions:

Except for Extremely Small Front Yards, the following substitutions may be made:

- A five (5) gallon plant may be substituted with two (2) one (1) gallon plants.
- A one (1) gallon plant may be substituted with one (1) five (5) gallon plant.
- A fifteen gallon tree may be substituted with either a Saguaro (Carnegiea Gigantea) or an Ocotillo (Fouquieria Splendens) provided that the plant is a minimum of fifteen (15) gallon and six (6) feet in height four (4) feet in height.

C. DEFINITIONS

4. “Front Yard” - “Front Yard” includes that portion of the Lot which extends from the street curb or sidewalk to the front façade of the home and/or the courtyard wall and the return walls, extending to the side Lot lines. By definition, it is visible from the street and neighboring properties.

5. “Rear Yard” - “Rear Yard” that portion of the Lot that extends from the rear façade of the house to the rear Lot line and from the side Lot line to the Lot side line. If the rear fence is wrought iron, objects in the rear yard and side yards may be visible from neighboring properties.

6. “Side Yard” - “Side Yard” that portion of the Lot which extends along the side of the house from the inside part of the return wall rearward to the rear façade of the home. When there is no “view fence,” side yards are surrounded by walls—the home walls and the Lot party walls. Side yards are not visible from neighboring properties unless the rear yard has a view fence or the objects in the yard are taller than the walls.

7. “Driveway” - “Driveway” means a private road that connects the garage to the street.

8. “RV Driveway” - “RV Driveway” means a private road that connects the RV gate to the street.

9. “String Lights” - “String Lights” means any exposed, covered or encased bulbs of any size on a cord, rope or string. String lights are commonly sold for decorating homes/structures and landscape during holidays.

10. “Interior window treatments” – Interior window treatments means window shutters, window blinds, window shades, window drapes, window curtains that can be opened and closed and covers the entire window.
D. MODIFICATIONS

1. Architectural Character
   a. The architectural design of all additions, alterations, and renovations to the exterior of any Dwelling Unit shall conform to the design of the original home in style, detailing, materials, and color.
   b. The height of any addition to an existing dwelling unit shall not be higher than the original roofline.
   c. All additions to Dwelling Units shall be built within the Building setback lines originally established for Anthem or as changed by the original builder with the requisite approval of Maricopa County or the City of Phoenix, regardless of more lenient requirements of any local governmental authority.
   d. All materials used in the maintenance, repair, additions and alterations of any structure or improvement subject to review hereunder shall match those used in the initial construction of the improvement as to color, composition, type, and method of attachment. The Reviewer may allow substitute materials if it deems such materials to be very similar compatible with the theme of the community.

1. Prohibited Structures: The following structures shall be prohibited in Anthem Parkside:
   a. Permanent clothes lines or other outside facilities for drying or airing clothes unless they are in the rear yard below the fence line, and not visible from neighboring property.
   b. Detached garages, except in Unit 81 (Arroyo Grande).
   c. Tents of a permanent nature.
   d. Curb Ramps.

3. Ancillary Equipment:
   e. Satellite dish antennas of one meter or less in diameter may be erected on any Lot. The satellite dish antenna is permitted in the rear or side yard, below fence wall level, if reception is available at that location. The preferred placement of the satellite dish is in the rear yard so long as an acceptable quality signal can be received at that location. If an acceptable quality signal cannot be received in the rear yard placement in the front of the house or front yard is permissible. The satellite dish exposed wires will be painted the same body color of the home shall be of a color compatible with the color scheme of the house (painting of the dish and exposed wires may be required so long as the painting of the satellite dish will not void the manufacturer’s warranty or affect the signal). When placed in the front of the house or the front yard, screening will be required when appropriate if it does not interfere with reception and constitute an unreasonable expense. Any transmission cable from a receiver to the house must be underground.
G. Decorations/Art/ ORNAMENTATION

All Decorative Decorations/Art/Ornamentation items in the front yard or visible from neighboring property MUST BE APPROVED BY THE ARC PRIOR TO INSTALLATION. See Prohibited Front Yard Decorations/Art/Ornamentation. Decorative Decorations/Art/Ornamentation items in back yard that are not visible from neighboring property do not require ARC approval.

The utilization of non-living objects as Decorations/Art/Ornamentation ornaments in the landscape must be harmonious with the character of the community and be confined to private front yard paved areas (such as concrete, pavers, flagstone, travertine), courtyards, and motor courts. Owners should apply the principle of minimal visual impact to the selection and placement of Decorations/Art/Ornamentation. Size and number of Decorations/Art/Ornamentation decorative items shall be proportional to the home. Finish shall be muted, flat, or matte. Color shall complement the desert palette. Primary colors are not permitted. Metallic designs shall be muted, not polished, and shall not create glare that can affect neighbors.

Wreaths may be displayed on entrance and courtyard doors and gates and should be of small or medium size, proportional to the door or gate size. Oversized wreaths are not permitted. Maximum wreath size is thirty-six (36) inches in diameter. Artificial flowers may be included in the wreath but must be maintained in like-new condition. Bright or neon colors are not permitted. Seasonal wreaths are acceptable for winter, spring, summer and fall periods but must adhere to the size, color and aesthetic restrictions above.

Prohibited Front Yard Decorations/Art/ Ornamentation

The following items are expressly prohibited in Front Yards:

White rock and any rock with coatings of any kind, driftwood, wagons, wagon wheels, skulls, sculptures, artificial plants and flowers (except in wreaths), signs (other than signs that cannot be prohibited by law), topiary, bird baths, bird feeders artificially colored rock used as groundcover

Any Softscape or Hardscape used to spell out or form names, nicknames, initials, names of states or cities, athletic teams, slogans, states, emblems, geometric patterns or any other work, image, symbol or communication

Front Yard (outside private Courtyard walls) fountains (outside of fully enclosed courtyards and motor courts). Fountains are permitted in the back yard.

Exterior Decorations/Art/ Ornamentation ornamentation (outside of private front yard paved areas, courtyards, and motor courts). artificial plants

Signs (other than Real Estate signs, home security monitoring signs, and signs that cannot be prohibited by law)

Topiary, bird baths, bird feeders and any other type of Decorations/Art/ Ornamentation ornamentation are prohibited. Bird baths and bird feeders are permitted in the rear yards only
K. AWNINGS, CANOPIES, AND RIGID METAL SHUTTERS, SUNSHADES, DRAPES, AND SAILS

Permanent awnings, canopies, drapes and sunshades are allowed in rear yards only.

Sunshades or sails are allowed in rear yards, fully enclosed Courtyards, and fully enclosed Motor Courts. Please see pictures of approved Courtyard and Motor Court. Home owner must also provide pictures of the outside and inside of the Courtyard and or Motor Court, and where the sunshade or sail will be placed in addition to the other requirements needed for the submission. Sunshades and Sails in Courtyards and or Motor Courts will be approved on a case-by-case basis.

Fully Enclosed Courtyard
Retractable awnings may be installed over second story decks so long as they are retracted when not in use.

The awning, canopy, sunshades, drapes, and sails shall be constructed of canvas or other woven material, designed for exterior use and its color shall match the body or trim color scheme of the house (solid colors only, no patterns allowed). Sunshades installed on patios must be anchored (tie downs, rails, etc.) so as not to blow in the wind.

Rigid metal shutters are permitted, only in the rear and side yards, and must match either the body or trim color scheme of the home. No rigid metal or awnings are permitted in front yards. Metal or wood frames for awnings and canopies must be painted to match either the dominant the body or trim color of the house.

Drapes may be installed with tie backs inside the open patio area in the rear yard and used for decorative purpose only. The number of drapes must be consistent with the home scale; minimal quantity only.

All awnings, canopies, rigid metal shutters, sunshades, drapes and sails are to be professionally installed and maintained in “like new” condition. Owners will be required to replace awnings, canopies rigid metal shutters, sunshades, drapes, and sails that show signs of weathering. Sunshades may be supported on metal poles that match the body or trim color of the house. The color of the sunshade, or sail, must match a color on the home.
Metal roller screens, matchstick/bamboo shades and awnings are prohibited.
Temporary awnings, canopy, or sunshades installations require ARC approval before installation.
The Architectural Review Committee retains the right to determine when awnings, canopies, rigid metal shutters, sunshades, drapes, and sails need to be repaired and/or replaced.

L. BASKETBALL GOALS

Permanent basketball goals are prohibited in front yards. Permanent basketball goals are allowed in rear yards only but may not be lighted. Portable basketball goals may be used on a Lot without prior approval, but must be stored in the backyard overnight or otherwise when not in use so as not to be visible from the street or neighboring lots.

Q. LIGHTING AND SECURITY CAMERAS

General

* Exterior lights shall be mounted a maximum of 12 feet high on building surfaces and the light source shall not be visible from Neighboring Property.
* Fixtures except those immediately at the main entrance of a residence should be shielded from view (under building eaves, recessed in niches, behind walls or landscape) and painted to match the color of the house where attached.
* Exposed bulbs and any lighting which produces excessive glare or that shines on another Lot are not allowed.
* Security lighting including motion-activated floodlights shall, at a minimum, be located beneath eave overhangs.
* Use of colored lenses or bulbs is not permitted except as holiday decoration or used exclusively as a bug deterrent.
* Courtyard wall and pillar lights may not be more than 2-feet tall and must have frosted or bubbled glass so that the bulbs are not directly visible.
* Light Posts are prohibited in the front yard.
* The address plaque on the home may have a low voltage (12 volts or less or equivalent LED, not to exceed 20 watts) shielded light shining on the sign.
T. PLAY EQUIPMENT

Children’s play equipment must be located at least three (3) feet from adjacent Lots and may not exceed a platform height of six (6) feet with a maximum shading/roof height of 10 feet. Equipment “Visible from Neighboring Property or the Street” shall be painted to match the color scheme of the house (including slides and ladders) or have a natural wood finish. Any canvas awning shall be dark green or of a color matching the house (beige or tan; no stripes or multi colors allowed) and no flags are allowed.

Play houses are limited to a maximum height of eight (8) feet from ground surface to roof peak. If “Visible from Neighboring Property or the Street” shall be painted to match the color scheme of the house. Play Houses greater than 200 sq. ft. under roof will not be permitted.

All structures shall be maintained so as to present a neat and clean appearance. Screening of such structures with appropriate landscaping and thorough consideration for all neighbors is required.

All play structures, including trampolines, shall be adequately anchored for safety.

U. DOORS

1. Front Doors

There shall be one front entrance door that opens into the home. Front entrance and side service doors and casita doors may be made of solid wood or wood veneered/composite material. Steel or metal doors are permitted if they match the look and appearance of the original doors. Iron and partial glass entry doors are permitted if they are of simple design, modest in ornamentation, are consistent with the character of the neighborhood, and the new door is the same size as the original door.

A picture or photograph of the requested door is required with the Submittal and must include the color of the metal and a description of the glass and screen color, if included in the door package. Any glass panels contained within the doors and/or sidelight panels or fixed panels surrounding the exterior side of the entrance door shall need design approval from the Architectural Review Committee.

All doors shall be painted finished in an approved door color or if stained, must match or be very close to the original stain used on that door. must be a color that complements the exterior paint color of the home. The door(s) shall be maintained in high-quality appearance at all times. Other options shall be considered by the Committee.
2. Security Doors

A Security door is an additional lockable door placed in front of the front door of the home so that the front door may be left open for ventilation and/or light while providing security due to the lockable feature. They are typically constructed of metal with the inner portion of the area covered with a heavy metal screen. Some security doors may also be covered in clear plastic or glass to allow the admission of light only.

Security doors must be of simple design, modest in ornamentation and finished in a muted color that matches or very similar with the exterior paint body or trim color of the home. If painted by homeowner, must be an approved door color. of a color compatible with the residence. See M. Color Scheme. Wrought iron is permitted on front doors and security doors, but is not allowed on windows, unless installed by the original builder. A sketch or photograph of the security door is required with the submittal.

3. Garage Doors

Over view: Garage doors should have minimal visual impact.

   a. Approved styles include flush panels, embossed vertical panels and embossed horizontal panels. Other styles/patterns will be considered by the A.R.C.
   b. All garage doors must be of the approved style, painted in an approved garage door color. paint scheme of the home. See M. Color Scheme.
   c. Surface texture must be smooth or simulated wood grain.
   d. Construction material must be aluminum, fiberglass or steel. Wood is prohibited.

V. STORAGE SHEDS

Storage sheds or similar structures are allowed in rear and side yards only, and are limited to a maximum height of eight (8) feet from ground surface to roof peak. They should be painted to match the color scheme of the home. If “Visible from Neighboring Property or the Street”, a storage shed shall be screened with landscaping such as trees or bushes. Roofing material to be approved by the A.R.C. Sheds shall be located a minimum of three (3) feet from the property line. Sheds greater than 200 sq. ft. under roof will not be permitted.
X. WINDOWS

Reflective glass or window film with a visible light reflection rate of 20% or greater is not allowed for any window or skylight. Non-reflective glass of bronze or similar color may be used.

All windows that can be seen from the street or neighboring properties must have interior window treatments. Garage windows that can be seen from the street or neighboring properties must have interior closed window treatment so as not to be able to see into the garage. See C Definitions for interior window treatments.

In no event shall the interior or exterior of any window be covered with reflective material such as foil, or with paper, bed sheets or other temporary coverings.

The interior or exterior of any window may not be covered with temporary coverings (bed sheets, boxes, paper, etc.) or with reflective material such as foil.

No exposed metal including wrought iron is permitted on doors or windows with the exception of security doors (not windows) as approved by the A.R.C.

Metal frame windows or skylights must have a factory applied color finish very similar to the house color. Wood frames shall be painted to match color scheme of the house.

Shade screens on windows must match or be very similar to the body or trim color of the house. shall be of a color compatible with the house.