

# Anthem Parkside

# Community Residential Design Guidelines

**ANTHEM COMMUNITY  
RESIDENTIAL DESIGN GUIDELINES  
TABLE OF CONTENTS**

I.	INTRODUCTION	Page 3
	A. Philosophy	Page 3
	B. Overview of Guidelines	Page 3
	C. Definitions	Page 4
	D. Modifications	Page 5
	E. Original Construction	Page 8
II.	DESIGN GUIDELINES	Page 9
	A. Landscaping Requirements and Guidelines	Page 9
	B. Inert Groundcover	Page 14
	C. Turf	Page 15
	D. Headers	Page 16
	E. Irrigation	Page 16
	F. Walls and Fences	Page 17
	G. Ornamentation	Page 18
	H. Water Features	Page 18
	I. Swimming Pools	Page 18
	J. Hardscapes	Page 19
	K. Awnings and Canopies	Page 20
	L. Basketball Goals	Page 20
	M. Color Scheme	Page 20
	N. Flag Displays	Page 20
	O. Gates, Courtyards, and Sideyards	Page 21
	P. Gazebos & Ramadas	Page 21
	Q. Lighting	Page 22
	R. Patios and Decks	Page 22
	S. Other Building Features	Page 23
	T. Play Equipment	Page 23
	U. Security Doors	Page 24
	V. Storage Sheds	Page 24
	W. Tennis Courts/Sports Courts	Page 24
	X. Windows	Page 24
	Y. Signs	Page 25
III.	APPLICATION AND APPROVAL REQUIREMENTS	Page 26
IV.	NONLIABILITY FOR APPROVAL OF PLANS	Page 32
V.	CHANGES AND AMENDMENTS	Page 32
	APPENDICES	
	APPLICATION FORM	Page 33
	SCHEDULE OF REVISIONS	Page 34

## **I. INTRODUCTION**

### **A. PHILOSOPHY**

Anthem is planned as a self-contained and self-sustaining community with diverse neighborhoods in several interconnected "villages" providing a broad spectrum of housing, commercial and employment opportunities and a mix of income levels, lifestyles and living arrangements. In Anthem, Del Webb (the original builder) has incorporated its many years of planning and development experience in applying new criteria to the development of this master planned community.

Anthem will develop over many years. Its development philosophy, goals and objectives have been crafted to guide development and design well into the future in a way that accommodates the full spectrum of community needs, including custom and conventional builders, future multifamily units, and all types of non-residential/commercial and employment activities. All participating builders are required to adhere to Anthem's philosophy of minimum visual impact and preservation and maintenance of the desert ecosystem.

These Design Guidelines provide an overall framework for 1) achieving visual harmony with the natural environment by striving for minimum visual impact of the buildings on the landscape; 2) enhancing harmony within the built environment by stimulating a natural, agreeable and appropriate diversity of style; 3) advancing biological harmony with the natural environment by integrating man and his needs into the existing desert ecosystem; and 4) establishing a review process appropriate to ongoing development and changes within the community.

### **MISSION STATEMENT**

The mission of the original builder in development of Anthem was to create a sustainable community that accommodates its growth responsibly on social, economic and environmental levels; to operate on a set of shared values, engendering a pride of place and sense of heritage; to reduce the negative effects of development on the environment; to utilize a philosophy of minimum visual impact of the built environment on the Sonoran Desert; and to become a community that contributes positively to the region and exists in harmony with surrounding communities.

### **B. OVERVIEW OF GUIDELINES**

The Anthem Parkside Community Residential Design Guidelines ("Design Guidelines") provide an overall framework for community development and progress in an orderly and cohesive manner, implementing planning and design concepts which are required by regulatory agencies and desirable to its residents. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials and color of architectural improvements and landscaping, and relevant criteria for the construction or modification of all improvements made by any party other than the original builder. They also establish a process for the judicious review of proposed improvements or alterations. However, the Design Guidelines are not the exclusive basis for decisions of the Architectural Review Committee, and compliance with the Design Guidelines does not guarantee approval of any application.

The Design Guidelines have been prepared by the original builder and adopted by the Anthem Community Council (the “Council”) for application throughout the Anthem residential community. The Anthem Parkside community may be subject to additional guidelines, provided such additional guidelines may not be in derogation of these Design Guidelines. Such additional design guidelines may be promulgated in accordance with Article IV of the Declaration of Covenants, Conditions, and Restrictions for Anthem Parkside (“Anthem Parkside Declaration”). Any reference to the “Declaration” in these Design Guidelines shall refer to the Anthem Parkside Declaration. All capitalized terms shall be given the meanings ascribed to them below or in the Declaration of Covenants and Easements for Anthem (“Community Covenant”), the Declaration, or any supplements or amendments thereto, unless the context requires otherwise. The appropriate Reviewer will administer the Design Guidelines pursuant to the Declaration. The Reviewer of modifications within the Anthem Parkside Community shall be the Parkside “Architectural Review Committee”(A.R.C.).

In the event of conflict between these Design Guidelines, the Declaration, any other declaration of covenants or restrictions, and any governmental ordinance, building code or regulation, the more restrictive standard shall prevail.

## **C. DEFINITIONS**

### **1. “Visible From Neighboring Property”**

“Visible from neighboring property” means visible to a six foot tall person standing at ground level on any part of the neighboring property at an elevation no greater than the elevation of the base of the object being viewed.

### **2. “Neighboring Property”**

“Neighboring Property” shall include a Lot, Common Area, or other Property, located in any direction from the Lot in question, that is either immediately adjacent to the Lot or is located in the general vicinity of the Lot (such that an item located on the Lot could be visible from the nearby Lot, Common Area, or other property).

### **3. “Commercial Vehicle”**

A. “Commercial Vehicle” shall be defined as: (per addendum #6 October 14, 2003)

1. Trucks with ladders, racks, “cherry pickers”, or any other appurtenances making the vehicle useable for business purposes;
2. Any vehicle with a rating of over one ton;
3. Or any vehicle over 230 inches long.

B. Vehicles NOT considered “commercial vehicles” are:

- 1) Any vehicle that governmental or quasi-governmental agency employees are required to drive (i.e. Fire Chief, Police cruisers, utility company employees);
- 2) Cargo vans or pick-up trucks with no appurtenances described in A1) above.

## **D. MODIFICATIONS**

No exterior construction, alteration, addition, or renovation to any structure or improvements on a Lot; no modifications to patios, and no landscaping, hardscape, walls or fences will be allowed on any Lot, without application to, and written approval by, the Reviewer. Each Owner is responsible for removing or otherwise curing, at its expense, non-complying and/or unapproved improvements. 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.

### **1. Architectural Character**

- a. The architectural design of all additions, alterations, and renovations to the exterior of any Dwelling Unit shall conform to the design of the original home in style, detailing, materials, and color.
- b. The height of any addition to an existing dwelling unit shall not be higher than the original roofline.
- c. All additions to Dwelling Units shall be built within the Building setback lines originally established for Anthem or as changed by the original builder with the requisite approval of Maricopa County or the City of Phoenix, regardless of more lenient requirements of any local governmental authority.
- d. All materials used in the maintenance, repair, additions and alterations of any structure or improvement subject to review hereunder shall match those used in the initial construction of the improvement as to color, composition, type, and method of attachment. The Reviewer may allow substitute materials if it deems such materials to be compatible with the theme of the community.
- e. No addition, alteration, or renovation of an existing Dwelling Unit, or any other activity on a Lot, may alter the established Lot drainage (as established by the original builder.)
- f. No alterations or improvements that create or provide a flat, non-draining roof surface may be made. All roofs must drain to the ground solely within the Lot area and shall not drain directly onto a neighboring property.
- g. All building colors and materials shall meet the provisions of the guidelines and all other applicable laws for the upper desert and hillside landforms.
- h. Bright untarnished copper and other metallic surfaces shall be treated to reduce

reflections.

- i. All maintenance and repairs of existing homes shall be consistent with the Community-Wide Standard.

## **2. Prohibited Structures:**

The following structures shall be prohibited in Anthem Parkside:

- a. Clothes lines or clothes poles.
- b. Detached garages.
- c. Tents of a permanent nature.

## **3. Ancillary Equipment**

- a. Roof-mounted equipment (including without limitation mechanical and air conditioning) is prohibited. No solar heating equipment or device is permitted outside the Dwelling Unit except such devices whose installation and use is protected by federal or Arizona law. Notwithstanding such protection, an application for such equipment or device must be submitted for approval under Article IV of the Declaration prior to installation and approval, and approval will be granted only if:
  - i First, such equipment or device is designed for minimal visual intrusion when installed (i.e. is located in a manner which minimizes visibility from the street or an adjacent Lot and is consistent with the Community-Wide Standard); and
  - ii Second, the equipment or device complies to the maximum extent feasible with the Design Guidelines within the confines of the applicable governmental regulations.
- b. Satellite dish antennas of one meter or less in diameter may be erected on any Lot. The satellite dish antenna is permitted in the rear or side yard, below fence wall level, if reception is available at that location. The preferred placement of the satellite dish is in the rear yard so long as an acceptable quality signal can be received at that location. If an acceptable quality signal cannot be received in the rear yard placement in the front of the house or front yard is permissible. The satellite dish shall be of a color compatible with the color scheme of the house (painting of the dish and exposed wires may be required so long as the painting of the satellite dish will not void the manufacturer's warranty or affect the signal). When placed in the front of the house or the front yard, screening will be required when appropriate if it does not interfere with reception and constitute an unreasonable expense.

Any transmission cable from a receiver to the house must be underground.

## **E. ORIGINAL CONSTRUCTION**

The term original construction shall include all improvements, landscaping, walls and fences installed by the original builder. All other improvements, landscaping, walls and fences are modifications and will require approval of the Reviewer prior to start of construction.

Applications for approval of construction shall be submitted to the appropriate Reviewer in accordance with procedures set forth in the Declaration and these Design Guidelines.

## II. DESIGN GUIDELINES (ANTHEM PARKSIDE)

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 work may commence until after approval of the Reviewer has been obtained pursuant to Section III of these Design Guidelines.

### A. LANDSCAPING REQUIREMENTS AND GUIDELINES

Each Owner shall landscape their front yard and public right-of-way area(s) adjacent to their respective Lot, unless landscaping is installed by the original builder, within a period of ninety (90) days from close of escrow or the issuance of a certificate of occupancy, whichever is later, and shall landscape their rear yard within a period of 180 days from close of escrow or the issuance of a certificate of occupancy, whichever is later. All landscaping shall comply with the following minimum requirements:

1. The use of native or **near-native** compatible drought-tolerant species from the attached "Approved Plant List" (Appendix B) is required for all yard landscaping. Only species listed in Appendix B are permitted.
2. All trees must be planted a minimum of five (5) feet from all property lines and/or perimeter property line walls. Trees with shallow and/or invasive roots systems planted within five (5) feet from concrete walks and walls shall include root barriers. All other landscape plantings must be installed a minimum of three (3) feet from all property lines and perimeter property line walls. All landscape plantings shall be planted a minimum of 18" away from structures.
3. A fully automatic underground watering system shall be used to maintain all landscape plantings. Irrigation systems that use drip emitters instead of spray heads or bubblers are highly encouraged. When it is necessary to use sprinklers, care should be taken to avoid overspray on hardscape, structures, walls, fences and windows.
4. The Owner must cover all areas of the Lot with landscape materials (plants, inert materials, etc.) Bare areas are prohibited.

Homeowners should attempt to create a landscape with as mature an effect as possible at the time of installation. No unusually immature or undersized plantings will be permitted.

Plant compositions should employ a variety of sizes of plants when planting rather than all one size. This creates immediate interest in the landscape scene and helps avoid the look of undersized plantings. Tree and shrub selection should take into account the natural mature height and canopy of the species selected to avoid heavy pruning. All trees and plants must be contained on Owner's lot. Planting schemes should include species from the group listed below. The A.R.C. realizes that plant sizes and relationships will differ depending on the species chosen and will review each case individually. Plant types shown below are intended to include accent plants, vines, and ornamental grasses in addition to shrubs and groundcovers (refer to the Approved Plant List, Appendix B). These plants should be incorporated into the most appropriate size category.

**Suggested Plant Size/Type Ratios:**

<b>Groundcovers:</b>	Low, wide spreading plants up to 18” or 2’ in height.	(35%)
<b>Small Plants:</b>	Plant materials, which are under 2’ in height and are Not classified as ground covers.	(15%)
<b>Medium Plants:</b>	Plant materials that range between 2’ and 4’ in height.	(10%)
<b>*Large Plants:</b>	Plant materials above 4’ in height.	(30%)
<b>*Trees:</b>	24” Box	(5%)
<b>Cacti:</b>	Sizes vary from small to large.	(5%)

\*Placement of larger shrubs and trees should be carefully considered so as not to overpower small spaces, block views from windows, or create a situation where heavy pruning is required to keep the plant size within the space allotted.

The use of multi-trunk trees is encouraged over single trunk trees within front yards. This adds to the informal, natural look along the streetscape. Single trunk trees should be used within narrow sideyards where canopies can clear structures and not restrict circulation.

Front yard landscape and maintenance shall be continuous from the back of curb, or the back of sidewalk, whichever is appropriate, and shall be the responsibility of the Homeowner.

Mature growth of plant materials shall not encroach onto adjacent lots or onto sidewalks or restrict pedestrian circulation. To maintain sight lines along the street corridors, plant heights within the Right-of-Way easements should not exceed two (2) feet. The A.R.C. may impose setback requirements to address the unique characteristics of any lot in relationship to street, other lots, open spaces, or any other visible relationship to the lot in review.

Yards are classified into four (4) categories: interior Lot, corner Lot, cul-de-sac Lot and over-sized Lot. Minimum planting requirements for each category are as follows:

**INTERIOR LOT**

- Front yard: Eight (8) shrubs; one (1) gallon size  
Five (5) shrubs; five (5) gallon size  
Five (5) ground cover; one (1) gallon size  
Three (3) accents; one (1) gallon size  
One (1) tree; 24" box size  
One (1) tree; fifteen (15) gallon size
  
- Back yard: Eight (8) shrubs; one (1) gallon size  
Five (5) shrubs; five (5) gallon size  
Two (2) trees; fifteen (15) gallon size

### CORNER LOT

Front yard: Twelve (12) shrubs; one (1) gallon size  
Six (6) shrubs; five (5) gallon size  
Five (5) ground cover; one (1) gallon size  
Three (3) accents; one (1) gallon size  
One (1) tree; 24" box size  
One (1) tree; fifteen (15) gallon size

Back yard: Eight (8) shrubs; one (1) gallon size  
Five (5) shrubs; five (5) gallon size  
Two (2) trees; fifteen (15) gallon size

Front yard area for Corner Lots includes the front and street side yard area for minimum plant requirements.

### CUL-DE-SAC LOT

Front yard: Eight (8) shrubs; one (1) gallon size  
Five (5) shrubs; five (5) gallon size  
Five (5) ground cover; one (1) gallon size  
Three (3) accents; one (1) gallon size  
One (1) tree; 24" box size  
One (1) tree; fifteen (15) gallon size

Back yard: Nine (9) shrubs; one (1) gallon size  
Six (6) shrubs; five (5) gallon size  
Two (2) trees; fifteen (15) gallon size

### OVERSIZED / LARGE LOT (OVER 9,200 S.F.)

Front yard: Ten (10) shrubs; one (1) gallon size  
Seven (7) shrubs; five (5) gallon size  
Seven (7) ground cover; one (1) gallon size  
Four (4) accents; one (1) gallon size  
One (1) tree; 24" box size  
One (1) tree; fifteen (15) gallon size

Back yard: Ten (10) shrubs; one (1) gallon size  
Six (6) shrubs; five (5) gallon size  
Two (2) trees; fifteen (15) gallon size

Additional plants may be required in large Lots at the discretion of the A.R.C.

### **Substitutions:**

A five (5) gallon plant may be substituted with two (2) one (1) gallon plants.

A one (1) gallon plant may be substituted with one (1) five (5) gallon plant.

A fifteen gallon tree may be substituted with either a Saguaro (*Carnegiea Gigantea*) or an Ocotillo (*Fouquieria Splendens*) provided that the plant is a minimum of fifteen (15) gallon and six (6) feet in height.

Variations to these minimums may be made by the A.R.C. depending on lot size. In addition, for corner Lots only, any public right-of-way area(s) adjacent to the Lot will be included in the front yard area in applying minimum requirements. Landscaping plans for side yards adjacent to driveways shall include a minimum of one five (5) gallon and two one (1) gallon plants. Having granite only in this area is prohibited. All plant material must be selected from the approved plant list (Appendix B), no exceptions!

The prohibited plant materials set forth in Appendix C include species with characteristics which are potentially destructive to the natural areas, and native plants; and by reason of profuse and noxious pollen, excessive height, weed-like characteristics of excessive growth, high water demands and other similar traits may not be used within Anthem. Under no circumstances is it permissible to plant a prohibited plant or allow it to remain. This includes potted plants.



## B. INERT GROUND COVER

All granite shall be a minimum of ½ “Screened” or larger and be applied as a 2 inch layer minimum. The color must be selected from the following approved color list:

- Apache Brown
- Cinnamon Brown
- Saddleback Brown
- Aztec Brown
- Baja Brown
- Madison Gold
- Mojave Gold
- Dutchman’s Gold
- Apache Rose
- Sedona Red
- Ruby Red
- Desert Coral
- New River Cobble

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.

White rock and any rock with coatings of any kind are prohibited. No artificially colored rock will be permitted as ground cover. Ground cover, inert material and any other landscaping softscape or hardscape shall not be used to spell out or form names, nicknames, initials, names of states or cities, athletic teams, slogans, states, emblems, geometric patterns or any other word, image, symbol or communication.

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.** Native rock or river rock may be used in drainage swales

The use of pea gravel is limited to the use as ground cover in a children’s play area and/or a dog run in the rear yard only. The maximum allowable area on any one lot is 300 square feet.

## 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, overseeding with Rye is required.** Turf in enclosed rear yards is permitted provided that no turf or spray irrigation shall abut walls or fences. Overseeding 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 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 1-1/2 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.

Artificial turf (putting greens) may be permitted in the rear yard. Artificial turf may not exceed 400 square feet or 75% of the landscape area whichever is smaller and cannot be of carpet material. 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.

**D. HEADERS**

Headers are continuous materials that separate turf from other planter or inert areas. Headers shall be of concrete or masonry material, may not exceed 12 inches in width and shall be flush where they abut other paved areas. Rock, railroad ties, plastic, steel, aluminum and redwood header boards are prohibited.

**E. IRRIGATION**

All landscape irrigation shall be underground, automatic, and low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Overspray onto public sidewalks or streets is prohibited. While native and arid region plant materials require minimal water, the specific requirements vary from plant to plant and location to location.

With the exception of side yards adjacent to public R.O.W., Owners may not irrigate native landscape areas beyond residential walls. The native vegetation in these areas does not require additional water and irrigating these areas can lead to disease and death of the native plants, particularly cacti, and aid in the spread of undesirable plant species or weeds. The Association may from time to time install temporary irrigation systems if needed to establish new vegetation areas. Native plants need regular water during the establishment period. Transplanted desert trees may require irrigation for several years before developing a large enough root system to survive sustained periods of drought. Other small plant materials establish in a year or less.

**F. WALLS & FENCES**

Unless installed by the original builder, walls and fencing that totally enclose any portion of the

front lot areas are prohibited, with the exception of courtyard entries which are limited in height to four (4) feet and must be stuccoed and painted to match the color scheme of the house.

Developer provided walls shall not be permanently altered or modified in any way.

Homeowner installed retaining walls shall not exceed three (3) feet in height from the finished grade in the front yard or four (4) feet in height in the rear yard. Walls that are “visible from neighboring properties” must be painted to match the color scheme of the house.

Unless otherwise specified, maximum height of walls shall be measured from the finish ground elevation on the highest side of the submitted wall.

Cut or fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.

Retaining walls, which are partially below the finished grade or walls used as planters, shall be properly moisture proofed to avoid unsightly water staining. If staining occurs, the homeowner is responsible for the complete repair of the problem.

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.

The original builder view walls may be altered at negative edge pools only to enhance the effect of the pool. All pool access and fence requirements must be maintained as determined by local, county, state, and national authorities. Any modifications must be approved by the A.R.C. to be reviewed on a case-by-case basis, and will be done so at the sole expense of the homeowner.

The installation of a wildlife (rabbits, rodents, snakes, etc.) barrier on rear yard perimeter view fencing is allowed. The barrier can be no greater than 24 inches in height and must be painted to match the color of the view fencing. The recommended material for the barrier is ½” inch hardware cloth. Installation of the barrier on rear yard party wall view fencing requires neighbor consent and must be temporarily installed with wire so that it is removable for fence maintenance.

Any wrought iron fencing must be of a painted or powder coat finish in an acceptable color approved by the A.R.C.

No chain link or similar material or wood, or split rail, including picket fences, shall be used as fence material on lots.

Builder provided “theme” walls, perimeter walls, and specifically engineered walls cannot be modified in any way.

Variance in wall height may be granted by the A.R.C. for walls adjacent to public rights of way. Prior to granting a variance, the A.R.C. must be provided with letters of consent from all neighbors where the modified wall is “visible from neighboring property”.

Any alteration, modification, addition to, or extension of a common/party wall requires the consent of the homeowner of the adjacent lot or lots. This AGREEMENT OF CONSENT TO WALL MODIFICATION must be completed in full, dated, signed, and notarized by all involved parties. This consent form is to be included as part of the request at the time of submittal along with the Appendix A request form and all other required documents.

#### **G. ORNAMENTATION**

Driftwood, wagons, skulls, artifacts, wagon wheels, bridges, sculpture, bird baths, artificial plants, signs (other than Real Estate signs, home security monitoring signs, and signs that cannot be prohibited by law), topiary, and any other type of ornamentation are prohibited. Artificial plants are prohibited in rear yards.

#### **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 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) feet in height and must be a minimum of (5) feet from all lot lines.

**Ponds and/or streams will be reviewed on a case-by-case basis. No tropical or water plants will be permitted. No sitting or standing or stagnant water will be tolerated. Continued maintenance is required for aesthetic and health reasons.**

Water features must match the color scheme of the home and be indigenous to the aesthetics of Anthem. In no instance shall any portion of the perimeter wall be removed or altered, including but not limited to removal in connection with the installation or construction of a water feature. An owner in violation of this provision shall be subject to monetary penalties, suspension of voting rights and Common Area Rights, and other sanctions permitted under the Declaration without prior approval of the A.R.C.

A water feature, pond and/or stream may not be drained or backwashed into the washes, common landscape areas, drainage ways or streets. All water must be retained on owner's lot or discharged into the sewage system.

#### **I. SWIMMING POOLS**

Swimming pools and hot tubs are not allowed in any front yard. Temporary or above-ground pools/spas larger than 8 feet in diameter are not allowed. Swimming pools must conform to County and/or City regulations. Set back for pool decking must be a minimum of five (5) 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 five (5) feet from all lot lines.

In no instance shall any portion of a perimeter fence be temporarily removed or altered, including but not limited to removal in connection with the installation or construction of a swimming pool without prior approval of the A.R.C. Any Owner in violation of this provision shall be subject to monetary penalties, suspension of voting rights and Common Area use rights, and other sanctions permitted under the Declaration.

A pool may not be backwashed into the washes, common landscaped areas, drainage ways or streets. All backwash water should be retained on the Owners Lot or discharged into the sewage system.

## **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, blacktop, flagstone, brick, tile or wood decking must be approved. No bollards, chains or rope will be allowed as part of the front yard landscaping.

### **1. Walkways and Driveways**

Design and colors on walkways and driveways other than normal concrete surfacing must be submitted to the A.R.C and approved in advance of construction.

Walkways in the front yard may be concrete (including aggregate), flagstone, imitation flagstone, or tile of a natural, neutral earth-tone color. No decomposed granite walkways are allowed in the front yard. The preferred walkway width in Parkside is four (4) feet. Wider widths up to eight (8) feet may be approved on an individual basis.

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

Excessive use of concrete (as determined by the A.R.C.) in front, street side, and back yards will not be allowed.

Driveways and walkways may be overlaid with an epoxy coating. The only approved colors for Epoxy Coatings are “Dover Sky “ and “Pewter”. Only Matte type finishes are permitted. No gloss sealants or glossy protective finishes are allowed. The surface finish must be maintained in “like new” condition by the homeowner. Contact the HOA for manufacture information. Concrete painting or staining is not allowed.

“Commercial Vehicles” are not allowed to be parked in the driveway overnight or on weekends without a permit from the HOA.

## **2. Driveway/Walkway Extensions**

Concrete driveway extensions will be reviewed on an individual basis. Concrete or other approved materials may be extended from the existing driveway or public sidewalk to the rear yard for access only. Drives may not exceed 8 feet in width, and must have a minimum of 24” of landscaped area on either side of the drive. The driveway may be attached to the existing driveway, and is prohibited from being used to park vehicles, mobile homes, trailers, campers, trucks, golf carts, bicycles, recreational vehicles, watercraft, motorcycles, “Commercial Vehicles” or any other operable or inoperable vehicle. The driveway may be constructed of concrete, pavers, or other non-porous materials as determined by the A.R.C.

## **K. AWNINGS AND CANOPIES**

Awnings and canopies are allowed in rear yards only. The awning or canopy shall be constructed of canvas or other woven material and its color shall match the color scheme of the house (solid colors only, no patterns allowed). Rigid metal shutters are permitted, only in the rear and side yards, and must match the color scheme 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 either the dominant or trim color of the house. All awnings and canopies are to be maintained in “like new” condition. Owners will be required to replace awnings and canopies that show signs of weathering.

## **L. BASKETBALL GOALS**

Permanent basketball goals are prohibited in front yards. Permanent basketball goals are allowed in rear yards but may not be lighted. Portable basketball goals may be used on a Lot without prior approval, but must be stored in the backyard overnight or otherwise when not in use.

## **M. COLOR SCHEME**

Exterior paint color must be selected from the natural desert color palette. All paint color changes must be submitted for approval by the A.R.C. All fabric, tile and masonry colors must match or complement the color scheme of the house for which they are being used.

## **N. FLAG DISPLAYS**

In conjunction with the Planned Community Act section 33-1808 the flag display guidelines for the Anthem Parkside Community Association are amended:

- a. Flags must be flown in conformance with the Federal Flag Code. In addition, only the following flags can be displayed: the United States flag, the State flag of Arizona, POW MIA flag, flags of the Arizona Indian Nations, military service flags of the United States

Army, Navy, Air Force, Marine Corps, Coast Guard.

Pursuant to Section 3 c of the Federal Flag Code, no flag shall be placed above the United States Flag.

- b. The maximum size of any flag shall be 4 (four) feet by 6 (six feet).
- c. The maximum height of a permanent, removable, or freestanding pole shall be 20 feet or the height of the roof peak, whichever is less.
- d. Wall mounted flag poles shall be a maximum of 5 (five) feet long with the attaching brackets painted to match the attachment area and will not require prior approval.
- e. All poles and flags must be maintained in excellent condition according to the United States Flag Code, Title 36, U.S.C., Chapter 10.
- f. Only one permanent, removable, wall mounted, or freestanding pole will be permitted per residence or lot.
- g. It will be the responsibility of the homeowner of the lot on which the flag is displayed to do so with the proper respect and flag etiquette.

**O. GATES, COURTYARDS, AND SIDE YARD**

Gates are to be constructed of a metal/wrought iron/wood combination conforming to the design details available from the A.R.C. 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. 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 and RAMADAS**

Gazebos and ramadas are allowed in rear yards only and may not exceed 10 feet in height from ground level. A gazebo/ramada 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 shall be located a minimum of five (5) 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 or other approved roofing material.

**Q. LIGHTING**

**1. Overview**

All exterior lighting is to be understated. Emphasize downlighting as opposed to uplighting; downlighting 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.

**2. Exterior - High Voltage**

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.

**3. Exterior – Low Voltage**

Low voltage lights may be used to accent plants and structures as well as for safely seeing walkways and obstacles at night. Please refer to section 5 below for more information on the use of low voltage lights.

**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

**5. Plant Lighting**

Landscape lighting is to be low voltage. Low voltage up lighting may be used to accent plants and structures. Walkways may be illuminated from down lighting attached to a branch. Under no circumstances is wrap around lighting permitted or any other lighting attached to plants allowed, except as described in Holiday Lighting above.

**R. PATIOS AND DECKS**

Patios and decks may be constructed of wood, masonry, concrete or stone so long as the design and texture of the material is in harmony with the house. Paint color shall match the color scheme of the house. Unless constructed as a trellis, a patio roof “Visible from Neighboring Property” shall be of tile or other approved roofing material.

The maximum allowable height of a wood deck is 18” above existing finish grade. All patios and decking must be a minimum of five (5) feet from any property line wall.

**Enclosed rear patios will be reviewed on an individual basis. Patios may be screened; using aluminum framed screening material, matching the existing trim color or the color of the main body of the home. No additional concrete, roofing material or structure may be built. Acceptable screening colors are black and tan. Exit doors are allowed for access to the rear yards, with the screened in patio submittal.**

## **S. OTHER BUILDING FEATURES**

### **1. Masonry Columns**

Masonry columns shall be treated with stucco, decorative masonry or stone and be a minimum of 12" wide. Wood columns where permitted by the Reviewer shall be a minimum of 6" x 6" or 8" x 8" square. Wood trelliswork is permitted and shall be a minimum of 3" x 3".

### **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 five (5) feet from any side view fence panel 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.

## **T. PLAY EQUIPMENT**

Children's play equipment must be located at least five (5) 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" 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. 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.

## **U. SECURITY DOORS**

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.

#### **V. STORAGE SHEDS**

Storage sheds or similar structures are allowed in rear yards only, and are limited to a maximum height of 7' from ground surface to roof peak. They should be painted to match the color scheme of the house. If "Visible From Neighboring Property", storage shed shall be screened with landscaping. Roofing material to be approved by the A.R.C. Sheds shall be located a minimum of 5 feet from the property line.

Overly large storage sheds will not be allowed.

#### **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. 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.

#### **X. WINDOWS**

Reflective glass or window film with a visible light reflection rate of 20% or greater is not allowed for any window or skylight. Non-reflective glass of bronze or similar color may be used. In no event shall the interior or exterior of any window be covered with reflective material such as foil, or with paper, bed sheets or other temporary coverings. 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.

Metal frame windows or skylights must have a factory applied color finish similar to the house color. Wood frames shall be painted to match the color scheme of the house. Shade screens on windows shall be of a color compatible with the house.

#### **Y. SIGNS**

Only real estate signs, home security monitoring signs and signs that cannot be prohibited by law are permitted. Garage Sale signs are permitted on the day of the sale only. They must be removed by the Homeowner before dark.

### **III. APPLICATION AND APPROVAL REQUIREMENTS**

#### **A. GENERAL**

Pursuant to Article IV of the Declaration, any Owner wishing to:

- Construct improvements,
- Modify or add to existing improvements (including painting),
- Install a pool, spa, or other water features,
- Construct or install walls, fences, or hard, permanent materials, such as paving, brick, masonry, wood trim, concrete, rocks, flagstone, outdoor barbecue, fireplaces, or other inert material ("hardscape"),
- Landscape (including original landscape not installed by original builder),
- Alter grading or drainage, or
- Placement of any object (i.e., lighting and decorations – except decorations as previously described)

Undertaking any of the above listed items requires that the owner shall first submit an application and such other materials as set forth in Section C hereof (a "Review Request") to the A.R.C., as described below, and receive approval of such committee prior to commencing construction. There are no exemptions or automatic approvals, with the exception that a submittal of an application and plans for repainting the exterior of a structure in its existing color is not required, if such existing color was previously approved by the Original Builder or Reviewer.

It shall be the responsibility of all Owners to comply with all standards and procedures within these Design Guidelines, as well as all requirements of the Declaration and any applicable Supplemental Declaration.

#### **B. Architectural Review Committee Structure (A.R.C.)**

Architectural and design review and control for Anthem Parkside is handled by an Architectural Review Committee ("A.R.C.") established by the Board of Directors ("Parkside Board") of the Anthem Parkside Community Association ("Association"). The A.R.C. has been established to monitor, review and control the development of residential property within Anthem. Refer to Section I C (Modifications) for specific information as to when an application is required.

The A.R.C. shall review plans and specifications, and shall enforce the Design Guidelines and may promulgate additional design standards and review procedures. The A.R.C. has exclusive jurisdiction over original construction, initial landscape installation, (unless installed by the original builder),

modifications, additions, and alterations made to Lots, to structures and landscaping on Lots. After a Lot and its structures and landscaping have been completed according to approved plans (original construction), the A.R.C. must review all proposed changes to the exterior of the structure and the lot.

### **C. SUBMITTAL PROCEDURES**

The following procedures shall apply to Owners when submitting Review Requests to the A.R.C.

1. An application (sample form attached as Appendix A) requesting review by the A.R.C. is required for all Review Requests. The application shall include the following information:
  - a. Owner's name, mailing address and telephone number.
  - b. The Neighborhood and street address of the Lot.
  - c. The Builder's original plans number and/or model name of home.
  - d. The nature of the request. Such request shall be limited to:
    - i. Review and approval of final plans (initial submission).
    - ii. Reconsideration of a "not approved" Review Request or any notation of an "approved as noted" Review Request.
    - iii. Review and consideration of exceptions to or deviations from the Design Guidelines.
    - iv. Review and consideration for a change to the provisions of the Design Guidelines.
  - e. A brief description of the proposed construction or modification.
  - f. Planned completion date for the construction or modification proposed in the Review Request.
  - g. An acknowledgment that the Owner is responsible for scheduling all works in a timely manner and for complying with any approval issued by the A.R.C.
  - h. The name, address and telephone numbers of Owner's agent, or representative or subcontractor (if applicable).
2. In addition to the application the Owner shall submit plans for the proposed construction or modification as follows:
  - a. For landscape, contouring, irrigation or lighting plan approval, or amendments to approved plans, Owner shall submit one copy of the landscape, contouring,

irrigation and lighting plans for the front and rear yards of the Lot. Plans must clearly indicate the following information:

- i. Identify the location of all existing or proposed plants including trees, shrubs, accent plants and ground cover. Draw proposed and existing plants using symbols or call outs that correspond to the plant legend.

If the Review Request is for an amendment to a previously approved landscape plan, the existing trees, plants and shrubs shall be marked on the landscape plan with a circle marked with a dashed line and a cross in the center indicating their location, and with the proposed additions marked on the landscape plan with a circle marked with a solid line and a dot in the center. All landscape materials proposed to be removed shall be described as part of the Review Request.

- ii. The plant legend must identify the botanical and common name, installation size, and quantities. Incomplete submittals WILL NOT be accepted for review.
- iii. Identify areas to receive any hardscape treatments. Clearly mark the hardscape treatments on the landscape plan and the legend so that the A.R.C. can easily determine the location, type and color of the material. Submit material and color samples upon request by the A.R.C.
- iv. Identify areas to receive landscape. The plan shall clearly indicate the location and type of treatment proposed, i.e., decomposed granite locations, native rock applications, or boulders. Legend should indicate proposed quantities, size of material and color.
- v. Any proposed changes to the original grading must be accompanied by a contouring plan using minimum 1 foot contour intervals. Indicate proposed slope ratios along the face of each contoured area (3:1, 4:1 etc.). Contouring should occur on all Front Yards or any Side Yard located outside the fence to provide visual interest to the streetscape and to help provide smooth, seamless transitions between proposed and existing grades. Contouring should not result in a lumpy appearance. The maximum height of landscaping mounds from original grade is thirty inches.

Lots have been designed and graded to provide positive drainage from the lot to the street or to a wash/open space area. The contouring plan must address proposed direction of flow across the site. The Owner shall hold harmless the A.R.C., the Association(s), and the original builder for any damage caused by the alteration of the grade by Owner in connection with the design or installation of Owner's landscaping, including damage to owner's house. The owner shall be responsible for any additional damage to the property, house or neighboring property caused by altering the grading.



**D. REVIEW PROCEDURES**

1. The A.R.C. shall review all requests without hearings and based solely on the information contained within the Review Request; provided, however, the A.R.C., and its authorized agents may at any time request additional information or inspect a Lot for compliance with the Declaration, these Design Guidelines and any approved plans for construction or modification.
2. The A.R.C. will reference these Design Guidelines in reviewing requests. Although these Design Guidelines address a broad range of exterior building and site conditions, they are not intended to be all-inclusive. Variances to these Design Guidelines may be permitted by the A.R.C. only in accordance with Article 4.5 of the Declaration.
3. Within forty-five (45) days of receipt of a complete Review Request, the A.R.C. shall respond to the Owner. The A.R.C.'s decision shall be rendered in one of the following three forms:
  - a. "Approved" - The entire document submitted is approved in total.
  - b. "Approved As Noted" - The document submitted is partially approved. The Owner must resubmit the application incorporating the A.R.C.'s conditions and receive approval prior to commencing the construction or alteration.
  - c. "Not Approved" - The entire document submitted is not approved, and no work may commence.

**E. IMPLEMENTATION OF APPROVED PLANS**

1. All work must conform to plans approved. If it is determined by the A.R.C. that work completed or in progress on any lot is not in compliance with these Design Guidelines or any approval issued by the A.R.C., the A.R.C. shall notify the Board. The Board shall notify the Owner in writing of such noncompliance within ten (10) days of inspection, specifying in reasonable detail the particulars of noncompliance and shall require the Owner to remedy the same. If the Owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance, then such noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines.
2. If construction does not commence on a project for which plans have been approved within one-hundred twenty (120) days of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans to the Reviewer for reconsideration.
3. The A.R.C. shall include in any approval a maximum time period for the completion of any new construction or modification. The Owner may request an extension of such maximum time period not less than three (3) days prior to the expiration of the maximum

time period, which the A.R.C. may approve or disapprove, in its sole discretion.

4. If construction is not completed on a project for which plans have been approved within the period set forth in the approval or within any extension approved by the A.R.C., such approval shall be deemed withdrawn, and such incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

**F. RECONSIDERATION OF “NOT APPROVED” AND “APPROVED AS NOTED” DECISIONS**

Any Owner shall have the right to request reconsideration of a decision of the A.R.C. by resubmitting the information, documents and fees set forth in Article III; however, such request shall be considered only if the appellant has modified the proposed construction or modification or has new information which would, in the A.R.C.’s opinion, warrant a reconsideration. If an Owner fails to request reconsideration of a decision of the A.R.C. or if the A.R.C. after such request again rules in a manner aggrieving the appellant, the decision of the A.R.C. is final. The filing of a request for reconsideration does not extend any maximum time period for the completion of any new construction or modification, including the period for completion of initial landscaping.

**G. BUILDING PERMITS**

If the plans submitted by an Owner require a building permit, it is the responsibility of the Owner to obtain such permit. The approval of the A.R.C. is not a guarantee that such plans will be approved by Maricopa County or the City of Phoenix nor does it satisfy agency building permit requirements. If the regulatory agency requires modifications to the plans, such modifications must also be approved by the A.R.C.

**H. FEES**

The Parkside Board may establish and charge reasonable fees for review of applications. Any fee payments shall be made at the time of request and prior to review by the A.R.C. All fees shall be made payable to the Anthem Parkside Community Association and are non-refundable.

**I. ENFORCEMENT**

In the event of any violation of these Design Guidelines, the Parkside Board or the Council may take enforcement action pursuant to Section 4.7 of the Declaration. The Board or Council may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Board or the Council shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine, which fine shall not exceed ten percent (10%) of the cost of achieving compliance, against the Lot upon which such violation exists.

**IV. NONLIABILITY FOR APPROVAL OF PLANS**

Section 4.6 of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an Owner. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE A.R.C. TO EXPLAIN IT TO YOU.

## **V. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES**

The Design Guidelines may be amended as follows:

- A. The “Board” or “Council” may propose changes to these Design Guidelines. Additionally, any owner may submit to the A.R.C., proposed changes to the Design Guidelines for review and consideration.
  
- B. Any amendment to these Design Guidelines shall be approved by two-thirds (2/3) of the members of the A.R.C., the Parkside Board of Directors, and the Anthem Community Council.
  
- D. Such amendment shall be promptly posted in a prominent place within Anthem.
  
- E. All amendments shall become effective upon adoption by the Council. Such amendments shall not be retroactive to previous work or approved work in progress.
  
- F. In no way shall any amendment to these Design Guidelines change, alter or modify any provision of the Declaration, any Supplemental Declaration or the Articles or By-Laws of the Parkside.



## Schedule of Revisions

Version	Changes	Date Approved
1.	Version 1.06 Major revisions approved by Board	8-07-07
2.	Version 1.07 Add Schedule of Revisions	3-18-08
3.	Version 1.08 Page 13 Section B Change minimum size of Inert Ground Cover from ½” Minus to ½” Screened  Page 13 Section B add <b>New River Cobble</b> as an approved Parkside granite option. This granite comes from Jake’s Granite Supplies.  Page 13 Section B add <b>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</b>  Page 25 Section V add <b>The maximum height of landscaping mounds from original grade is thirty inches.</b>	9-16-08
4.	Version 1.09 Page 5 Section D add <b>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.</b>  Delete existing artificial turf guidelines and replace with <b>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:</b>  <b>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.</b>  <b>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</b>	11-18-08

**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.**

Update Table of Contents