

Pueblo Estrella Homeowners Association

Architectural Guidelines

Approved 14 August 2018

Effective 01 August 2008

Amended 14 August 2018

Sections L, Q, S

A. ANTENNAS AND SATELLITE DISHES

Antennas and satellite dishes are pre-approved when they meet the following guidelines:

1. The company/homeowner must use the smallest possible antenna capable of receiving the signal provided by the servicing company. Any antenna greater than 40" x 40" (1 meter) must have Architectural Review Committee (ARC) approval.
2. Antennas and dishes must be installed as a gable/eave mount as follows:
 - Antennas and dishes should be installed between houses and not overlooking any street.
 - Antennas and dishes must be positioned at the lowest possible vertical point on their mast pole to obtain line-of-sight to the main transmitter antenna.
 - Ground-mounted satellite dishes must not exceed six (6) feet in height.
 - Mounting mast must be cut to match top of antenna mounting sleeve.
3. Exterior cable on pre-wired homes must be covered with molding or painted to match the exterior stucco color.
4. No more than three (3) antennas/satellite dishes may be attached to a house.
5. Mounting pole will be painted to match the existing color of the home.

(CC&R Reference: Article 3, Paragraph 3.7)

B. TRASH CANS

Owing to design limitations, trash cans may be stored on the side of the residence at or beyond the utility boxes. They may be stored at the front of the property within a specially constructed enclosure that is finished with stucco and painted to match the

color of the body of the home, provided the addition have been approved by the ARC. Trash receptacles will remain in these locations except to make them available for collection and then only for the shortest time reasonably necessary to affect such collection. *(CC&R Reference: Article 3, Paragraph 3.9)*

C. FRONT YARD GRAVEL COVERING

Front yard gravel covering shall be maintained as originally installed. Refreshing the materials with like materials is pre-approved. Any change from the original color, or modification to include installation of sod, requires approval of the ARC. Homeowners wishing to purchase additional rock should contact a landscape material supply company.

(CC&R Reference: Article 3, Paragraph 3.3)

1. Front yard gravel shall be wholly contained within the yard not encroaching the sidewalk or driveway. *(CC&R Reference: Article 3, Paragraph 3.3)*

2. Vehicles shall not park on front yard gravel covering.

(CC&R Reference: Article 3, Paragraph 3.1)

D. FRONT YARD PLANTINGS

Front yard plantings shall be maintained in a manner consistent with those originally installed, and replacement of plantings with like plantings is pre-approved. Yards shall be kept free of weeds and debris at all times.

1. No tree, shrub, or planting of any kind on any lot shall be allowed to overhang or otherwise encroach upon any sidewalk, street, pedestrian way or other area. There must be a clearance from the ground level to a height of eight (8) feet.

2. Homeowners are to prune to remove dead fronds back to the trunk, leaving no more than three (3) inches of palm frond stock remaining, from palm trees that are up to fifteen (15) feet tall, as needed, on a monthly basis. Palm trees taller than fifteen (15) feet may require a bucket lift or professional tree pruner must be pruned once a year prior to monsoon season to minimize potential storm damage.

3. Grass may be used but must be submitted to the ARC for approval.

(CC&R Reference: Article 3, Paragraph 3.3)

4. Exhibit A contains a list of pre-approved Becklin Landscape selections.

<u>5 Gallon Shrubs</u>	<u>15 Gallon Trees</u>
Desert Cassia	Blue Palo
Desert Spoon	Verde Mesquite
Fairy Duster	Rhus Lancea
Feathery Cassia	Sweet Acacia
Hopseed Bush	Live Oak
Petite Oleander	
Red Bird of Paradise	
Red Yucca	
Texas Ranger	

Exhibit A: Pre-Approved Becklin Landscape Selections

5. Other changes or additions to landscapes or hardscapes (e.g. pavers, brick, large rocks, river rocks) shall receive approval of the ARC.

E. FRONT DOORS AND SECURITY BARS

Wrought iron doors are pre-approved by the ARC when painted to match the color of the stucco or fascia.

1. The use of accent colors may be approved by the ARC but must be submitted for ARC approval.
2. Aluminum and/or wooden screen doors are NOT permitted. Security bars are pre-approved by the ARC when painted the same color as the surface upon which they are mounted. *(CC&R Reference: Article 3, Paragraph 3.1.3)*

F. AWNINGS AND SUNSCREENS

Awnings are not permitted.

1. Black, brown, or colors that match the home's existing trim color for sunscreens are pre-approved by the ARC. Sunscreens of any other color must be submitted for ARC approval. *(CC&R Reference: Article 3, Paragraph 3.1.3)*

G. TRELLISES, RAIN GUTTERS & DOWNSPOUTS

Trellises, rain gutters and downspouts are pre-approved by the ARC. Trellises must be painted the same color as the exterior of the house. Rain gutters must be aluminum and painted to match the color of the fascia (surface upon which they are mounted). Downspouts may also be painted to match either the color of the stucco or the color of the fascia. Any other types or colors of downspouts/gutters must be approved by the ARC.

(CC&R Reference: Article 3, Paragraph 3.17)

H. ADVERTISING & SECURITY NOTIFICATION SIGNS

1. Advertising signs are not permitted.
2. Security notification signs are permitted but shall not exceed 12" x 12".

(CC&R Reference: Article 3, Paragraph 3.17)

I. PATIO COVERS

Patio covers must be submitted for ARC approval and meet the following guidelines:

1. Covers shall conform to the materials and colors of the existing dwelling.
2. Roofing material shall be of the same color and type as that installed on the dwelling.
3. Building permits may be required for some types of construction. It is the homeowner's responsibility to determine whether a building permit is required prior to construction.
4. City of Tucson Planning Department, Building Codes, can be reached at 520.791.5550.

(CC&R Reference: Article 3, Paragraph 3.1.4)

J. STORAGE SHEDS

Storage sheds must be submitted for ARC approval and meet the following guidelines:

1. Sheds must not exceed eight (8) feet in height from ground level to the peak of the roof.
2. Colors and materials of storage enclosure must match the colors and materials of the existing home according to the standards of the ARC. Wood and metal sheds may be approved, but must be maintained in good repair.
3. Roof shingles (if applicable) must match those on the dwelling roof.

4. Sheds must be located in the enclosed portion of the rear yard to minimize visibility from neighboring properties.
5. Vents must not exceed the overall maximum height of eight (8) feet, and must be painted to match the color of either the stucco or roof shingles.

(CC&R Reference: Article 3, Paragraph 3.1.3)

K. GATES

1. Natural wooden/wrought iron gates shall be maintained as originally installed.
2. Wrought iron gates may have privacy mesh and shall match the color of the stucco or fascia. All other colors will require approval of the ARC.
3. Wrought iron frames with natural wood slats shall follow the same guidelines as above for wrought iron gates.

(CC&R Reference: Article 3, Paragraph 3.1.3)

L. EXTERIOR PAINT

Refer to the "Amendment to the Architectural Guidelines for the Pueblo Estrella at Rita Ranch Homeowners Association regarding policy and procedure for painting exterior of houses" dated 11 May 2010 for a list of suggested earth tone colors, trim and accent colors.
(CC&R Reference: Article 3, Paragraph 3.1.4)

M. GAZEBOS, SPA ENCLOSURES, SWING SETS AND OTHER PLAY EQUIPMENT

1. Gazebos and spa enclosures in back yards that do not exceed eight (8) feet in height, from ground level, are pre-approved by the ARC. All others must be submitted for ARC approval.
2. Swing sets and permanently installed play equipment in back yards that do not exceed eight (8) feet in height, from ground level, are pre-approved by the ARC. All others must be submitted for ARC approval.
3. Portable basketball hoops shall not require the approval of the ARC. Portable hoops may be placed in front or rear areas of the home. The hoops may not be placed on the public sidewalks or street. Hoops must be pulled back by the garage when not in use. Portable hoops must be maintained in good working order.
4. Permanent basketball backboards shall not be placed on the homes. Any permanent basketball pole shall require approval of the ARC and adjoining

homeowners. The only location that will be considered will be the rear yard. (Note: Any property or landscaping damage done by someone playing basketball or the ball itself, will be the responsibility of the homeowner owning the basketball hoop and must be repaired by that party. THIS WILL REMAIN BETWEEN THE NEIGHBORS TO RESOLVE AND NOT BECOME THE RESPONSIBILITY OF THE ARC OR HOA TO RESOLVE.)

5. All gazebos, spa enclosures, swing sets and other permanently installed play equipment, as well as, portable basketball hoops shall be maintained in good working order at all times.

N. WALLS, FENCES AND COURTYARDS

1. Block walls shall be maintained as originally installed. Replacement is permitted without the approval of the ARC, when such replacement matches exactly the masonry installed at the time of development. Any variation from the original installation must be submitted to the ARC for review.

2. Homeowners wishing to increase the height or extend the length of a common wall (between properties) MUST submit written approval from the adjoining property owners along with an AR submittal form to the ARC for approval.

3. Courtyards require approval of the ARC. Courtyards must be built to code including footings, rebar, blocks (not slump block) and finished using a two (2) coat stucco process and painted to match the exterior of the house.

4. Exterior walls of courtyard shall extend no closer to the public sidewalk than the point of the garage closest to the public sidewalk.

5. No wooden or chain link (cyclone) fences are allowed.

6. The ARC reserves the right to request a lot survey at the expense of the homeowner.

(CC&R Reference: Article 3, Paragraph 3.1.4)

O. SEASONAL LIGHTING & DECORATIONS

Seasonal lighting and decorations, including sports and collegiate flags, are permitted one (1) month prior to the holiday or event and shall be removed within one (1) month after the holiday or event. *(CC&R Reference: Article 3, Paragraph 3.1.4)*

P. LIGHTING AND OTHER EXTERIOR IMPROVEMENTS

1. All changes to exterior lighting must receive approval of the ARC.

2. All other external improvements not specifically covered in these guidelines must be submitted to the ARC for approval prior to installation. (*CC&R Reference: Article 3, Paragraph 3.1.4*)

Q. WINDOW COVERINGS

Draperies, curtains, blinds, etc. must be completed within four (4) months of your move-in date. The use of foil, sheets, blankets, Styrofoam, cardboard, etc. in windows at any time is prohibited. Commercial protective film may be applied to the inside of windows for sun blockage when approved by the ARC.

Honeycomb or temporary paper blinds are not approved for use at any time. Window coverings visible from the street should be kept in good working order at all times.

R. OUTDOOR LAWN FURNITURE AND YARD EQUIPMENT

Furniture designed for outdoor use may be placed and remain in the front yard/courtyard of the home when it meets the following criteria:

1. The outdoor furniture must fit in an area of no more than 30 square feet (10' x 3'); examples include such furniture as: two chairs and one small table, or one bench and one small table.
2. It must be made of metal, wood, or concrete.
3. This furniture must be an earth-tone color, or painted a color that conforms to the existing color scheme of the community. Additionally, folding or plastic chairs may be utilized, but must be stored out of sight after use.
4. Garden hoses must be placed and remain coiled on the side of the house when not in use.
5. Soaker hoses must be buried under gravel.

S. APPLICATION AND FINE POLICY

All improvements that require an application must be first submitted to the ARC through the management company. Noncompliance with the application procedure may result in the homeowner being assessed a \$100.00 fine.

DISCLAIMER

Building permits are required for some types of construction. It is the homeowner's responsibility to determine whether a building permit is required prior to construction. The Pueblo Estrella Homeowners Association and the ARC will not be held liable for the consequence of any construction projects. The City of Tucson Planning Department, Building Codes Division, can be reached at 520.791.5550.