



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 1.22, 2020-11-18

SUMMARY: numerous changes to design standards and language as passed on 2020-11-18

Red - deletes

Green - updates

D. MODIFICATIONS

1. **Prohibited Structures:** The following structures shall be prohibited in Anthem Parkside:
 - a. Permanent clothes lines or other outside facilities for drying or airing clothes unless they are in the rear yard below the fence line, and not visible from neighboring property **or the street.**

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 **any all** the property line walls. Room additions shall be located a minimum of five (5) feet from **any all** property line walls. No retaining walls, planter walls, or interior walls shall be attached to property line walls or return walls.

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

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.

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 and 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 ~~six (6)~~ ~~seven (7)~~ feet in height and must be a minimum of (3) feet ~~from all lot lines~~ ~~from all the property line walls~~.

S. OTHER BUILDING FEATURES

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 **any side view fence panel** 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 Architecture 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 adjacent Lots** **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.

Mass Change

Change all three (3) feet from any property line wall

To three (3) feet from all the property line walls