



**Anthem Parkside**  
**COMMUNITY ASSOCIATION**

# **Residential Design Guidelines**

**Nothing in these guidelines is intended to waive the right of the Reviewer to approve or deny any modification of property within Anthem pursuant to Article IV of the Declaration of Covenants, Conditions and Restrictions for Anthem Parkside. The detail provided herein is intended to be a guideline only. No modification may commence until after approval of the Reviewer has been obtained pursuant to Section III of these Design Guidelines.**

**ANTHEM PARKSIDE COMMUNITY  
RESIDENTIAL DESIGN GUIDELINES**

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# I. INTRODUCTION

## A. PHILOSOPHY

Anthem is planned as a self-contained and self-sustaining community with diverse neighborhoods in several interconnected "villages" providing a broad spectrum of housing, commercial and employment opportunities and a mix of income levels, lifestyles and living arrangements. In Anthem, Del Webb (the original builder) has incorporated its many years of planning and development experience in applying new criteria to the development of this master planned community.

Anthem has developed over many years. Its development philosophy, goals and objectives have been crafted to guide development and design well into the future in a way that accommodates the full spectrum of community needs, including custom and conventional homes, multifamily units, and all types of non-residential/commercial and employment activities. All participating builders are required to adhere to Anthem's philosophy of minimum visual impact and preservation and maintenance of the desert ecosystem.

These Design Guidelines provide an overall framework for 1) achieving visual harmony with the natural environment by striving for minimum visual impact of the buildings on the landscape; 2) enhancing harmony within the built environment by stimulating a natural, agreeable and appropriate diversity of style; 3) advancing biological harmony with the natural environment by integrating man and his needs into the existing desert ecosystem; and 4) establishing a review process appropriate to ongoing development and changes within the community.

### **Mission Statement**

The mission of the original builder in development of Anthem was to create a sustainable community that accommodates its growth responsibly on social, economic and environmental levels; to operate on a set of shared values, engendering a pride of place and sense of heritage; to reduce the negative effects of development on the environment; to utilize a philosophy of minimum visual impact of the built environment on the Sonoran Desert; and to become a community that contributes positively to the region and exists in harmony with surrounding communities.

## B. OVERVIEW OF GUIDELINES

The Anthem Parkside Community Residential Design Guidelines (“Design Guidelines”) provide an overall framework for community development and progress in an orderly and cohesive manner, implementing planning and design concepts which are required by regulatory agencies and desirable to its residents. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials and color of architectural improvements and landscaping, and relevant criteria for the construction or modification of all improvements made by any party other than the original builder. They also establish a process for the judicious review of proposed improvements or alterations. Because the Design Guidelines are guidelines only and are not all inclusive as they do not address every modification possible. The absence of a specific modification or improvement herein does not indicate that it will be allowed or approved. The Parkside Architectural Review Committee and Parkside Board of Directors shall have the final say on the approval of any modification or addition. The Design Guidelines are not the exclusive basis for decisions of the Architectural Review Committee, and compliance with the Design Guidelines does not guarantee approval of any application.

The Design Guidelines have been prepared by the original builder and adopted by the Anthem Community Council (the “Council”) for application throughout the Anthem residential community. The Anthem Parkside community may be subject to additional guidelines, provided such additional guidelines may not be in derogation of these Design Guidelines. Such additional design guidelines may be promulgated in accordance with Article IV of the Declaration of Covenants, Conditions, and Restrictions for Anthem Parkside (“Anthem Parkside Declaration”). Any reference to the “Declaration” in these Design Guidelines shall refer to the Anthem Parkside Declaration. All capitalized terms shall be given the meanings ascribed to them below or in the Declaration of Covenants and Easements for Anthem (“Community Covenant”), the Declaration, or any supplements or amendments thereto, unless the context requires otherwise. The appropriate Reviewer will administer the Design Guidelines pursuant to the Declaration. The Reviewer of modifications within the Anthem Parkside Community shall be the Parkside “Architectural Review Committee”(A.R.C.).

In the event of conflict between these Design Guidelines, the Declaration, any other declaration of covenants or restrictions, and any governmental ordinance, building code or regulation, the more restrictive standard shall prevail.

## C. DEFINITIONS

1. **“Visible From Neighboring Property”** - “Visible from neighboring property” means visible to a six foot tall person standing at ground level on any part of the neighboring property at an elevation no greater than the elevation of the base of the object being viewed.
2. **“Neighboring Property”** - “Neighboring Property” shall include a Lot, Common Area, or other Property, located in any direction from the Lot in question, that is either immediately adjacent to the Lot or is located in the general vicinity of the Lot (such that an item located on the Lot could be visible from the nearby Lot, Common Area, or other property).
3. **“Common Party Wall Setback”** - In order to accommodate possible future maintenance, no permanent structures including sheds, patios, barbeques, fireplaces, pools, spas, or associated decking, concrete walkways or slabs, walls, or ramadas shall be allowed within three (3) feet of all the property line walls. This three (3) foot area with no permanent structures shall be defined as the “Common Party Wall Setback” area.
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, strip 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

No exterior construction, alteration, addition, or renovation to any structure or improvements on a Lot; no modifications to patios, and no landscaping, hardscape, walls or fences will be allowed on any Lot,

without application to, and written approval by, the Reviewer. Each Owner is responsible for removing or otherwise curing, at its expense, non-complying and/or unapproved improvements.

Any exterior modification made to a Parkside property without prior written approval by the Architectural Review Committee will be subject to a \$300 fine and possible forced removal of the installation. If the unapproved modification is not approved, or removed within thirty days of the date of violation; additional fines of \$300 per month will be assessed until the modification is either approved or removed.

**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 with the theme of the community.
- e. No addition, alteration, or renovation of an existing Dwelling Unit, or any other activity on a Lot, may alter the established Lot drainage (as established by the original builder.)
- f. No alterations or improvements that create or provide a flat, non-draining roof surface may be made. All roofs must drain to the ground solely within the Lot area and shall not drain directly onto a neighboring property.
- g. All building colors and materials shall meet the provisions of the guidelines and all other applicable laws for the upper desert and hillside landforms.
- h. Bright untarnished copper and other metallic surfaces shall be treated to reduce reflections.
- i. All maintenance and repairs of existing homes shall be consistent with the Community-Wide Standard.

**2. 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, open areas or the street.
- b. Detached garages, except in Unit 81 (Arroyo Grande).
- c. Tents of a permanent nature.



d. Curb Ramps.

**3. Ancillary Equipment:**

- a. **Roof-mounted equipment** (including without limitation mechanical and air conditioning) is prohibited. No solar heating equipment or device is permitted outside the Dwelling Unit except such services whose installation and use is protected by federal or Arizona laws. Notwithstanding such protection, an application for such equipment or device must be submitted for approval under Article IV of the Declaration prior to installation and approval, and approval will be granted only if:
- i. First, such equipment or device is designed for minimal visual intrusion when installed (i.e. is located in a manner which minimizes visibility from the street or an adjacent Lot and is consistent with the Community-Wide Standard); and
  - ii. Second, the equipment or device complies to the maximum extent feasible with the Design Guidelines within the confines of the applicable governmental regulations.
- b. **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. 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.
- c. **Wall mounted air conditioning** units may be approved on a case by case basis if they are installed in such a way as to not be visible from the street or “Neighboring Property” as “Neighboring Property” is defined in the definition section of these guidelines. Application must be made for architectural Review and the review will consider all aspects of the installation including, but not limited to the mitigation of undesirable sound to the adjacent neighbors. Window mounted air conditioning units are prohibited.
- d. **Landscape Material Storage** in the Public Right of Way - Any construction or landscape material delivered on a public thoroughfare be removed within 5 days of delivery or be subject to fines set forth in the fine policy. Any construction or landscape materials delivered on a public thoroughfare be identified with safety reflective cones, lighted barricades, or similar safety devices.

## E. ORIGINAL CONSTRUCTION

The term original construction shall include all improvements, landscaping, walls and fences installed by the original builder. All other improvements, landscaping, walls and fences are modifications and will require approval of the Reviewer prior to start of construction.

Applications for approval of construction shall be submitted to the appropriate Reviewer in accordance with procedures set forth in the Declaration and these Design Guidelines.

## II. DESIGN GUIDELINES (ANTHEM PARKSIDE)

**Nothing in these guidelines is intended to waive the right of the Reviewer to approve or deny any modification of property within Anthem pursuant to Article IV of the Declaration of Covenants, Conditions and Restrictions for Anthem Parkside. The detail provided herein is intended to be a guideline only. No modification may commence until after approval of the Reviewer has been obtained pursuant to Section III of these Design Guidelines.**

### 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** 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.
2. All trees must be planted a minimum of five (5) feet from all property lines and/or perimeter property line walls. Trees with shallow and/or invasive roots systems planted within five (5) feet from concrete walks and walls shall include root barriers. All other landscape plantings must be installed a minimum of three (3) feet from all property lines and perimeter property line walls. All landscape plantings shall be planted a minimum of 18" away from structures.
3. A fully automatic underground watering system shall be used to maintain all landscape plantings. Irrigation systems that use drip emitters instead of spray heads or bubblers are highly encouraged. When it is necessary to use sprinklers, care should be taken to avoid overspray on hardscape, structures, walls, fences and windows.

4. The Owner must cover all areas of the Lot with landscape materials (plants, inert materials, etc.) **Bare areas are prohibited.**

Homeowners should attempt to create a landscape with as mature an effect as possible at the time of installation. No unusually immature or undersized plantings will be permitted.

Plant compositions should employ a variety of sizes of plants when planting rather than all one size. This creates immediate interest in the landscape scene and helps avoid the look of undersized plantings. Tree and shrub selection should take into account the natural mature height and canopy of the species selected to avoid heavy pruning. All trees and plants must be contained on Owner’s lot. Planting schemes should include species from the group listed below. The A.R.C. realizes that plant sizes and relationships will differ depending on the species chosen and will review each case individually. Plant types shown below are intended to include accent plants, vines, and ornamental grasses in addition to shrubs and groundcovers (refer to the Approved Plant List, [Appendix B](#)). These plants should be incorporated into the most appropriate size category.

**Suggested Plant Size/Type Ratios:**

<b>Groundcovers:</b>	Low, wide spreading plants up to 18” or 2’ in height	<b>(35%)</b>
<b>Small Plants:</b>	Plant materials, which are under 2’ in height and are Not classified as ground covers	<b>(15%)</b>
<b>Medium Plants:</b>	Plant materials that range between 2’ and 4’ in height	<b>(10%)</b>
<b>*Large Plants:</b>	Plant materials above 4’ in height	<b>(30%)</b>
<b>*Trees:</b>	24” Box	<b>(5%)</b>
<b>Cacti:</b>	Sizes vary from small to large	<b>(5%)</b>

*\*Placement of larger shrubs and trees should be carefully considered so as not to overpower small spaces, block views from windows, or create a situation where heavy pruning is required to keep the plant size within the space allotted.*

The use of multi-trunk trees is encouraged over single trunk trees within front yards. This adds to the informal, natural look along the streetscape. Single trunk trees should be used within narrow side yards where canopies can clear structures and not restrict circulation.

Front yard landscape and maintenance shall be continuous from the back of curb, or the back of sidewalk, whichever is appropriate, and shall be the responsibility of the Homeowner.

Mature growth of plant materials shall not encroach onto adjacent lots or onto sidewalks or restrict pedestrian circulation. To maintain sight lines along the street corridors, plant heights within the Right-

of-Way easements should not exceed two (2) feet. The A.R.C. may impose setback requirements to address the unique characteristics of any lot in relationship to street, other lots, open spaces, or any other visible relationship to the lot in review.

### **Extremely Small Front Yards:**

The area is determined by the square footage of the landscape area in the front yard. This area excludes driveways and sidewalk areas but does include both sides of the driveway. Small front yards are broken down into two categories based on square footage:

#### ***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 four feet in height
4. Ocotillo (*Fouquieria Splendens*) of at least four feet in height

Required Small Plants:

1. Four (4) shrubs; one (1) gallon size
2. Two (2) shrubs; five (5) gallon size
3. Two (2) ground cover; one (1) gallon size
4. One (1) accent; one (1) gallon size

#### ***Landscape Area Between 600 Square Feet and 1,100 Square Feet***

If the square footage of the landscape area of your front yard is greater than 600 square feet but less than 1,100 square feet, you must plant at least one of the following along with the appropriate minimum small plants indicated below:

Require Tree (select at least one):

1. 24" Box Tree from the Approved Plant List

2. 15 Gallon Size Tree from the Approved Plant List

Required Small Plants:

1. Five (5) shrubs; one (1) gallon size
2. Three (3) shrubs; five (5) gallon size
3. Three (3) ground cover; one (1) gallon size
4. Two (2) accents; one (1) gallon size

### **Standard and Oversized Lot Types**

All other yards are classified into four (4) categories: interior Lot, corner Lot, cul-de-sac Lot and oversized Lot. Minimum planting requirements for each category are as follows:

#### ***Interior Lot***

##### **Front Yard:**

- Eight (8) shrubs; one (1) gallon size
- Five (5) shrubs; five (5) gallon size
- Five (5) ground cover; one (1) gallon size
- Three (3) accents; one (1) gallon size
- One (1) tree; 24" box size
- One (1) tree; fifteen (15) gallon size

##### **Back Yard:**

- Eight (8) shrubs; one (1) gallon size
- Five (5) shrubs; five (5) gallon size
- Two (2) trees; fifteen (15) gallon size

#### ***Corner Lot***

##### **Front Yard:**

- Twelve (12) shrubs; one (1) gallon size
- Six (6) shrubs; five (5) gallon size
- Five (5) ground cover; one (1) gallon size
- Three (3) accents; one (1) gallon size
- One (1) tree; 24" box size
- One (1) tree; fifteen (15) gallon size

**Back Yard:**

- Eight (8) shrubs; one (1) gallon size
- Five (5) shrubs; five (5) gallon size
- Two (2) trees; fifteen (15) gallon size

Front yard area for Corner Lots includes the front and street side yard area for minimum plant requirements.

***Cul-De-Sac Lot*****Front Yard:**

- Eight (8) shrubs; one (1) gallon size
- Five (5) shrubs; five (5) gallon size
- Five (5) ground cover; one (1) gallon size
- Three (3) accents; one (1) gallon size
- One (1) tree; 24" box size
- One (1) tree; fifteen (15) gallon size

**Back Yard:**

- Nine (9) shrubs; one (1) gallon size
- Six (6) shrubs; five (5) gallon size
- Two (2) trees; fifteen (15) gallon size

***Oversized/ Large Lot (Over 9,200 S.F.)*****Front Yard:**

- Ten (10) shrubs; one (1) gallon size
- Seven (7) shrubs; five (5) gallon size
- Seven (7) ground cover; one (1) gallon size
- Four (4) accents; one (1) gallon size
- One (1) tree; 24" box size
- One (1) tree; fifteen (15) gallon size

**Back yard:**

- Ten (10) shrubs; one (1) gallon size
- Six (6) shrubs; five (5) gallon size
- Two (2) trees; fifteen (15) gallon size

Additional plants may be required in large Lots at the discretion of the A.R.C.

**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 four (4) feet in height.

Variances to these minimums may be made by the A.R.C. depending on lot size. In addition, for corner Lots only, any public right-of-way area(s) adjacent to the Lot will be included in the front yard area in applying minimum requirements. Landscaping plans for side yards adjacent to driveways shall include a minimum of one five (5) gallon and two one (1) gallon plants. Having granite only in this area is prohibited. All plant material must be selected from the approved plant list ([Appendix B](#)), no exceptions!

The prohibited plant materials set forth in [Appendix C](#) include species with characteristics which are potentially destructive to the natural areas, and native plants; and by reason of profuse and noxious pollen, excessive height, weed-like characteristics of excessive growth, high water demands and other similar traits may not be used within Anthem. Under no circumstances is it permissible to plant a prohibited plant or allow it to remain. This includes potted plants.

Artificial plants (other than artificial turf) are prohibited in the front yards and rear yards where Visible From Neighboring Property (see Ornamentation).

**Plant Legend:**

Prepare and submit a plant legend with all submittals. The plant legend must reflect the actual plant materials, size, and quantities depicted on the landscape plan. Example of plant legend format is shown on the next page. DRAW ALL PROPOSED PLANT MATERIALS ON A SCALEABLE PLAN. INDICATE THE LOCATION OF EACH PLANT SHOWN ON THE PLANT LEGEND ON THE PLAN. PLANS TO BE A MINIMUM OF 8 1/2" X 11" AND A MAXIMUM OF 11" X 17".

Rose, vegetable, and or herb gardens are permitted in the rear yard only when planted in a container or contained area not to exceed 150 square feet and 5 feet in height from finished grade of home site. Planted area must be a minimum of 15 feet from view fencing and vegetable gardens screened from view of street and/or adjoining properties.

**EXAMPLE OF A PLANT LEGEND:**







## B. INERT GROUND COVER

All granite shall be a minimum of ½ “Screened” or larger and be applied as a 2 inch layer minimum. The color must be selected from the following approved color list:

Apache Brown	Desert Cobble
Cinnamon Brown	New River Cobble
Saddleback Brown	Desert Coral
Bradshaw Brown	Yavapai Coral
Stagecoach Brown	Madison Gold
Coco Brown	Mojave Gold
Desert Brown	Dutchman’s Gold
Navajo Brown	Palomino Gold
Pioneer Brown	Apache Rose
Vista Brown	Sedona Red
Waterman Brown	Grande Rose
Aztec Brown	Ruby Red
Baja Brown	San Tan

In Unit 81 only, ¼” minus granite may be used as a driveway from the curbside to a garage or parking pad located in the rear yard so long as it matches the color of the rest of the granite installed in the yard. The material must be maintained in “like new” condition.

White rock and any rock with coatings of any kind are prohibited. No artificially colored rock will be permitted as ground cover. Ground cover, inert material and any other landscaping softscape or hardscape shall not be used to spell out or form names, nicknames, initials, names of states or cities, athletic teams, slogans, states, emblems, geometric patterns or any other word, image, symbol or communication.

Stones and boulders shall be limited to those geologic types, which are indigenous to the site. **Boulders shall be buried into the grade a minimum of 1/3 of the height of the boulder to enhance a more natural appearance.** The number and size of boulders should be appropriate to the size of the Lot and the appearance in the natural desert. The submittal must show the number and approximate size and location of boulders. Boulders and river rock should not exceed twenty percent (20%) of the total Landscape Area. Riprap and or river rock must be granite or limestone in an approved color and

maximum size not to exceed 12 inches in diameter. Riprap or river rock may only be used in riverbed (drainage swales).

The use of pea gravel is limited to the use as ground cover in a children's play area and/or a dog run in the rear yard only. The maximum allowable area on any one lot is 300 square feet.

## C. TURF

### 1. Natural Turf/Sod

A maximum of 20% of the front Lot area, including the driveway, may be planted in turf. Front Lot area is defined as that area between the front Lot line and the house front, as extended to each side Lot line. In addition, no turf may be placed within the public right of way (R.O.W.) or tract area. Only non-seeding grasses are permitted, and **if a warm season grass that goes dormant in winter is used, overseeding with Rye is required.** Turf in enclosed rear yards is permitted provided that no turf or spray irrigation shall abut walls or fences. Overseeding would be required if rear yard is visible from adjacent properties. Turf/sod and the associated irrigation/sprinkler system are not to be located closer than three (3) feet to all walls, fences, and structures to avoid overspray.

### 2. Artificial Turf

Being in a desert environment, water conservation is an important priority. Because of this, the Architectural Review Committee (A.R.C.) and the Board of Directors will consider requests to install artificial turf on lots under the following conditions:

The ARC and/or Board of Directors reserves the right to require removal/replacement of any area of artificial turf which does not meet the standards set forth by these guidelines.

Artificial turf must be professionally installed by a licensed representative of the manufacturer and covered by a manufacturer's warranty of at least seven years. The installation contractor must be licensed, bonded and insured.

Any request for installation of artificial turf to the front yard must include a sample with the manufacturer's product specifications. Allowable tufted face weight (Pile weight) range is between 30 ounces to 78 ounces per square yard. The maximum width of the stitch gage is 3/4 inch.

A minimum of 3 inches of compacted aggregate material shall be installed under the artificial turf surface (sub-base materials).

Artificial turf must be installed in such a way as to appear seamless and uniform. All seams must be glued. Only natural colors are acceptable, to remain unchanged from the natural green lawn appearance, and subject to approval by an ARC reviewer.

The length of the artificial turf shall be minimum of 1-½ inches, not to exceed 2 1/4 inches.

Only turf requiring infill installation will be allowed. Infill material installation shall be according to turf manufacturer specifications or based upon standard industry guidelines. Minimum infill installation shall be 2 pounds per square foot.

Artificial turf must be maintained in like-new condition, color, and uniformity with no tears or seams visible. Any fading or deterioration or wear patterns and incidental damage of the product will necessitate replacement.

Artificial turf may not encompass more than 20% of the front yard, and utilize a header (border) as needed. See section II D of the Design Guidelines for specific header specifications. Variances of a larger turf area may be made by the A.R.C. as long as the overall landscape meets all other planting requirements.

Replacement of the artificial turf must be pre-approved by the Architectural Review Committee to ensure like type, color and quality of the replacement product.

Artificial turf (putting greens) may be permitted in the rear yard. Artificial turf may not exceed 75% of the landscape area, cannot be of carpet material. A sample of the product must be submitted to the Reviewer along with the Application for Approval. All artificial turf must be maintained in "like new" condition and must be replaced upon fading or deterioration.

## **D. HEADERS/EDGING**

Headers are continuous materials that separate turf from other planter or inert areas. Headers shall be of concrete or masonry material may not exceed 12 inches in width. Edging (concrete pavers) must be rectangular and may not exceed 4 inches in width, 8 inches in length and 2 inches in thickness. Color must be near or a complimentary color of the ground cover (granite) and shall be buried into the grade at least 1 inch. A sample or picture including dimensions of the concrete pavers must be submitted with change application. Headers and edging shall be flush where they abut other paved areas and must be professionally installed. Edging may not add more than 4 inches to the other paved areas. The Architectural Review Committee retains the right to determine when headers or edging need to be repaired and/or replaced. Rock, railroad ties, plastic, steel, aluminum and redwood header boards are prohibited.

## E. IRRIGATION

All landscape irrigation shall be underground, automatic, and low water use drip systems, except for turf or flowerbed areas, which may use spray systems. **Overspray onto public sidewalks or streets is prohibited.** While native and arid region plant materials require minimal water, the specific requirements vary from plant to plant and location to location.

With the exception of side yards adjacent to public R.O.W. **Owners may not irrigate native landscape areas beyond residential walls.** The native vegetation in these areas does not require additional water and irrigating these areas can lead to disease and death of the native plants, particularly cacti, and aid in the spread of undesirable plant species or weeds. The Association may from time to time install temporary irrigation systems if needed to establish new vegetation areas. Native plants need regular water during the establishment period. Transplanted desert trees may require irrigation for several years before developing a large enough root system to survive sustained periods of drought. Other small plant materials establish in a year or less.

## F. WALLS & FENCES

In order to accommodate possible future maintenance, no permanent structures including but not limited to sheds, Patios, barbeques, fireplaces, pools, spas, or associated decking, concrete walkways or slabs, walls, or Ramada's shall be located a minimum of three (3) feet from all property line wall. Room additions shall be located a minimum of five (5) feet from all property line wall. No retaining walls, planter walls, or interior walls shall be attached to property line walls or return walls.

Unless installed by the original builder, walls and fencing that totally enclose any portion of the front lot areas are prohibited, with the exception of courtyard entries which are limited in height to four (4) feet and must be stuccoed and painted to match the color scheme of the house. **All other front yard fencing will be limited to a maximum height of four (4) feet.** Homeowner installed retaining walls shall not exceed three (3) feet in height from the finished grade in the front yard or four (4) feet in height in the rear yard. Walls that are "visible from neighboring properties" must be painted to match the color scheme of the house.

Unless otherwise specified, maximum height of walls shall be measured from the finish ground elevation on the highest side of the submitted wall.

Cut or fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.

Retaining walls, which are partially below the finished grade or walls used as planters, shall be properly moisture proofed to avoid unsightly water staining. If staining occurs, the homeowner is responsible for the complete repair of the problem.

Property line walls in the back yard may have stucco applied to interior only and must be painted STONINGTON. Owners are required to submit an Exterior Change Application to the ARC. Additionally, any stucco, which is intended to be affixed to either a developer built rear or side block wall or view fence that is maintained by the Anthem Community Council (ACC) will require their approval in addition to the approval of the Anthem Parkside Community Association (APCA). Additionally, should the ACC need to perform repair or maintenance work on a wall that has had stucco affixed to it, all costs for wall or fence repair or replacement and for repair or replacement of the stucco are at the sole cost of the homeowner.

Faux Stone Textured Panels –

Faux Stone Textured Panels – Polyurethane Plastic/Foam Composite is the acceptable product the ARC will consider.

Style, Pattern, Appearance and Materials shall be integral to the design of the landscape and composition of the architecture of the home.

The ARC reserves the right at its discretion to not approve colors/combinations that it deems are not compatible with the overall community character and the style of homes.

No Barn wood, Reclaimed Wood, Brick or Cobblestone designs allowed.

A signed copy of the Agreement of Consent to Wall Modification MUST ACCOMPANY APPLICATION.\*

Modifications are allowed only on walls between property owners with each party's written consent. Walls adjacent to common areas may not be modified (i.e., rear and street facing walls).

Materials must be maintained at all times. Chipped, broken, faded or damaged material must be repaired or replaced to maintain a high quality appearance.

Use of stucco on inside party walls must be painted STONINGTON.

Due to the amount of design possibilities, the ARC will review each submittal on a case by case basis, using the design philosophy of blending with the overall scheme of the architecture and community.

Faux Stone Textured Panel Sample Colors:



\*Architectural Stone and/or Faux Stone Textured Panels, which are intended to be affixed to either a developer build rear or side block wall or view fence that is maintained by the Anthem Community Council (ACC) will require their approval in addition to the approval of the Anthem Parkside Community Association (APCA). Additionally, should the ACC need to perform repair or maintenance work on a wall that has had architectural stone and/or faux stone textured panels, or any other modification approved by the ARC and APCA, all costs for wall or fence repair or replacement and for repair or replacement of the stone, panels or other modifications, are at the sole cost of the homeowner.

Developer provided walls maintained by Anthem Community Council may not be modified in any way. Modification to common “party walls” (property line walls between adjacent lots) and “return walls” (walls between the party wall and the side wall of the house or garage) may be approved and will be considered on a case by case basis.

The original builder view walls may be altered at negative edge pools only to enhance the effect of the pool. All pool access and fence requirements must be maintained as determined by local, county, state, and national authorities. Any modifications must be approved by the A.R.C. to be reviewed on a case-by-case basis, and will be done so at the sole expense of the homeowner.

The installation of a wildlife (rabbits, rodents, snakes, etc.) barrier on rear yard perimeter view fencing is allowed. The barrier can be no greater than 24 inches in height and must be painted to match the color of the view fencing. The recommended material for the barrier is ½”inch hardware cloth. Installation of the barrier on rear yard party wall view fencing requires neighbor consent and must be temporarily installed with wire so that it is removable for fence maintenance.

All property line walls are to be painted STONINGTON (SW2076).

Any wrought iron fencing must be of a painted or powder coat finish in an acceptable color approved by the A.R.C.

**No chain link or similar material or wood, or split rail, including picket fences, shall be used as fence material on lots.**

Builder provided “theme” walls, perimeter walls, and specifically engineered walls cannot be modified in any way.

Variance in wall height may be granted by the A.R.C. for walls adjacent to public rights of way. Prior to granting a variance, the A.R.C. must be provided with letters of consent from all neighbors where the modified wall is “visible from neighboring property”.

Any alteration, modification, addition to, or extension of a common/party wall requires the consent of the homeowner of the adjacent lot or lots. This AGREEMENT OF CONSENT TO WALL MODIFICATION must be completed in full, dated, signed, and notarized by all involved parties. This consent form is to be included as part of the request at the time of submittal along with the [Appendix A](#) request form and all other required documents.

## **G. DECORATIONS/ART/ORNAMENTATION/ADDRESS PLAQUE**

All Decorations/Art/Ornamentation/Address Plaque, items visible from neighboring property **MUST BE APPROVED BY THE ARC PRIOR TO INSTALLATION.** *See Prohibited Front Yard*

*Decorations/Art/Ornamentation.* 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 must be harmonious with the character of the community and be confined to private front yard paved areas (such as concrete, pavers, flagstone, and 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 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.

Only one address plaque is permitted on the home. The plaque must contain only the address number. No additional wording is permitted. The plaque must be identical or very similar in materials, size and color as installed by original builder. Framing or alteration to the address signs is prohibited. A low



voltage (12 volts or less or equivalent LED, not to exceed 21 watts) shielded light may shine on the plaque.

### *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), 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 fountains (outside of fully enclosed courtyards and motor courts). Fountains are permitted in the back yard.

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

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 are prohibited. Bird baths and bird feeders are permitted in the rear yards only.

## **H. WATER FEATURES**

All water features, whether built on site or purchased fully assembled, are not allowed in front yards (except in walled courtyard areas where they are **limited to 4'-0" in height.**) No fountain or shower is allowed to drain directly into a wash corridor or Common Area. Water features in rear yards are allowed but must not exceed seven (7) feet in height and must be a minimum of (3) feet from all the property line walls.

**Ponds and/or streams will be reviewed on a case-by-case basis. No tropical or water plants will be permitted. No sitting or standing or stagnant water will be tolerated. Continued maintenance is required for aesthetic and health reasons.**

Water features must match the color scheme of the home and be indigenous to the aesthetics of Anthem. In no instance shall any portion of the perimeter wall be removed or altered, including but not limited to removal in connection with the installation or construction of a water feature. An owner in

violation of this provision shall be subject to monetary penalties, suspension of voting rights and Common Area Rights, and other sanctions permitted under the Declaration without prior approval of the A.R.C.

A water feature, pond and/or stream may not be drained or backwashed into the washes, common landscape areas, drainage ways or streets. All water must be retained on owner's lot or discharged into the sewage system.

## I. SWIMMING POOLS and SPAS/HOT TUBS

Swimming pools and spas/hot tubs are not allowed in any front yard. Above-ground pools larger than 8 feet in diameter are not allowed. Swimming pools, spas/hot tubs must conform to County and/or City regulations. Setback for outer edge of pool decking must be a minimum of three (3) feet from all walls and fences with landscaping between the decks and walls. **The grading and drainage of lot must not be altered from original site plan.** All pool equipment shall be screened from view from streets and/or adjoining properties. Pool equipment screening shall also be designed to mitigate noise. Slides and diving boards or other accessories cannot exceed six (6) feet in height and must be a minimum of three (3) feet from all the property line walls.

In no instance shall any portion of a perimeter fence be temporarily removed or altered, including but not limited to removal in connection with the installation or construction of a swimming pool without prior approval of the A.R.C. Any Owner in violation of this provision shall be subject to monetary penalties, suspension of voting rights and Common Area use rights, and other sanctions permitted under the Declaration.

A pool may not be backwashed into the washes, common landscaped areas, drainage ways or streets. All backwash water should be retained on the Owners Lot or discharged into the sewage system.

## J. HARDSCAPES

Additional pavement or garden walls other than those built by the original builder must be approved by the A.R.C. Any additional pavement areas in the form of pavers, concrete, travertine, flagstone, brick or tile must be approved. No bollards, chains or rope will be allowed as part of the front yard landscaping. Excessive use of concrete (as determined by the A.R.C.) in front, side street and back yards is not permitted.

Driveways and walkways may be overlaid with an epoxy coating. The only approved colors for epoxy coatings are "Dover Sky" or "Pewter". Only matte finishes are permitted; no gloss

sealants or glossy protective finishes are allowed. The surface must be maintained in “like new” condition by the homeowner.

As an option, driveways and walkways may be constructed of pavers, exposed aggregate or colored concrete. Pavers may be sealed with a paving sealer that does not significantly alter the paver color or leave the surface with a glossy sheen. The colors for the pavers and colored concrete must match or compliment the color scheme of the house. Concrete staining/painting is not permitted.

Walkways, driveways, driveway extensions and RV driveways when constructed of concrete or pavers set in concrete must be installed at least (3) feet from property line walls. Pavers set in sand may be installed within (3) feet from property line walls if installed in the natural grade.

## **1. Walkways**

Design and colors on walkways other than normal concrete servicing must be submitted to A.R.C. and approved in advance of construction.

No decomposed granite walkways are allowed in the front yard. Walkways may be used to connect the builder installed driveway to an RV driveway. The preferred walkway width is four (4) feet. Wider widths may be approved on an individual basis.

## **2. Driveways & Driveway Extensions**

Design and colors on driveways other than normal concrete surfacing must be submitted to the A.R.C. and approved in advance of construction. Concrete driveway extensions will be reviewed on an individual basis. Submittals must include a plot plan with exact dimensions and the location and dimensions of the proposed extension. Concrete or other approved materials may be extended from the existing driveway or public sidewalk to the rear yard for access only. The driveway may be constructed of concrete, pavers or other non-porous materials as determined by the A.R.C.

The existing (developer installed) driveway may be widened by a maximum of four (4) feet. The widening may be done on all one side of the driveway or split between both sides so long as the total width of the extended area does not exceed four (4) feet and/or may be widened to the width of the columns on each side of the garage door(s) (side-by-side doors). Walkways may be used to attach the builder installed driveway to a RV driveway.

### **3. RV Driveways**

An RV driveway may be attached to the existing driveway to be used for access only and is prohibited from being used to park vehicles, mobile homes, trailers, campers, trucks, golf carts, bicycles, recreational vehicles, watercraft, motorcycles, commercial vehicles or any other operable or inoperable vehicles. The RV driveway can be constructed of concrete, pavers or other non-porous materials as determined by the A.R.C. RV driveway extensions will be approved on a case-by-case basis.

### **K. AWNINGS, RIGID METAL SHUTTERS, SUNSHADES, DRAPES AND SAILS**

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.

See examples of a Fully Enclosed Courtyard and a Fully Enclosed Motor Court on next page.

Fully Enclosed Courtyard



Fully Enclosed Motor Court



Retractable awnings and drapes are allowed in rear yards only. Retractable awnings may be installed over second story rear decks so long as they are retracted when not in use.

Permanent awnings and rigid metal shutters are allowed in rear and side yards, and must match either the body or trim color of the house. No permanent awnings are permitted in front yards. Metal or wood frames for awnings must be painted to match the body or trim color of the house. Permanent awnings and rigid metal shutters in the side yards may only be installed over a window. Permanent awnings in the side yards must be at least three (3) feet from the property line wall.

The awning, 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 of the house (solid colors only, no patterns allowed). Sunshades installed on patios must be anchored (tie downs, rails, etc.) so as to not blow in the wind.

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, 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.

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, 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 to not be visible from the street or neighboring lots.

## **M. COLOR SCHEME**

Without exception, exterior paint color for homes must be selected from the designated color schemes available in the HOA offices and on the Parkside page at [onlineatAnthem.com](http://onlineatAnthem.com). Colors must be applied as designated within each color scheme. All exterior painting with color changes must be submitted and approved by the ARC prior to work being started.

Paint finish on homes must be flat or matte for the exterior with the exception of the garage doors, front and rear doors and door frames which may be semi-gloss.

Unless otherwise specified, Accent colors may not be used for garage doors. Accent colors may not be used for view fencing or exterior block walls.

Accent colors can only be used for front doors, shutters, light fixtures and architectural details. The accent color within the paint schemes is optional. The trim color may be used in place of the accent color within the paint scheme.

Original color schemes may be used without A.R.C. approval when the homeowner can verify that the colors were used by the builder.

The street facing portion of return walls (the wall between the house and the side yard property line block walls) and homeowner maintained walls facing the street must be repainted with the Parkside approved color of Stonington (SW2076).

All properties in the Paseo Neighborhood (Unit 101) must be repainted one of the original colors as applied by the developer.

All fabric, tile and masonry colors must match or compliment the color scheme of the house for which they are being used.

## **N. FLAG DISPLAYS**

In conjunction with the Planned Community Act section 33-1808 the flag display guidelines for the Anthem Parkside Community Association are amended:

- a. Flags must be flown in conformance with the Federal Flag Code. In addition, only the following flags can be displayed: the United States flag, the State flag of Arizona, POW MIA

- flag, flags of the Arizona Indian Nations, military service flags of the United States Army, Navy, Air Force, Marine Corps, and Coast Guard.
- b. Pursuant to Section 3 c of the Federal Flag Code, no flag shall be placed above the United States Flag.
  - c. The maximum size of any flag shall be 4 (four) feet by 6 (six feet).
  - d. The maximum height of a permanent, removable, or freestanding pole shall be 20 feet or the height of the roof peak, whichever is less.
  - e. Wall mounted flag poles shall be a maximum of 5 (five) feet long with the attaching brackets painted to match the attachment area and will not require prior approval.
  - f. All poles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, U.S.C., Chapter 10.
  - g. Only one permanent, removable, wall mounted, or freestanding pole will be permitted per residence or lot.
  - h. It will be the responsibility of the homeowner of the lot on which the flag is displayed to do so with the proper respect and flag etiquette.

## **O. GATES, COURTYARDS, AND SIDE YARD**

### **1. Courtyard Gates**

If the existing house structure allows for an enclosure to isolate the front porch area, gates greater than four (4) feet in height may be approved. Gates are to be constructed of a metal/wrought iron/wood or composite material (made to look like wood) in combination conforming to the original builder design. Wood slats are to be painted to match the color scheme of the house or painted Stonington or natural brown wood stained as approved by the A.R.C. Wrought iron gates must be of a painted or a powder coat finish in an acceptable color approved by the A.R.C.

### **2. Side Yard Gates**

Return walls are the block walls that extend from the home to the side walls.

The gates must be similar to the builder installed style. Return wall gates must be constructed of wood or composite material (made to look like wood) and may not include excessive ornamentation. Wood slats are to be either painted Stonington, or natural brown wood stained as approved by the A.R.C. The finish must be flat or low gloss. All metal parts and hardware are to be painted Spruce Island, Black or Stonington. Double gates are allowed when approved by the A.R.C. No gates will be allowed on sides of Lots for which access would cross a Vehicular Non-Access Easement (V.N.A.E.). No gate access will be permitted to the golf course or open space.



## **P. GAZEBOS, PERGOLAS, RAMADAS and PATIO COVERS**

Gazebos, Pergolas, Ramadas and Patio covers are allowed in rear yards only and may not exceed 10 feet in height measured from the finished ground surface to roof peak.

A Gazebo/Pergolas/Ramada/Patio Cover must be painted to match the color scheme of the house or have a natural wood finish as approved by the A.R.C. A Gazebo/Pergola/Ramada/Patio Cover shall be located a minimum of three (3) feet from all the property line walls. Screening of such structures with appropriate landscaping and thorough consideration for all neighbors is required. Unless constructed as a trellis, a gazebo/ramada roof "Visible From Neighboring Property" shall be of tile roofing material identical to the home. The roof supports shall be masonry columns treated with stucco, decorative masonry or stone and be a minimum of 12" wide. A trellis style roof may be supported by wood or aluminum posts that are a minimum of 6" x 6" or 8" x 8" square. Wood or aluminum trelliswork shall be a minimum of 2" x 2".

## **Q. LIGHTING AND SECURITY CAMERAS**

### **1. Overview**

All exterior lighting is to be understated and must be a professional grade lighting. In keeping with the Dark Skies Initiative, emphasize down lighting as opposed to up lighting; down lighting has less impact on the night sky as light is cast downward rather than spilling into the nighttime sky. Anthem is a desert community and we should try to preserve the night sky as a community amenity of rural country life. All lighting should be architecturally integrated to structures and have replaceable bulbs.

### **2. Exterior - High Voltage**

#### **a. 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.
- Permanent LED outdoor strip lighting and strip systems 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.

b. Replacement Lights

Replacement light fixtures different than those supplied by the developer may be approved under the following conditions:

1. The type of fixture is consistent with others in the community, for example, if the developer installed shielded down lighting in the community that is the only type of fixture that may be used as a replacement.
2. The bulb shall have a frosted surface, a maximum output of 460 lumens (40 watts), and be of a soft color. LED bulbs are acceptable so long as they meet the above requirements.
3. Specifications for the bulbs to be used as well as the lumen output shall be submitted along with the application.

### 3. Exterior – Low Voltage

Low voltage lights may be used to accent plants and structures as well as for safely seeing walkways and obstacles at night. Please refer to section 5 below for more information on the

use of low voltage lights. If LED bulbs are used, the lumen output must be similar to traditional low voltage lighting.

#### **4. Holiday Lighting**

Owners may display holiday decorations located or visible from outside their Dwelling Units if the decorations are of the kinds normally displayed in single family residential neighborhoods, are of reasonable size and scope, and do not disturb other Owners and residents by excessive light or sound emission or by causing an unreasonable amount of spectator traffic. Holiday decorations may be displayed in season only from November 1 to January 15 and, during other times of the year, from one week before to one week after any nationally recognized holiday.

- String lights are only permitted for Halloween and all December holidays.

#### **5. Plant Lighting**

Landscape lighting is to be low voltage. Low voltage up lighting may be used to accent plants and structures. Walkways may be illuminated from down lighting attached to a branch. Under no circumstances is wrap around lighting permitted or any other lighting attached to plants allowed, except as described in Holiday Lighting above.

#### **6. Security Lighting**

Security lighting including motion-activated floodlights shall be located beneath first floor eave overhangs, on a two story home shall be located no greater than the height of the first story eave and shall be adjusted so the lights point downward minimizing the impact on neighboring property.

#### **7. Video and Surveillance Cameras**

Cameras should only be installed to increase the security of the Owner's property. The camera color should blend with the color scheme of the house (solid colors only). Such cameras should be installed preferably beneath or near eave overhangs. Any exterior wires shall be painted to

match the base color of the house. The submittal should include camera(s) location, size and color. No outside video or other surveillance cameras should be placed or utilized upon any lot or any structure erected thereon, except as approved by the Parkside Architectural Review Committee.

## **R. PATIOS AND DECKS**

Patios and decks may be constructed of wood, masonry, pavers, travertine, concrete or stone so long as the design and texture of the material is in harmony with the house. Paint color shall match the color scheme of the house. Unless constructed as a trellis, a patio roof "Visible from Neighboring Property" shall be of tile or other approved roofing material.

All patios and decking must be a minimum of three (3) feet from all the property line walls.

Enclosed or partially enclosed rear patios will be reviewed on an individual basis. Patios may be screened using aluminum framed screening material, matching the existing trim color or the color of the main body of the home. No additional concrete, roofing material or structure may be built. Acceptable screening colors are black and tan. Exit doors are allowed for access to the rear yards, with the screened in patio submittal.

## **S. OTHER BUILDING FEATURES**

### **1. Masonry Columns**

Masonry columns shall be treated with stucco, decorative masonry or stone and be a minimum of 12" wide. Wood columns where permitted by the Reviewer shall be a minimum of 6" x 6" or 8" x 8" square. Wood trelliswork is permitted and shall be a minimum of 2" x 2".

### **2. Barbecues, Firepits and Fireplaces**

Wood burning and/or gas built-in barbecue units or fireplaces must be contained in the rear yard. Site chimney elements to avoid obstructing views from inside the house or from adjacent properties and must be setback a minimum of three (3) feet from all the property line walls and no more than eight (8) feet in height. Gas burning types of kivas are acceptable.

### 3. Rain Gutters

Rain gutters may be added to residences to prevent erosion of landscaped areas. All gutter installations must be configured to the appropriate Roof Drainage Plan for specific homes and elevations. In addition, they must be painted to match the home. Drainage shall not be conveyed onto adjacent properties.

### 4. Roofs

If you are only replacing the roof underlayment you do not have to submit an exterior change application. If you are changing the style of your current roof tiles, you need to submit an exterior change application to the Architectural Review Committee. Style, Pattern, Appearance and Materials must be similar to other roofs in Anthem Parkside. Please provide manufacturer, color, style and a picture of the new tiles.

## T. PLAY EQUIPMENT

All swings and play equipment are allowed in the rear yard only. Children's play equipment must be located at least three (3) feet from all the property line walls 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 in an approved door color or, if stained, must match or be very close to the original stain used on that door. 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 is very similar to the body or trim color of the home. If painted by homeowner, the color must be an approved door color. See section "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. See section "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 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 house. If "Visible From Neighboring Property or the Street", 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 all the property line walls. Sheds greater than 200 sq. ft. under roof will not be permitted.

### W. SPORTS COURTS

Sports courts are allowed only in the rear yard and shall be located a minimum of three (3) feet from all the property line walls. Lighting is subject to local municipal codes in addition to A.R.C. approval. All surfaces and structures shall be maintained so as to present a neat and clean like new appearance. Screening of such structures with appropriate landscaping and thorough consideration of neighbors is required.

### 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 section "C. Definitions" for interior window treatments.

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 the color scheme of the house.

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

## Y. SIGNS

Only real estate signs, home security monitoring signs and signs that cannot be prohibited by law are permitted. Garage Sale signs are permitted on the day of the sale **only in the Homeowner's front yard**. They must be removed by the Homeowner before dark.

## Z. ROOM ADDITIONS

Room additions to the rear or the side of the home may be approved on a case by case basis. Under no circumstances will a room addition be approved on the front of the home. The new construction must match the design elements of the existing home in materials, style and color.

The height of the addition may not exceed the existing roof height. The A.R.C. may require other modifications to visually block the addition from neighboring property such as by increasing the height of block walls or the placement of additional trees. Room additions must be five (5) feet from any existing block wall.



### **III. APPLICATION AND APPROVAL REQUIREMENTS**

#### **A. GENERAL**

Pursuant to Article IV of the Declaration, any Owner wishing to:

- Construct improvements,
- Modify or add to existing improvements (including painting),
- Install a pool, spa, or other water features,
- Construct or install walls, fences, or hard, permanent materials, such as paving, brick, masonry, wood trim, concrete, rocks, flagstone, outdoor barbecue, fireplaces, or other inert material ("hardscape"),
- Landscape (including original landscape not installed by original builder),
- Alter grading or drainage, or
- Placement of any object (i.e., lighting and decorations – except decorations as previously described)

Undertaking any of the above listed items requires that the owner shall first submit an application and such other materials as set forth in Section C hereof (a "Review Request") to the A.R.C., as described below, and receive approval of such committee prior to commencing construction. There are no exemptions or automatic approvals, with the exception that a submittal of an application and plans for repainting the exterior of a structure in its existing color is not required, if such existing color was previously approved by the Original Builder or Reviewer.

It shall be the responsibility of all Owners to comply with all standards and procedures within these Design Guidelines, as well as all requirements of the Declaration and any applicable Supplemental Declaration.

#### **B. ARCHITECTURAL REVIEW COMMITTEE STRUCTURE (A.R.C.)**

Architectural and design review and control for Anthem Parkside is handled by an Architectural Review Committee ("A.R.C.") established by the Board of Directors ("Parkside Board") of the Anthem Parkside Community Association ("Association"). The A.R.C. has been established to monitor, review and control the development of residential property within Anthem. Refer to Section I C (Modifications) for specific information as to when an application is required.

The A.R.C. shall review plans and specifications, and shall enforce the Design Guidelines and may promulgate additional design standards and review procedures. The A.R.C. has exclusive jurisdiction over original construction, initial landscape installation, (unless installed by the original builder), modifications, additions, and alterations made to Lots, to structures and landscaping on Lots. After a Lot and its structures and landscaping have been completed according to approved plans (original construction), the A.R.C. must review all proposed changes to the exterior of the structure and the lot.

## C. SUBMITTAL PROCEDURES

The following procedures shall apply to Owners when submitting Review Requests to the A.R.C.

1. An application (sample form attached as [Appendix A](#)) requesting review by the A.R.C. is required for all Review Requests. The application shall include the following information:
  - a. Owner's name, mailing address and telephone number.
  - b. The Neighborhood and street address of the Lot.
  - c. The Builder's original plans number and/or model name of home.
  - d. The nature of the request. Such request shall be limited to:
    - i. Review and approval of final plans (initial submission).
    - ii. Reconsideration of a "not approved" Review Request or any notation of an "approved as noted" Review Request
    - iii. Review and consideration of exceptions to or deviations from the Design Guidelines.
    - iv. Review and consideration for a change to the provisions of the Design Guidelines.
  - e. A brief description of the proposed construction or modification.
  - f. Planned completion date for the construction or modification proposed in the Review Request.
  - g. An acknowledgment that the Owner is responsible for scheduling all works in a timely manner and for complying with any approval issued by the A.R.C.
  - h. The name, address and telephone numbers of Owner's agent, or representative or subcontractor (if applicable).
2. In addition to the application the Owner shall submit plans for the proposed construction or modification as follows:
  - a. For landscape, contouring, irrigation or lighting plan approval, or amendments to approved plans, Owner shall submit one copy of the landscape, contouring, irrigation and lighting plans for the front and rear yards of the Lot. Plans must clearly indicate the following information:

- i. Identify the location of all existing or proposed plants including trees, shrubs, accent plants and ground cover. Draw proposed and existing plants using symbols or call outs that correspond to the plant legend. If the Review Request is for an amendment to a previously approved landscape plan, the existing trees, plants and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location, and with the proposed additions marked on the landscape plan with a circle marked with a solid line and a dot in the center. All landscape materials proposed to be removed shall be described as part of the Review Request.
- ii. The plant legend must identify the botanical and common name, installation size, and quantities. Incomplete submittals WILL NOT be accepted for review.
- iii. Identify areas to receive any hardscape treatments. Clearly mark the hardscape treatments on the landscape plan and the legend so that the A.R.C. can easily determine the location, type and color of the material. Submit material and color samples upon request by the A.R.C.
- iv. Identify areas to receive landscape. The plan shall clearly indicate the location and type of treatment proposed, i.e., decomposed granite locations, native rock applications, or boulders. Legend should indicate proposed quantities, size of material and color.
- v. Any proposed changes to the original grading must be accompanied by a contouring plan using minimum 1 foot contour intervals. Indicate proposed slope ratios along the face of each contoured area (3:1, 4:1 etc.). Contouring should occur on all Front Yards or any Side Yard located outside the fence to provide visual interest to the streetscape and to help provide smooth, seamless transitions between proposed and existing grades. Contouring should not result in a lumpy appearance. The maximum height of landscaping mounds from original grade is thirty inches. Lots have been designed and graded to provide positive drainage from the lot to the street or to a wash/open space area. The contouring plan must address proposed direction of flow across the site. The Owner shall hold harmless the A.R.C., the Association(s), and the original builder for any damage caused by the alteration of the grade by Owner in connection with the design or installation of Owner's landscaping, including damage to owner's house. The owner shall be responsible for any additional damage to the property, house or neighboring property caused by altering the grading.
- vi. Identify location of any proposed landscape lights, transformers or electrical equipment and method for screening. Provide construction details on the plans and equipment specifications in the legend including type of fixture, color and finish of light fixture, voltage and bulb wattage requirements. The A.R.C. may require field-testing of fixture locations at night prior to final installation and/or the owner to provide an on-site demonstration of proposed site lighting techniques.

- b. For changes to or additions to the home, the Owner shall submit two sets of floor plans for the home, including the plot plan and a copy of the floor plan for the model and elevation. On such plans, Owner shall draw the proposed changes or additions to the exterior elevation. If Owner has a photograph of another house or a picture from a magazine that will assist the A.R.C. in its review, such photo should be submitted. The application should contain a description of the materials Owner plans to use in such changes or additions. If the change or addition affects the roof or roofline, a roof plan should also be submitted. A building section may be requested depending on the complexity of the change or addition. The A.R.C. may require that the plans be prepared by a qualified architect or engineer depending on the nature of the request.
    - c. For all other improvements, changes or additions to the Lot or the home, including, but not limited to, construction, installation, or modification of walls and fences, ancillary equipment, signage, pools, play equipment, grading, drainage, and irrigation systems, the Owner shall submit a site plan drawn to scale showing the location, height, and dimension of the proposed improvement, change, or addition, the property line of the Lot, the setback requirements, any easements, the footprint of the home and driveway, sidewalks, decks, patio, walls, and existing landscaping. The Owner shall also submit a detailed description of the proposed improvement, change, or addition, the purpose of the proposed improvement, change or addition, construction specifications, material and color samples, if appropriate, and any additional information or clarification requested by the A.R.C. Copies of all necessary permits, fees (if any), and applications shall also be submitted.
3. The A.R.C. may request additional information and clarification of the information given if deemed appropriate by the A.R.C. For example, the Reviewer may request that large color samples (12"x12") be painted on key exterior walls prior to completing a project. The panel samples can be observed by the A.R.C. at various times during the day to ensure their integrity of color under different levels of sunlight. Until all requested information is provided to the A.R.C., the Review Request shall be deemed incomplete.
4. All Review Requests should be addressed to the Anthem Parkside Community Association, at such address as designated by the Parkside Board in written notice to the Owners. Please note that the request is for the attention of the A.R.C.

## **D. REVIEW PROCEDURES**

1. The A.R.C. shall review all requests without hearings and based solely on the information contained within the Review Request; provided, however, the A.R.C., and its authorized agents may at any time request additional information or inspect a Lot for compliance with the Declaration, these Design Guidelines and any approved plans for construction or modification.

2. The A.R.C. will reference these Design Guidelines in reviewing requests. Although these Design Guidelines address a broad range of exterior building and site conditions, they are not intended to be all-inclusive. Variances to these Design Guidelines may be permitted by the A.R.C. only in accordance with Article 4.5 of the Declaration.
3. Within forty-five (45) days of receipt of a complete Review Request, the A.R.C. shall respond to the Owner. The A.R.C.'s decision shall be rendered in one of the following three forms:
  - a. **"Approved"** - The entire document submitted is approved in total.
  - b. **"Approved As Noted"** - The document submitted is partially approved. The Owner must resubmit the application incorporating the A.R.C.'s conditions and receive approval prior to commencing the construction or alteration.
  - c. **"Not Approved"** - The entire document submitted is not approved, and no work may commence.

## E. IMPLEMENTATION OF APPROVED PLANS

1. All work must conform to plans approved. If it is determined by the A.R.C. that work completed or in progress on any lot is not in compliance with these Design Guidelines or any approval issued by the A.R.C., the A.R.C. shall notify the Board. The Board shall notify the Owner in writing of such noncompliance within ten (10) 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, then such noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines.
2. If construction does not commence on a project for which plans have been approved within one-hundred twenty (120) days of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans to the Reviewer for reconsideration.
3. The A.R.C. shall include in any approval a maximum time period for the completion of any new construction or modification. The Owner may request an extension of such maximum time period not less than three (3) days prior to the expiration of the maximum time period, which the A.R.C. may approve or disapprove, in its sole discretion.
4. If construction is not completed on a project for which plans have been approved within the period set forth in the approval or within any extension approved by the A.R.C., such approval shall be deemed withdrawn, and such incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

## **F. RECONSIDERATION OF “NOT APPROVED” AND “APPROVED AS NOTED” DECISIONS**

Any Owner shall have the right to request reconsideration of a decision of the A.R.C. by resubmitting the information, documents and fees set forth in Article III; however, such request shall be considered only if the appellant has modified the proposed construction or modification or has new information which would, in the A.R.C.’s opinion, warrant a reconsideration. If an Owner fails to request reconsideration of a decision of the A.R.C. or if the A.R.C. after such request again rules in a manner aggrieving the appellant, the decision of the A.R.C. is final. The filing of a request for reconsideration does not extend any maximum time period for the completion of any new construction or modification, including the period for completion of initial landscaping.

## **G. BUILDING PERMITS**

If the plans submitted by an Owner require a building permit, it is the responsibility of the Owner to obtain such permit. The approval of the A.R.C. is not a guarantee that such plans will be approved by Maricopa County or the City of Phoenix nor does it satisfy agency building permit requirements. If the regulatory agency requires modifications to the plans, such modifications must also be approved by the A.R.C.

## **H. FEES**

The Parkside Board may establish and charge reasonable fees for review of applications. Any fee payments shall be made at the time of request and prior to review by the A.R.C. All fees shall be made payable to the Anthem Parkside Community Association and are non-refundable.

### III. ENFORCEMENT

In the event of any violation of these Design Guidelines, the Parkside Board or the Council may take enforcement action pursuant to Section 4.7 of the Declaration. The Board or Council may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Board or the Council shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine, which fine shall not exceed ten percent (10%) of the cost of achieving compliance, against the Lot upon which such violation exists.

### IV. NONLIABILITY FOR APPROVAL OF PLANS

Section 4.6 of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an Owner. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE A.R.C. TO EXPLAIN IT TO YOU.**

### V. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

The Design Guidelines may be amended as follows:

- A. The “Board” or “Council” may propose changes to these Design Guidelines. Additionally, any owner may submit to the A.R.C., proposed changes to the Design Guidelines for review and consideration.
- B. Any amendment to these Design Guidelines shall be approved by two-thirds (2/3) of the members of the A.R.C., the Parkside Board of Directors, and the Anthem Community Council.
- C. Such amendment shall be promptly posted in a prominent place within Anthem.
- D. All amendments shall become effective upon adoption by the Council. Such amendments shall not be retroactive to previous work or approved work in progress.
- E. In no way shall any amendment to these Design Guidelines change, alter or modify any provision of the Declaration, any Supplemental Declaration or the Articles or By-Laws of the Parkside.

**APPENDIX A**

**SEE NEXT PAGE**



**APPENDIX B**

**SEE NEXT PAGE**

## SCHEDULE OF REVISIONS

<b>Change</b>	<b>Version</b>	<b>Changes</b>	<b>Date Approved</b>
1	1.06 To 1.16	Numerous changes, see change log DG 1.06-1.16 (inclusive Change-log of all previous modifications)	AUG-07-2007 To NOV-19-2015
12	1.17	Numerous changes, see change log DG 1.17	MAR-30-2016
13	1.18	Numerous changes, see change log DG 1.18	NOV-18-2016
14	1.19	Numerous changes, see change log DG 1.19	FEB-28-2018
15	1.20	Numerous changes, see change log DG 1.20	NOV-14-2018
16	1.21	Numerous changes, see change log DG 1.21	NOV-20-2019
17	1.22	Numerous changes, see change log DG 1.22	NOV-18-2020
18	1.23	Numerous changes, see change log DG 1.23	JULY-28-2021