



DESIGN GUIDELINES CHANGE-LOG

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

Design Guidelines Version 1.19, 2018-02-28

SUMMARY: numerous changes to design standards and language as passed on 2018-02-28

Additions are in red.

Deletions in blue.

A. LANDSCAPING REQUIREMENTS AND GUIDELINES

Extremely Small Front Yards:

The two-tree minimum may be waived for lots with front yards less than 1,100 square feet in area. 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 10 and 11: 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 15 gallon size and six feet in height
4. Ocotillo (*Fouquieria Splendens*) of at least 15 gallon size and six feet in height

Required Small Plants:

- **Four (4) shrubs; one (1) gallon size**
- **Two (2) shrubs; five (5) gallon size**

- **Two (2) ground cover; one (1) gallon size**
- **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 **on pages 10 and 11: 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

Required Small Plants:

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

A Saguaro (*Carnegiea Gigantea*) or an Ocotillo (*Fouquieria Splendens*) May be used in addition to one of the two trees listed above but may not be substituted for one of the trees.

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".**

Typo to be fixed

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, over seeding with Rye is required. Turf in enclosed rear yards is permitted provided that no turf or spray irrigation shall abut walls or fences. Over seeding 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 (ARC) 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 **minimum of a one square foot boxed sample (including infill)** sample **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. **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 and cannot be of carpet material **and may be no closer than three feet to property line walls.**

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.

F. WALLS & FENCES

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 Ramada’s shall be located a minimum of three (3) feet from any property line wall. Room additions shall be located a minimum of five (5) feet from any property line wall. No retaining walls, planter walls, or interior walls shall be attached to property line walls or return **walls**.

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 **or wood decking** 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**.

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. 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**).

O. GATES, COURTYARDS, AND SIDE YARD. 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 combination conforming to the original builder design. Wood slats are to be painted to match the color scheme of the house or natural wood stained as approved by the A.R.C. Wrought iron gates for courtyards must be of a painted or a powder coat finish in an acceptable color approved by the A.R.C. All metal parts and hardware are to be painted to match the color scheme of the house. Double gates are allowed when approved by the A.R.C. and must be similar to the builder installed style. 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.

O. GATES

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 RAMADAS and PATIO COVERS

Gazebos Ramada's, 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/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/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.**

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. **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. 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.

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 finished in a color 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.

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 of a color compatible with the residence. 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 ARC.**
- b. All garage doors must be of the approved style, painted in the approved paint scheme of the home. See 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.**

W. TENNIS COURTS/SPORTS COURTS. Tennis courts shall be painted green, tan or other earth-tone color, as available from the surface manufacturer. Fencing for tennis courts may be chain link if vinyl clad. Windscreen may be tan, or dark green. **Sports courts are allowed only in the rear yard and shall be located a minimum of three (3) feet from the property line.** 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.

