



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 1.23, 2021-7-28

SUMMARY: numerous changes to design standards and language as passed on 2021-7-28

Red - deletes

Green - additions

C. DEFINITIONS

1. **“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.

D. Headers/**Edging**.....20

G. ORNAMENTATION/ART/ORNAMENTATION/**ADDRESS PLAQUE**.....2

B. INERT GROUND COVER

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 riprap/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. Native rock Riprap or river rock may only be used in riverbed (drainage swales).

D. HEADERS/EDGING

Headers are continuous materials that separate turf from other planter or inert areas. Headers may not exceed 12 inches in width and shall be of concrete or masonry material.

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.

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.

Address Plaque on the Home

- 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 the 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.

Q. LIGHTING AND SECURITY CAMERAS

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.