



## DESIGN GUIDELINES CHANGE-LOG

All changes are indicated by version/edition and are broken down by section.

### Design Guidelines Version 1.06 to 1.16, 2016-11-18

**SUMMARY:** This change-log represents the catalog of all documented changes beginning in August of 2007 to November of 2015. The removal of the changes from the design guidelines to this summary document is intended to combat the already large size of the Design Guidelines and reduce information that is superfluous to most readers.

Change	Version	Changes	Date Approved
1	1.06	Major revisions approved by Board	Aug-07-2007
2	1.07	<ul style="list-style-type: none"> <li>Add Schedule of Revisions</li> <li>Page 16 Section B Change minimum size of Inert Ground Cover from ½" Minus to ½" Screened</li> </ul>	Mar-18-2008
3	1.08	<ul style="list-style-type: none"> <li>Page 16 Section B add New River Cobble as an approved Parkside granite option. This granite comes from Jake's Granite Supplies.</li> <li>Page 16 Section B add In Unit 81 only, ¼" minus granite may be used as driveway access to the rear yard gate so long as it matches the color of the rest of the granite installed in the yard</li> <li>Page 29 Section V add The maximum height of landscaping mounds from original grade is thirty inches.</li> </ul>	Sep-16-2008
4	1.09	<ul style="list-style-type: none"> <li>Page 6 Section D add 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.</li> <li>Page 17 Delete existing artificial turf guidelines and replace with Being in a desert environment, water conservation is an important priority. Because of this, the Architectural Review Committee (ARC) and the Board of Directors will consider requests to install artificial turf on lots under the following conditions:</li> <li>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</li> </ul>	Nov-18-2008

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 must include a minimum of a one square foot boxed sample (including infill) of the exact finished turf product, along 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.
- 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.

- Page 14 Add: Artificial plants (other than artificial turf) are prohibited in the front yards and rear yards where Visible From Neighboring Property (see Ornamentation).
- Page 20 Ornamentation Revise: Ornamentation to remove specific prohibited items and disallow all yard art. Allow bird baths and bird feeders in rear yards.
- Page 22 Add: Sunshades to Section K. Add “Sunshades may be supported on Metal poles that match the color of the home. The color of the sunshade, or sail, must match a color on the home”.
- Page 23 Add: Patio Covers to Section P. Amend roofing requirements for Gazebos and Ramadas and Patio Covers to require roofing material to match the house. Columns for tile roofs for gazebos, ramadas, and patio covers to be masonry as described in Section S “Other Building Features”. Allow wood or aluminum posts 6” wide for trelliswork roofs.
- Page 26 Add: “only in the Homeowner’s front yard” to the garage sale portion of Signs.

6	1.11	<ul style="list-style-type: none"> <li>• Page 17 Add: Natural Turf/Sod Allow homeowners the option to not overseed their lawn following the same rotation adopted by the Board of Directors for lawn maintenance in the Neighborhood Pocket Parks.</li> <li>• Page 18 Remove: Artificial Turf “400 square foot” and “whichever is smaller”</li> <li>• Page 18 Add: Artificial turf may not exceed 75% of the landscape area and may be no closer than three feet to property line walls.</li> </ul>	Sep-30-2009
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7	1.12	<ul style="list-style-type: none"> <li>• 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 <a href="http://onlineatAnthem.com">onlineatAnthem.com</a>. 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	Jun-1-2011
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- 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.
- All fabric, tile and masonry colors must match or compliment the color scheme of the house for which they are being used.

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1.13

- Cover Sheet Add the following from Page 9 to emphasize:

Aug-23-2012

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.

- Page 4, A, Philosophy, second paragraph:

revise “Anthem will develop...” to “Anthem has developed...”

revise “...including custom and conventional builders, future multifamily...” to “...custom and conventional homes, multifamily ...”

- Page 4, Overview of Guidelines, first paragraph, add “...after proposed improvements or alterations.”

Because the Design Guidelines are guidelines only and not all inclusive, 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.

- Delete the first word (However) of the following sentence to read “The Design Guidelines are not the exclusive basis...”

- Page 6, C,4 Definitions, Add the following definition for Common Party Wall Setback:

4. “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, room additions, or ramadas shall be allowed within five (5) feet of any property line wall. This five foot area with no permanent structures shall be defined as the “Common Party Wall Setback” area.

- Page 7, 2, Prohibited structures, delete clothes poles and add:

“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.”

- Page 9, Design Guidelines (Anthem Parkside), first paragraph bold the entire paragraph, increase the font size, underline the last sentence to add emphasis, and change the word “work” to “modification”.
- Page 12-14 delete duplicated sections regarding lot descriptions beginning with the last sentence on page 12, all of page 13, and all of page 14 except the last sentence.
- Page 16, F, Walls & Fences, add:

“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, room additions, or ramadas shall be allowed within five (5) feet of any property line wall.”

- Page 16, F, Walls & Fences, remove:

“Developer provided walls shall not be permanently modified in any way.” And replace with: 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.

- Page 17, F, Walls & Fences, delete the following paragraph:

“Alterations to view fencing will be considered on an individual basis. The homeowner is required to submit detailed drawings along with photographs of the existing fencing to the A.R.C.”

- Page 18, I, Swimming pools, modify “temporary or above-ground pools/spas larger than 8 feet in diameter...” to

read “temporary above-ground pools larger than 8 feet in diameter...”

- Page 19 J, Hardscapes, 1, Walkways and Driveways, add the following sentences at the end of the first paragraph

“Concrete walkways within five (5) feet of the property line walls are not allowed. Walkways constructed of pavers set in sand will be allowed within five (5) feet of the property line walls.

- Page 19 J, Hardscapes, 1, Walkways and Driveways, modify second paragraph from “Walkways in the front yard may be concrete (including aggregate), flagstone,” to read “Walkways in the front yard may be concrete, flagstone...”
- Page 19 J, Hardscapes, 1, Walkways and Driveways, modify the third paragraph from “Concrete staining is not allowed.” to read “Concrete staining/painting is not allowed.”
- Page 19 J, Hardscapes, 1, Walkways and Driveways , remove the following from the last paragraph in section 1: “Concrete painting or staining is not allowed”
- Page 20, 2, Driveway/Walkway Extensions, add the following paragraph:

“The existing (developer installed) driveway may be widened by a maximum of four (4) feet. The widening may be done all on one side of the driveway or split between both sides so long as the total width of extended area does not exceed four (4) feet.”

- Page 21, M, Color Schemes, add the following paragraphs: Original color schemes may be used without A.R.C. approval when the homeowner can verify that the colors were used by the builder.

- Page 21, M, Color Schemes, add:

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

- Page 22, O, Gates, Courtyards, And Side Yards, add the following paragraph:

“If the existing house structure allows for enclosure to isolate the front porch area, gates greater than four (4) feet in height may be approved.”

- Page 24, U, Security doors, delete the entire section and replace with the following:

“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 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 of a color compatible with the residence. 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. A sketch or photograph of the security door is required with the submittal.”

- Page 25, after Y, add the following:

“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.”

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| 9 | 1.14 | <ol style="list-style-type: none"> <li>1) Add the following paragraphs to Section I Introduction, D Modifications, 3 Ancillary Equipment:               <ol style="list-style-type: none"> <li>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.</li> <li>d. Window mounted air conditioning units are prohibited.</li> </ol> </li> <li>2) Add the following paragraph to Section II Design Guidelines, M Color Scheme:</li> </ol> | Mar-26-2014 |
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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.

- 3) Revise the minimum allowable trellis size for wood or aluminum trelliswork in Section P GAZEBOS RAMADAS and PATIO COVERS from 3" X 3" to 2" X 2".
- 4) Delete the following sentence from Section II Design Guidelines, B Inert Ground Cover:

In Unit 81 only, ¼" minus granite may be used as driveway access to the rear yard gate so long as it matches the color of the rest of the granite installed in the yard.

And replace it with the following:

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.

- 5) Add the following to Section II Design Guidelines, Hardscape, 1 Walkways and Driveways:

As an option, driveways and walkways in front yards can 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 color for pavers and colored concrete must match or complement the color scheme of the house. Concrete staining/painting is not allowed. Pavers used in and adjacent to driveway areas should be set in concrete rather than sand.

10	1.15	Updated Design Guidelines master document with various readability and usability enhancements as directed by the Tech Committee to make the document more user friendly and accessible	May-20-2015
11	1.16	<ul style="list-style-type: none"><li>• Changed Lighting Section name to "Lighting and Security cameras" and added II.Q.7 Video Surveillance -</li><li>• Video and Surveillance Cameras - ADDED "Cameras should only be installed to increase the security of the Owner's property. The cameras 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</li></ul>	NOV-19-2015



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.”

- Added II.U.1 “Front entrance and side service 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 finished in a color with a matte finish 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.”
- Commercial Vehicle Definition - REMOVED “Because the definition for a commercial vehicle has been modified and included in the revision to the Use Restrictions, it is recommended that the definition be removed entirely from the Design Guidelines.” Commercial vehicle definition removed from definitions and items renumbered, also removed reference in II.J.1

LIGHTING – ADDED - II.Q.1 and have replaceable bulbs., added II.Q.2.a and 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 neighborhood, for example, if the developer installed shielded down lighting in the neighborhood that is the only type of fixture that may be used as a replacement. The applicant shall submit pictures of other lighting in the neighborhood so that it can be assured that the replacement lighting will be similar in appearance.

2. The bulb shall have a frosted surface, a maximum output of 460 lumens, 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

Added II.Q.3 . If LED bulbs are used, the lumen output must be similar to traditional low voltage lighting.

Added II.Q.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.”

- Added - II.B rock types: Palomino Gold Bradshaw Brown
- Added – II.U.2: Wrought iron is permitted on front doors and security doors, but is not allowed on windows, unless installed by the original builder.
- Added – II.K: Retractable awnings may be installed over second story decks so long as they are retracted when not in use.
- Added – II.B: 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