

**TRAVIS PARK HOMEOWNERS ASSOCIATION  
RULES & REGULATIONS and ARCHITECTURAL GUIDELINES**

Travis Park Homeowners Association is a Community designed to respect the climate and regional character of its location. In order to implement and preserve these principals, Architectural Guidelines have been established to maintain certain standards by which the Community may grow and develop. These Rules & Regulations and Architectural Guidelines (“Guidelines”) have been created for all improvements within Travis Park.

The Board of Directors (the “Board”) is charged with the responsibility for overseeing the business of the Association and has a wide range of powers. The Design Review Committee (“Committee”) is established by the Board to review all Improvements within Travis Park including new construction and modifications to existing properties. The Committee has adopted these Guidelines to assist Owners in preparing their application to the Committee for structural and landscaping Improvements.

The Guidelines provide an overall framework to allow the Community to develop 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 Guidelines include minimum standards for design, size, location, style, structure, materials and color of architecture and landscaping, and relevant criteria for the construction or modification of all Improvements made by any party other than the original builder of the home or the Declarant. They also establish a process for the judicious review of the proposed Improvements or altercations. However, the Guidelines are not the exclusive basis for the decision of the Committee, and compliance with the Guidelines does not guarantee approval of any application.

The Guidelines, as set forth in this document, shall intercept and implement procedures for the Committee review and standards, including, but not limited to architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These Guidelines are intended to enhance the property values and high standard of development that exist in Travis Park. Unless specifically identified as not requiring submittal for approval within this document, prior approval from the Committee is required. The Guidelines are established to assist residents in conforming to the standards created for Travis Park and may be amended from time to time by the Board.

**PROIR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED, IF REQUIRED, TO THE COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE COMMITTEE. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS, UNLESS SPECIFICALLY NOTED HEREIN.**

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## **TRAVIS PARK HOMEOWNERS ASSOCIATION ARCHITECTURAL GUIDELINES**

### **GENERAL PRINCIPLES**

The Committee monitors any portion of any Lot which is Visible from Neighboring Property. Visible from Neighboring Property is defined in the Declaration as any giving object that is or would be visible to a

person six (6) feet tall, standing at ground level on any part of an adjoining Lot, Common Area or street. This would include backyards which are visually open to the other Lots or Association Common Areas. The Guidelines promote those qualities in the Travis Park Community which enhance attractiveness and functional utility of the Community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the Community.

**PROTECTION OF NEIGHBORS**

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, and other aspects of design which may have a substantial effect on neighboring properties.

**DESIGN COMPATIBILITY**

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties, and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, construction detail and color.

**WORKMANSHIP**

The quality of workmanship evidenced in construction, must be equal to or better than that of surrounding properties. In addition to being visually objectionable, poor construction practices can cause fundamental problems or create safety hazards. The Association, the Committee, the community manager and/or Management Company assume no responsibility for the safety or livability of new construction or modification by virtue of design workmanship.

**COLORS/TONES**

Exterior paint colors for all items that will be Visible from Neighboring Property shall be selected from the color palette originally approved by the Declarant or be of neutral earth tone colors. Any changes of exterior color, body or trim colors must have prior approval of the Committee. All exterior surfaces must be compatible with colors used in the Community.

**TRAVIS PARK HOMEOWNERS ASSOCIATION  
ARCHITECTURAL APPLICATION PROCEDURE**

Application and plans (which will be kept on file with the Association) should be mailed to:

Travis Park Homeowners Association  
c/o Vision Community Management  
16625 S. Desert Foothills Pkwy. | Phoenix, AZ 85048  
E-Mail: [TravisPark@WeAreVision.com](mailto:TravisPark@WeAreVision.com)

You may contact the Association by phone at (480) 759-4945, by fax at (480) 759-4945 or online at <https://www.visioncommunitymanagement.com/current-homeowners/community?name=Travis+Park>

The following information should be included with the submittal:

1. **Application Form - Architectural and Landscaping Design Review Submittal Form:** A completed application form (submit online or hard copies may be obtained from the management company).
2. **Plot Plan:** An original site plan showing dimensions, relation to existing dwelling and property lines and building setback lines. Measurements must be written on the plans.
3. **Elevation Plans:** Plans showing finished appearance of improvement in relation to existing dwelling.
4. **Specifications:** Detailed description of materials to be used, color samples and dimensions must be submitted.
5. **Photograph:** If submittal is for an existing structure or improvement, a photograph of the structure or improvement must accompany the submittal application.

All buildings, structures and other Improvements erected within the Travis Park Community, Travis Park Homeowners Association, and the use and appearance of all land within Travis Park Homeowners Association, shall comply with all applicable City, County and State zoning, statutes and code requirements, as well as the Declaration and these Guidelines. Committee approval will not meet, supersede or provide compliance with any City, County, State or other regulatory requirements.

#### **REVIEW- APPROVAL AND/OR DISAPPROVAL**

The Committee shall have sixty (60) days after submittal of application to approve or disapprove the application. No verbal approvals or disapprovals will be given by the management company. All decisions will be mailed via us Mail. In the event the Committee fails to approve or disapprove an application within sixty (60) days, such application shall be deemed to be disapproved.

Review will include, but is not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the Lot and impact on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

The Committee and Board or Directors shall have no liability in connection with or related to approved plans, specifications, or Improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the Improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

Approval Expiration: Construction must be started within ninety (90) days of the date of the Committee's approval of the application, or the Committee's approval shall be deemed withdrawn and plans must be resubmitted in accordance with these Guidelines.

Construction Period: Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction {which may be shorter or longer at the Committee's discretion}, such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

#### **APPEAL**

Any Owner shall have the right to request reconsideration of a decision by resubmitting the information, documents and application fee (if applicable); however, such request shall be considered only if the Owner has modified the proposed construction or modification or has new information, which would warrant reconsideration. Any appeal of the Committee's decision must be submitted in writing, within 30 days of the mailing date of the Committee's decision to:

Travis Park Homeowners Association  
c/o Vision Community Management  
16625 S. Desert Foothills Pkwy | Phoenix, AZ 85048  
E-Mail: Appeals@WeAreVision.com

If an owner fails to request reconsideration of a decision within thirty (30) days of the mailing date of the Committee's decision, the decision is final.

Pursuant to Article IV, Section 2 of the Declaration, the decision of the Design Review Committee shall be final on all matters submitted to it.

**THESE GUIDELINES MAY BE AMENDED FROM TIME TO TIME BY THE BOARD. VERIFICATION SHOULD BE MADE WITH THE COMMUNITY MANAGER THAT YOU HAVE RECEIVED THE LATEST VERSION INCLUDING ALL AMENDMENTS THAT MAY HAVE BEEN COMPLETED TO DATE.**

### **ARCHITECTURAL GUIDELINES**

#### **ACCESSORY STRUCTURES**

Accessory structures shall include gazebos, ramadas, pergolas, etc. These structures may be constructed only in the Rear Yard of a Lot, and only upon the prior approval by the Design Review Committee. Any accessory structure will not cover under its roof more than twelve feet by twelve feet by twelve feet (12x12x12) will not be more than ten (12) feet high at its highest point, and must be set back at least five (5) feet from all surrounding property lines and walls. Accessory structures shall require shielding with approved landscaping material on Lots with view fencing. Structures must be painted the same color as the house on the Lot. If the roof of any approved structure is to be tiled, the roof tile used must match the roof tile used on the house on the Lot. Pergolas must contain an open slatted roof. If it is felt that the materials will not last in the Arizona weather, the Committee has the authority to request additional information or require that the materials be better suited to our climate. Any lighting proposed for accessory structures must be included in the submittal and approved by the Committee prior to installation. String lighting for gazebos and other structures cannot be run to the property line fences or walls. Any installed lighting poles must be five (5) feet from the property line, and no taller than the property fence.

Palapas or tiki huts will not be considered for approval.

See **STORAGE SHEDS** below for additional information in regard to Storage Sheds.

### **ANTENNAS/SATELLITE DISH**

To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Committee, unless applicable law prohibits the Committee from requiring such approval. If the applicable law prohibits the Committee from requiring prior approval for the installation of certain antennas, any such antennas are to be installed as follows:

The preferred installation locations are listed below in descending order of preference:

1. A location in the backyard of the Lot where the Receiver will be screened from view by landscaping or other Improvements;
2. An unscreened location in the backyard of the Lot;
3. On the roof, but below the roofline;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other Improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other Improvements.

All exposed brackets and wires must be securely attached to the dwelling and painted to match where attached.

No satellite dish larger than one meter or thirty nine (39) inches in diameter may be located on any Lot.

### **AWNINGS**

All awnings must be approved by the Committee. Awnings over all windows shall be canvas or similar material of solid color on both sides. Material shall match the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home. Only straight edge awnings will be approved. Scalloped edged awnings are not permitted. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning is required. Owner is responsible for maintenance and repair of awnings. The Committee retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

### **BASKETBALL GOALS**

Only pole-mounted backboards and goals are acceptable. Backboards shall not be attached to the house, garage, and roof or landscaping.

Front yard basketball poles must be set in the ground permanently and should be placed on the exterior side of the driveway nearest to your property line versus the interior side or the driveway. Portable or temporary goals are permitted in the front yard if the base of the unit is concealed from View of Neighboring Property with the use of granite to match the front yard. Submittal must include the exact

location of where the goal will be installed, including distance from all Lot lines, as well as materials to be used for concealing the base of the unit.

Permanent, portable and temporary basketball poles shall be permitted in backyards. Your Architectural Request must include a site plan of the exact location of where the goal will be installed. Poles must be located at least five (5) feet from all walls/property lines and view fencing. Lots with view fencing shall require additional screening through the placement of approved landscape materials.

All poles and support brackets, whether permanent, portable or temporarily installed in the front yard or backyard, must be black, white or painted to match the base color of the home. Submittal must include the color of all such items. Backboards must be standard white or clear Plexiglas. Netting is limited to nylon or similar cord netting, Metal or other chain nets are prohibited. Spotlights or other lighting for the purpose of illuminating the area of play for use after sunset are prohibited. Painting of the driveway for a basketball court layout or any other similar purpose in the front yard is prohibited. All equipment must be maintained in like-new condition at all times.

Basketball goal should not be placed on sidewalk or left in street at any time.

#### **CHIMNEYS, FIREPLACES, FIRE PITS, BARBECUES, ETC.**

Chimneys shall be constructed of the same material, texture and color of the home when installed on the home. Exposed flues are prohibited. Wood burning and/or gas built-in fireplaces, fire pits, barbecues, etc. must be contained within the rear yard or enclosed front courtyard. Site chimney elements must be located to avoid obstructing views from adjacent properties. All such items must be set back a minimum of five (5) feet from all surrounding property lines and not placed against view fencing. No such items shall exceed eight (8) feet in height at the highest point.

#### **COURTYARDS**

Walled courtyard areas are defined as an enclosure of the front portion of the residence to create a private/semi-private walled area. Courtyard walls must be constructed of concrete masonry unit (CMU) block and be stucco and painted to complement the body color of the home. Courtyard walls may be enhanced by stone or other accents that are consistent with that used on the homes within Travis Park. Front walls enclosing entry areas creating a private courtyard shall be no more than thirty six (36) inches in height. Modifications to courtyard wall and pillar height requirements may be made on a case-by-case basis with strong consideration given to the home series and elevation. Owners must submit detailed information with exact height, materials to be used, picture or drawing of the home series and elevation. The placement of 'Coach Light' type fixtures and planting pots is permitted on top of the pillars/columns. All wiring and irrigation for coach lights and pots must be concealed within the body of the pillar. The location of front courtyard walls shall be around the front entrance area of the house creating a courtyard that does not encroach into the building setback line.

The color of the planting pots must complement the body color of the home. Courtyard walls and pillars/columns, as described, cannot be outside the building setback area.

A courtyard arch may be constructed, but must meet the following criteria:

- A minimum twenty-four (24) inch depth.
- Ten (10) feet at the highest point.
- Be stucco and painted to match the body color of the home or finished with accents as applicable to the Community.

All gates installed on courtyard entrances must be submitted to the Committee for approval.

**DECORATIVE ITEMS**

**FRONT YARD ITEM (S)** - Front yard item(s) must be submitted for approval to the Committee. The Committee reserves the right to require removal of decorative items in front yards based on size, quantity, color, location and any other criteria that the Committee may determine.

**SEASONAL AND DECORATIVE FLAGS** - Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal flags may be placed no more than one week prior to the holiday and must be removed within one week after the date of the holiday to which the flag pertains. Flags must be maintained in good condition at all times. Flags that are torn, ripped, faded, etc. constitute grounds for fines and removal. Flags shall not be offensive to the Association. The Committee shall make this determination at its sole discretion.

**HOLIDAY DECORATIONS AND LIGHTING** - For the holiday seasons that occur during November and December, decorations may be displayed beginning November 20<sup>th</sup> and must be removed by January 20<sup>th</sup>. For other seasonal holidays, decorations may be put up one week before the holiday and must be removed within one week after the holiday.

The Committee reserves the right, on a case-by-case basis, to determine if decorations may be offensive to Association members or cause any kind of disturbance based on size, quantity, color, location or other such criteria. The Committee reserves the right to require immediate removal of said offensive items on a case-by-case basis.

**WATER FEATURES. STATUARY. ETC.** - Items such as fountains, statuary, etc. are permissible within the rear yard and do not require submittal to the Committee, except on Lots with view fencing or if these items will be visible above the fence. These items must be approved by the Committee prior to installation in the front yard. Water features Visible from Neighboring Property may not exceed five (5) feet in height. It is recommended, but not mandated, that water features be chlorinated to avoid the breeding of pests. The Committee reserves the right to limit the size, quantity and location of water features and statuary in the front yard, as well as in rear yards with view fencing.

**DECORATIVE ART ON HOUSES** - Decorative art on houses Visible from Neighboring Property is limited to no more than three (3) feet in height and three feet in width and not more than three (3) items. Such items shall be neutral earth tone colors and must be submitted to the Committee for approval.

**LAWN ART** - Front lawn art and lawn art in rear yards with view fencing is prohibited. Lawn art includes, but is not limited to iron, ceramic, plastic, clear or wood figures, carts, wagons, bridges or other unnatural or man-made items. Lawn art that is not Visible from Neighboring Property is permitted. Potted plants are not considered lawn art; however, pots shall not exceed four feet tall or four feet wide. Pots shall be neutral earth tone colors or complement the house color.

**PARK BENCHES OR OUTDOOR FURNITURE** - Park benches and other outdoor furniture are allowed in the front yards, front porch or courtyard areas of the home and in rear yards with view fencing so long as they are of natural, earth tone colors to complement the home and are kept in like new condition. These items shall garage, when situated in the front yard setting. White or brightly colored resin benches, tables, chairs or chaises are prohibited if Visible from Neighboring Property.



## **DRIVEWAY EXTENSIONS AND SIDEWALKS**

Driveway extensions will be reviewed for approval providing the following conditions are met:

1. Only driveway extensions located on the side yard of the property will be considered; however, extensions not to exceed two (2) feet in width shall be permitted on the interior and/or exterior sides of the existing driveway.
2. Submittals must include a plot plan with the following noted thereon: (a) the location and dimensions of the proposed extension; (b) the existing driveway dimensions; (c) the total linear feet of Lot frontage; and (d) the material proposed for the driveway extension.
3. The total parking area may not exceed thirty (30) feet of contiguous frontage or fifty percent (50%) of the Lot width (existing plus extension) as measured at its widest point, whichever is greater.
4. Painting of paved surfaces that will be Visible from Neighboring Property is prohibited.

Sidewalks installed to utilize the side gates do not need to be submitted if all of the following conditions are met:

1. The additional sidewalk is four (4) feet or less in width and is setback one (1) foot or more from the property line and one (1) foot or more from the home.
2. Such setback areas between the property line and the sidewalk and the home and the sidewalk must have groundcover installed to match the existing front yard ground cover (i.e., decomposed granite, grass).

Sidewalks that do not meet the above conditions must be submitted for approval and will be considered on a case-by-case basis. Additional sidewalks in any other location must be submitted for approval.

## **FENCES AND WALLS INCLUDING DECORATIVE WALLS**

Any fences or walls installed by the Declarant shall not be removed or altered without prior written approval of the Committee.

Plans to modify any Boundary Walls must be submitted for approval. Boundary Walls are each wall or fence that is located between two Lots. The application must include written permission from the adjacent neighbor(s), as well as information on the height of all walls that will abut the wall(s) being modified, materials to be used and texture and color of the finished wall. Side and rear walls may not exceed six (6) feet in height from ground level, as measured from the highest side of the wall.

Decorative walls shall not exceed thirty-six (36) inches in height. Such decorative walls shall be stucco and painted to match the body color of the home or enhanced by stone or other accents that are consistent with that used on the homes within Travis Park. The placement of 'Coach Light' type fixtures and planting pots is permitted on the top of the pillars/columns. All wiring and irrigation for coach lights and pots must be concealed within the body of the pillar. The location of all decorative walls, pillars and columns shall not encroach into the building setback lines and must be approved by the Committee.

See **COURTYARDS** above for additional information in regard to Courtyard walls.

## **FLAGPOLES**

On Owner is permitted to install a flagpole on his or her Lot for purposes of displaying the American flag, but only if such flag is displayed in a manner consistent with the United States Federal Flag Code, P.L. 94-344; 90 Stat. 810; 4 U.S.C. secs. 4 through 10, inclusive. No more than one flagpole may be installed, flagpole must be setback a minimum of ten (10) feet from any property line, and may not exceed the height of the rooftop of the installing owner's home. No American flag flown on any flagpole may be more than three (3) feet by five (5) feet in size. Flagpoles mounted to homes must be painted to match color of home.

## **GATES**

All requests for additional gates or gates other than those which were constructed by the original Declarant must be submitted for Committee approval provided said gates are visible from common areas, adjacent Lots or roadways. Placement of gate(s) must be approved by the Committee. Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates. Gates opening into common areas are prohibited. Gates that are an integral part of the exterior wall may only be installed in the front return walls of the home.

## **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts will be considered for approval if the finish matches the color of the eave of the home. The Association strongly recommends use of high quality materials that offer long life, since the owner will be required to maintain the gutters in good condition at all times. Downspouts shall be directed so as not to drain onto neighboring property. Owners shall be responsible for erosion control at downspout locations.

## **HVAC INCLUDING EVAPORATIVE COOLERS**

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Committee. All units shall be ground mounted and screened or concealed from view of all neighboring property by a wall. Electrical boxes, panels, and conduits attached to any house must be painted to match the adjacent surface in color.

## **MACHINERY AND EQUIPMENT**

No machinery, fixtures or equipment of any kind shall be placed on a Lot so as to be Visible from Neighboring Property.

Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use to prevent them from being Visible from Neighboring Property.

## **PAINT COLORS**

The paint colors used by the Declarant are highly recommended for use in all instances. In the case of any variation from the original colors, the preferred colors are earth tones. Approval from the Committee to paint your home the original colors is not required, if painting utilizes the original color palette. If those colors are no longer available, you must submit your paint colors to the Committee for approval.

## **PARKING OF VEHICLES**

Passenger automobiles (including sports utility vehicle), passenger vans, motorcycles, pickup trucks of  $\frac{3}{4}$  ton or less, or pickup trucks of  $\frac{3}{4}$  ton or less with attached bed campers (provided that the camper does

not exceed the height of the cab of the pickup truck to which it is attached) that are in operating condition, have current license plates, and are in daily use as a motor vehicle on the streets and highways of the State of Arizona may be parked in garages or driveways only. All other motor vehicles must be parked or stored so that the vehicle is concealed from public view inside a garage or other approved enclosure. The Association shall enforce the prohibition of the on-street parking of any motor vehicles from 10:00 P.M. to 5:00 A.M. No commercial vehicle may be parked on streets within the Property or on any Lots. No vehicle of any kind may be parked on landscaped areas. No Owner may park, allow, or cause to be parked a motor vehicle of any type or nature in excess of one week in a driveway on the Owner's Lot without removing the motor vehicle from the Lot or placing it inside Owner's enclosed garage, except with the prior written approval of the Design Review Committee. The temporary parking of a motor home, camper, recreational vehicle or boat and boat trailer on the concrete driveway situated on a Lot for a period of not more than seventy-two (72) consecutive hours within any consecutive seven (7) day period for the purpose of loading or unloading such vehicle or equipment is permitted.

Commercial vehicles are defined as pickups or trucks with a carrying capacity in excess of two (2) tons, flatbed trucks, any vehicle, regardless of rating, that has visible racks or equipment, ladders, supplies, or tools installed (excluding personal truck toolboxes on permitted vehicles), cherry pickers, or other appurtenances commonly used for a commercial or industrial function. Permitted vehicles with commercial lettering, signage, or wraps that serve to promote or advertise a business or service are permitted but may not contain lewd graphics or signage as determined solely by the Board of Directors.

#### **PATIO COVERS**

Roofing materials should match that which were installed by the Declarant on the original roof of the home or that which were offered as an option by the Declarant for a patio cover. Color and material of supports should match the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers not installed by the Declarant will need to be reviewed by the Committee on an individual basis prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

#### **PLAY STRUCTURES**

Play structures may be constructed only in the Rear Yard of a Lot, and only upon the prior approval of the Design Review Committee. Any play structure that is approved for construction must be located at least seven (7) feet on all sides from perimeter walls, will not be more than ten (10) feet high at its highest point, and will not have any deck or platform that is more than four (4) feet above the ground.

Any shade canopy over an approved play structure must be solid tan or earth tone in color. An application to the Design Review Committee for approval to construct a play structure must include a calculation of the distance from the ground elevation to the top of the perimeter fence, as well as a brochure or picture of the proposed structure, if possible.

#### **POOLS AND SPAS**

Pursuant to the Article III, Section 15 of the Declaration, in ground swimming pools do not require the prior approval of the Committee subject to the following restrictions: (a) perimeter walls on Lots bordering Common Areas cannot be torn down to allow access to rear yards. An assessment of \$2000.00 will be applied to an Owner in which such wall has been removed without Committee approval; (b) access for pool installation shall be through the front gate access or by removing a portion of the front wall. Repairs to the front wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. In addition, any landscape that may be destroyed or damaged must also be replaced; (c) pool ladders, slides, rock waterfalls, etc. that will be Visible from Neighboring Property

must be submitted to the Committee for approval; (d) Owners are responsible to ensure all codes and ordinances are complied with in regard to the installation of a pool; (e) pools may not be backwashed off of the Lot. Check with your pool contractor concerning ordinance requirements for backwashing your pool. Damage to Common Areas due to backwashing will be repaired by the Association and all expenses incurred by the Association will be charged to the Owner.

Above ground pools shall not be permitted on Lots with view fencing. Above ground spas shall be permitted on Lots with view fencing subject to Committee approval. Spas must be setback a minimum of ten (10) feet from all surrounding property lines and shall be shielded from view with landscaping as approved by the Committee.

#### **POOL FENCING AND EQUIPMENT**

If pool fencing is Visible from Neighboring Property, then all pool fencing must be painted the same color as the exterior perimeter wall of the Lot, unless the fencing is attached to the house located on the Lot, in which case the pool fencing may be painted the same color as the primary color of the house. Pool fencing must be constructed in accordance with the requirements of the City of Goodyear for safety pool fencing.

#### **POOL SCREENING WALLS**

All pool and spa equipment must be screened from view of neighboring property. Lots with view fencing must submit plans for screening to the Committee for approval. Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.

#### **SECURITY LIGHTING/DEVICES**

Except for light fixtures installed by Declarant, all lighting fixtures installed on the exterior of a structure on a Lot must not be visible from the streets adjacent to the Lot, the Common Areas, or adjacent Lots, and must be painted a color to match the location of their installation. No light may be directed toward any street, Common Area, or adjacent Lot. No colored light bulbs, lenses or reflections are permitted in the front yard, other than for Holiday Lighting subject to the restrictions outlined above under **HOLIDAY DECORATIONS AND LIGHTING**. See also **LANDSCAPE LIGHTING**.

#### **SECURITY/SCREEN DOORS/SUNSCREENS**

Screen and security doors only may be installed with the prior approval of the Design Review Committee, and only if the door is constructed of high quality wrought iron of a color that matches the front door of the residence. A picture or brochure depicting the proposed door should be submitted to the Design Review Committee with the application.

Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited on front doors. Bronze, gray, charcoal or brown sunscreen material may be installed and window frame must match the sunscreen material or the existing window frames.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed with Committee approval.

#### **SIDEWALKS**

Please refer to **DRIVEWAY EXTENSIONS AND SIDEWALKS**.

#### **SIGNS**

No signs whatsoever that are Visible from Neighboring Property shall be erected or maintained on any Lot without the prior approval of the Committee except for the following:

1. Signs required by legal proceedings;
2. Political signs: however, such signs shall not exceed the maximum total dimensions of nine (9) square feet Political signs cannot be placed more than seventy-one (71) days prior to an election and must be removed within three (3) days after the election to which the sign pertains;
3. Residence identification signs as installed by the Declarant. Two additional identification signs shall be permitted with Committee approval. Such additional identification signs shall not exceed seventy-two square inches in size.
4. One professionally prepared "For Sale" or "For Lease" sign, which shall not be larger than eighteen (18) inches by twenty-four (24) inches with one rider not to exceed six (6) inches by twenty-four (24) inches.

All signs shall conform and comply with City ordinances. Signs advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of completion of work. Security/alarm company signs shall not exceed twelve (12) inches by twelve (12) inches and are limited to one per Lot. All signs must be maintained in a good condition at all times.

#### **SOLAR PANELS AND EQUIPMENT**

Roof mounted solar equipment (excluding the solar panels) must match the roof color. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar panels must not break the roof ridge line; visibility must be minimized from public view and may require screening from neighboring property in a manner approved by the Committee. No exterior plumbing may be visible from neighboring property. Any visible cabling must be securely attached and painted to match the surface to which they are attached.

#### **STORAGE SHEDS**

Back yard storage sheds detached from the house must be approved by the Design Review Committee. A storage shed shall not cover under its roof more than ten feet by twelve feet by eight feet (10x12x8), will not be more than eight (8) feet high at its highest point, and have a minimum setback of five (5) feet from all surrounding property lines.

Storage sheds shall not be constructed of plastic and must be painted an earth tone color that matches the color of the home on the Lot.

Storage sheds on Lots with view fencing are subject to the above restrictions in addition to they shall not be placed adjacent to the view fencing and must be screened from view with approved plant materials.

#### **TRASH AND RECYCLING CONTAINERS/ BULK TRASH**

City of Goodyear provided trash and recycling containers shall be placed in the street no earlier than 5:00 P.M. the day before pickup, and these containers shall be removed from View of Neighboring Property no later than 10:00 P.M. on the day of pickup.

An owner shall not place items for bulk trash pickup on a Lot earlier than the Saturday before the City of Goodyear's scheduled bulk trash pickup date.

## **WINDOWS**

Permanent window coverings must be installed on all bedroom, bathroom, living room and family room windows, which shall be visible from any street or common area, within sixty (60) days of occupancy. No window that is Visible from Neighboring Property shall at any time be covered with aluminum foil, bed sheets, newspaper or any other like materials.

No enclosures, drapes, blinds, shades, screens, awnings, shutters, or other items located on the exterior of a house may be constructed or installed on any house without the prior written consent of the Design Review Committee.

## **LANDSCAPE GUIDELINES**

### **FRONT YARD LANDSCAPING**

Each Owner shall maintain landscaping Improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements in the front yard of their Lot, and in the area between the street adjacent to the Lot and the exterior wall of the Unit situated on the Lot. All landscaping Improvements installed in such areas must be approved by the Committee prior to installation.

Landscape plan must include an appropriate ground cover and must be in harmony with other landscaped areas within the Property. No hedge in excess of three (3) feet in height or any walls or fences will be erected or maintained nearer to the front line of any Lot than the plane of the front exterior wall of the residential structure on a Lot. No side or rear fence, wall, or hedge will be more than six (6) feet high.

### **BACKYARD LANDSCAPING**

Each Owner of a Lot abutting a Common Area where the rear and/or side yards are enclosed with wrought iron view fencing shall maintain all landscaping Improvements, together with any sprinkler system or drip irrigation system sufficient to adequately water the landscaping Improvements, on such backyard and/or side yards. All landscaping Improvements installed in such areas must be approved by the Committee prior to installation.

Backyard landscaping Improvements on Lots that are not Visible from Neighboring Property through wrought iron view fencing do not require approval of the Committee.

All visible portions of the Lot within the Community are subject to the following guidelines:

- Owners shall maintain all visible landscape areas in a clean, neat and weed-free condition.
- All dead and dying plants must be replaced with same species or other appropriate plants.
- Yard tools, equipment and general storage items should be stored out of sight when not in use.
- Parking of vehicles of any sort in a backyard shall require screening from View of Neighboring Property at all times.
- Any hardscape additions such as concrete work, built in barbecues, fire-pits, fireplaces, etc. must be approved by the Committee prior to installation.

## **GRANITE**

Decomposed granite used in Travis Park shall be earth tone colors. Granite shall be installed with a minimum one and one-half (1 ½) inch thick layer and shall be ½ inch in size or larger. All granite areas must be treated with a pre-emergent weed control at regular intervals to retard weed growth.

#### **RIP-RAP**

Rip-rap may be used for erosion protection, storm-water management or aesthetic applications subject to the following criteria:

Rip-rap must be fractured granite that matches or complements the decomposed granite used within the landscape area. Rip-rap may not be grouted unless necessitated due to erosion or drainage conditions (subject to the approval of the Committee). Maximum size of rip-rap cobbles shall be 6 -12 inches in diameter unless erosion or drainage conditions require larger material (subject to approval of the Committee). River run rock is prohibited.

#### **BOULDERS**

Use of boulders to create a natural setting is permitted subject to the following criteria:

Boulders must be "surface select" granite boulders and must be buried with one-third of the boulder being underground. Boulders shall be installed in a naturalistic manner and integrated within the landscape including other boulders or landscape materials such as plants, decomposed granite and contouring.

#### **TURF / ARTIFICIAL TURF**

Turf is permitted in front and backyard landscaping provided that no turf or spray irrigation shall abut walls or fences. Planting areas of at least five (5) feet are recommended between walls, fences, structures and turf or spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Drainage should flow away from all walls and any structures.

All turf must have a permanent border such as, extruded concrete curbing, brick border or other permanent material approved by the Committee.

Artificial turf is permitted in the front yard, as well as the backyard. Request for artificial turf shall be submitted to the Committee prior to installation, and the homeowner must receive written approval by the Committee prior to beginning any work. Such artificial turf shall be of high quality material, installed per manufacturer's recommendations, and maintained in like new condition at all times. Artificial turf shall be kept clean up all landscape debris, trash, and animal debris. All turf must have a permanent border, such as extruded concrete curbing, brick border, and/or other permanent material approved by the Committee.

#### **IRRIGATION**

All landscape irrigation must be underground, automatic and low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Overspray onto sidewalks and streets is strictly prohibited. Great care should be taken to avoid spray of walls, fences and other structures that may cause damage and void any warranty.

Landscape irrigation must also be installed and maintained within the Parkway Area as required to adequately water such shrubs and plant material installed in the Parkway Area.

## LANDSCAPE LIGHTING

Landscape lighting shall be low-voltage only. Landscape lighting must be controlled with an electric clock or photo-cell device. Light sources must be shielded from view. Fixtures must be constructed of metal. Plastic fixtures are prohibited. All wiring for light fixtures must be buried below grade per the manufacturer's requirements. Controller equipment must be located in a discrete location or screened from view from the street or adjacent property.

## PROHIBITED PLANT MATERIALS

The following vegetation types and varieties are expressly prohibited due to reasons of profuse and noxious pollen, excessive heights and weed-like characteristics of excessive growth, high water demands or other similar traits. Under no circumstances is it permissible to plant a prohibited plant or allow it to remain within the front yard or backyard of any Lot within the Community, unless specifically noted below.

### TREES

Common Name	Botanical Name
Australian Bottle Trees	Brachychiton populneus
Australian Willow	Geijera parviflora
Canary Date Palm	Phoenixd/canariensis
Cottonwood	Populus
Cypress	Cupressus
False Cypress	Chamaecyparissus
Olive trees other than "Swan Hill" variety	Olea Europaea
Jacaranda	Jacaranda mimosifolia
Mexican Fan Palm	Washingtonia robusta
Mexican Palo Verde	Parkinsonia aculeate
Mimosa	Algizia Julibrissin
Oleanders other than dwarf variety	Nerium Oleander
Thevetia	Thevetia species
Windmill Palm	Trachycarpus foruniei
Mulberry trees. all varieties	Morus L.
Eucalyptus trees, all varieties	
Citrus/Fruit tree s. front yard restriction only; permitted within the confines of a backyard	
Sissoo	Dalbergia sissoo

### GROUND COVER

Common Name	Botanical Name
Fountain Grass	Pennisetum
Pampa grass	Cortaderia selloana