



DESIGN GUIDELINES CHANGE-LOG

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

Design Guidelines Version 1.21, 2019-11-20

SUMMARY: numerous changes to design standards and language as passed on 2019-11-20

Changes/Additions in green

Deletes in red

- I. SWIMMING POOLS AND SPAS/HOT TUBS
- K. AWNINGS, CANOPIES AND SUNSHADES
- K. AWNINGS, RIGID METAL SHUTTER, SUNSHADES, DRAPES AND SAILS
- P. GAZEBOS, PERGOLAS, RAMADAS and PATIO COVERS

K. AWNINGS, CANOPIES, RIGID METAL SHUTTERS, SUNSHADES, DRAPES AND SAILS

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

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

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 3 feet from the property line wall.

The awning, canopy, sunshades, drapes, and sails shall be constructed of canvas or other woven material designed for exterior use and its color shall match the body or trim color 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.

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

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

All awnings, canopies, rigid metal shutters, sunshades, drapes and sails are to be professionally installed and maintained in "like new" condition. Owners will be required to replace awnings, canopies, rigid metal shutters, sunshades, drapes, and sails that show signs of weathering. Sunshades may be supported on metal poles that match the body or trim color of the house.

Metal roller screens, matchstick/bamboo shades and awnings are prohibited.

Temporary awnings, canopy, or sunshades installations require ARC approval before installation.

The Architectural Review Committee retains the right to determine when awnings, canopies, rigid metal shutters, sunshades, drapes, and sails need to be repaired and/or replaced.

I. SWIMMING POOLS and SPAS/ HOT TUBS

Swimming pools and Spas/Hot tubs are not allowed in any front yard.

Above-ground pools greater 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 lot lines.

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/**Pergola**/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/Ramada/Patio Cover shall be located a minimum of three (3) feet from any Lot line. Screening of such structures with appropriate landscaping and thorough consideration for all neighbors is required. Unless constructed as a trellis, a Gazebo/**Pergola**/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.*

☒ *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.*

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.

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

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

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

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