

ROYAL RANCH HOMEOWNERS ASSOCIATION  
DESIGN GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS

Amended 2018

EFFECTIVE DATE JANUARY 1, 2019

Architectural and landscape improvements are under the purview of the Design Review Committee. In accordance with the CC & R's page 10, Section 3.11 Design Review Committee, the Design Review Committee will appoint one Subcommittees as follows:

Design Review Subcommittee for Architectural Improvements "Architectural Committee"

**ARCHITECTURAL REVIEW PROCESS**

In accordance with the Declaration of Covenants, Conditions and Restrictions for Royal Ranch (the "Declaration"), the Architectural Committee has adopted the following Design Guidelines for Architectural Improvements (the "Architectural Guidelines") which shall apply to all Lots within Royal Ranch.

Each Lot owner should read, review and make themselves acquainted with the CC&Rs recorded on his Lot with Maricopa County and with these Design Guidelines as may be amended from time to time by the Board of Directors. These documents are intended to enhance property values and the high standards of development that exist within Royal Ranch. The Guidelines are established to assist residents in preparing an application to the Architectural Committee for structural and landscape improvements. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE OR ANY OTHER APPLICABLE AUTHORITY INCLUDING BUT NOT LIMITED TO THE CITY OF SURPRISE OR THE COUNTY OF MARICOPA. Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval. Because each situation may have different conditions. e.g. different locations. physical conditions or design considerations, etc .. each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable City codes.

**APPLICATION PROCEDURE**

Submittal:

Application and plans (which will be kept on file with the Association) should be mailed or hand delivered to Royal Ranch C/O Vision Community Management 11625 S. Desert Foothills Pkwy, Phoenix, AZ 85048.

The following information should be included:

1. Application Form --A completed application form (copies of which can be obtained from the management office or the associations website).
2. Plot Plan -- A site plan showing dimensions of the Lot, the dimensions of the existing dwelling in relation to the Lot, and the dimensions of the proposed addition in relation to the

existing dwelling and property lines (setbacks). Measurements must be written on the plans. An accompanying photograph of the proposed location would be helpful as well.

3. Elevation Plan(s) -- Plans showing finished appearance of the proposed addition in relation of existing dwelling. An accompanying photograph of the proposed addition (if available) would be helpful.

4. Specifications -- Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Royal Ranch and the use and appearance of all land within Royal Ranch, shall comply with all applicable City of Surprise zoning and code requirements as well as the CC&Rs and these Guidelines.

#### Review -- Approval and/or Disapproval --

The Architectural Committee shall have forty-five (45) days after submittal of plans to approve or disapprove plans. This period begins once the Committee has received all required forms, sufficiently detailed documents and plans, any applicable fees, and any required municipal approvals or permits.

Review and approval or disapproval will include, but not be limited to, consideration of architectural design material, colors, harmony with the external design and color of existing structures on the Lot and on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Architectural Committee nor the Board shall have any 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 addition nor its effect upon existing or future drainage. The homeowner shall be responsible for obtaining any and all permits required by the City of Surprise (if applicable). The review of plans by the Architectural Committee, Board of Directors and/or the Declarant is for aesthetic purposes only.

#### Approval Expiration/Construction Period --

Upon receipt of approval from the Architectural Committee for any Construction or Modification, the Owner who had requested such approval shall commence the Construction or Modification approved by the Architectural Committee within ninety (90) days after the date the Construction Modification was approved by the Architectural Committee and shall diligently pursue such Construction or Modification so that it is completed as soon as reasonably practicable but not to exceed 60 days. If the Construction or Modification is not commenced within the time period prescribed by this Section, the Architectural Committee approval of the Construction or Modification may be revoked by the Architectural Committee.

### **GUIDELINES**

#### ANTENNAS AND SATELLITE DISHES (see ARS Statue)

Antennas and Satellite Dishes shall be located in the most inconspicuous location as possible, Any Antenna and Satellite Dish not in service must be removed and repaired to original condition. All wiring must be attached to the building and painted to match the background color of the house. All Antennas, Satellite Dishes and wiring must be kept well maintained.

Notwithstanding the foregoing, if any such antenna or device is permitted pursuant to the Federal Communications Commission Over-the-Air Reception Devices (“OTARD”) rule, the Association shall only have authority over the placement and screening of such device in accordance with the OTARD rule.

#### AWNINGS AND SHADE NETS

Awnings must be approved by the Architectural Committee. Awnings over windows shall be (a.) canvas, (b.) a solid color matching the exterior body or roof color on the home, (c.) the same color on the inside and exterior face, and (d.) installed only on the side and rear of the home. A minimum five-year guarantee is required from the manufacturer to insure a high quality awning. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc. No Awnings shall be attached to any block wall or other shared structure. The maximum area of the awning shall not exceed 400 sqft. No awning or attachment structure shall extend more than 5 feet above the block wall.

Submit: The manufacturer, sample color swatch, type, and number of years' guarantee for approval prior to installation. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material used, along with the color and design of the proposed awning is required.

#### BASKETBALL GOALS OR SIMILAR STRUCTURES

Permanent basketball goals or backboards may be installed in the front or rear yard, provided that they meet the following guidelines:

- No portion of the basketball goal and/or backboard may be attached to the house.
- Backboard must be white or clear Plexiglas.
- It is preferred that the basketball goals are installed on the “interior” side of the driveway so that they back to the homeowner’s own front yard. However, they may be mounted on the “exterior” side of the driveway provided that they are at least eight (8) feet from the property line.
- Basketball goals installed in the rear yard must be located a minimum of eight (8) feet from any perimeter wall.
- All basketball goals must be permanently mounted in concrete and located a minimum of ten (10) feet from the backside of the sidewalk.

Basketball goals including the net must be maintained in good condition at all times

#### CONCRETE ADDITIONS/DRIVEWAY EXPANSIONS

A single, thirty-six (36) inch wide sidewalk from the driveway to the rear yard gate may be installed provided it matches the current existing sidewalks in color and texture.

Driveway expansion will be considered for approval provided the combined width of the existing driveway plus the proposed expansion does not exceed approximately fifty percent (50%) of the total width of the front yard, when measured from the widest section of the driveway with expansion. Landscaping must be part of the plan submittal showing where and what will be added to soften the look of the concrete. The expanded driveway may be no closer than 18 inches to the side Lot line or 12 inches to the side Lot line if it is adjacent to a street.

Plans must include the Plot Plan and specifications showing:

- All dimensions of front of the Lot (total area not enclosed by the rear yard perimeter fence).
- Measurements of existing driveway
- Measurements of paved surface
- Measurements of space between paved surfaces where applicable.
- Landscaping to be installed to soften the look of the concrete.
- Whether or not the curb adjacent to the proposed paved surface is a rolled curb or an L-shaped curb.
- All building materials and color to be used.

DECORATIVE ITEMS (INCLUDING, BUT NOT LIMITED TO, BENCHES AND OTHER SEATING ITEMS, FOUNTAINS/WATER FEATURES, , ORNAMENTAL STATUARY, ETC.)

The maximum height shall not exceed five (5) feet.

FENCES AND WALLS {INCLUDING DECORATIVE WALLS}

Plans for new fences or walls or additions to existing structures must be submitted to the Committee for approval prior to construction. (This includes decorative walls).

Extension to party walls must have written approval of both owners.

Stucco and paint must match the existing dwelling in texture and color.

FLAGPOLES

Display of the United States Flag

Definition: As used herein, the term "flagpole" shall mean a pole or staff of wood or metal for display of the American Flag, whether such pole or staff is horizontal or vertical, or freestanding or attached to a structure.

Definition: The "union" portion of the flag is the portion with the stars on the blue background.

Placement of American Flag Display; Poles; Number of Flags:

1. Prior to installing a flagpole on any Lot/Unit, the Owner of said Lot/Unit must, in writing, submit a request including specific plans detailing the height, type, location, method of installation and color of the flagpole to the Architectural Control Committee for approval.

2. Only one (1) flagpole of any type is allowed on a Lot/Unit.
3. The height of a flagpole can be no greater than the distance between the point of placement of the pole in the yard and the closest point of either of the following:
  - a. the sidewalk or the street if no sidewalk
  - b. any common area
  - c. any neighbor's property line
4. There shall be no more than (one) American flag(s) displayed at any one time, and no flag shall be disproportionately large. Flag size is limited to 4' x 6'.
5. The American Flag may not be placed on Common Area (Common Elements) or Association-maintained property, e.g. rights-of-way, etc. [without the express written permission of the Board of Directors].
6. No other flag or pennant should be placed above or, if on the same level, to the right of the flag of the United States of America.
7. If the flag of the United States is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from the windowsill, balcony, or front of a Unit, the union of the flag should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
8. When displayed either horizontally or vertically against a wall, the union should be uppermost and to the flag's own right, that is, to the observer's left. When displayed in a window, the flag should be displayed in the same way, with the union or blue field to the left of the observer in the street.
9. The flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.
10. The flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.
11. The flag, when it is in such condition that it is no longer a fitting emblem for display, should be removed and replaced with a new flag.

The following flags may be displayed in the front yard and/or backyard of each Lot:

- a. The American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard by an association member on that member's property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
- b. The POW/MIA flag.
- c. The Arizona state flag.
- d. An Arizona Indian nations flag.
- e. The Gadsden flag.

No more than two (2) of the above-referenced permitted flags may be displayed at any given time. Any flag not specifically permitted above must be approved, in writing, by the Architectural Committee.

#### GATES

Double gates may be installed at Royal Ranch to allow wider access ways to back yards. Double gates should be of the same type, design, color and location as the originally installed single gates. Shrubs, trees or other plants should be located between the house and the double gates, where possible. The installation of gates in a side fence running along a street where neighboring Lots have front yards facing the same street is prohibited. When gates are in need of maintenance, homeowners with wood gates must paint them to match their fence or may stain the wood in its natural color and homeowners with wrought iron gates with wood inserts must paint the wrought iron black or to match their fence and may maintain the wood in its natural color.

#### GUTTERS AND DOWNSPOUTS

Gutters and downspouts may be considered for approval. Their finish must match the dwelling in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain the addition in good repair. Plans must include:

- The proposed locations of the gutters and downspouts
- The quality of materials to be used
- Warranty by the manufacturer
- Name and telephone number of the installer.

#### HEATING, VENTILATING AND AIR CONDITIONING UNITS (INCLUDES EVAPORATIVE COOLERS)

All units must be ground mounted. Specific provisions are recorded on the property in the CC&Rs, page 15, section 4.18.

#### LIGHTING

Christmas Lighting/Decorations are allowed between November 1st and January 15th.

Light sources such as incandescent, compact florescent, and LED are allowed provided that they conform to the criteria below:

- Color Temperature: between 2700-3000 degrees Kelvin. (Do not use lamps that exceed 3,000 degrees Kelvin as they are "cool" in color and not desirable.)
- Color: Warm white
- Lumens: maximum of 550 initial lumens.

Security lights shall only be directed at the property they are attached to. The source of light shall be sufficiently screened in order to shield the source of the light from view. Only security lights attached to the home will be permitted. Security lights may be installed no higher than 10 feet above grade and shall not allow glare or light to spill onto adjacent properties. Security

lights may be motion or switch activated, provided that if switched may not be left on past midnight.

Low voltage landscape lighting shall be allowed in front yards with approval of the ARC. They are allowed in the back yard without approval of the ARC provided they will not create a nuisance to the neighboring properties. Whether landscape lighting creates a nuisance shall be at the sole discretion of the Board.

String lights shall be allowed provided they conform the following standards.

- String lights are only allowed in the back yard.
- String lights must be located within 15' of the home however shall not get closer than 5' to any property line.
- String lights may be mounted no higher than 10' above the adjacent finished grade or the lowest single story roof eave line of the home. A maximum of two free standing posts are allowed to support the string lights.
- No more than 50 total bulbs are allowed
- No more than 100 linear feet total of string lights are allowed.
- Each bulb may not exceed 66 lumens (equivalent to an 11 watt bulb).
- Bulbs may be white or clear. Colored lights are not allowed.
- Lights may not flicker, flash, blink, or animate.
- Rope lights and mini light strings commonly used for holiday decorations are not allowed as string lights under this criteria
- String lights should not be on past 10:00 PM unless the outdoor space is actively being used at the time.

#### MACHINERY AND EQUIPMENT

No machinery, fixtures or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment and clotheslines may be placed on any Lot or parcel without screening or concealment from view of non-residential neighboring property or public property. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be concealed from view when not in use.

#### PAINT

Exterior paint colors may be changed within the color scheme of each parcel. The color shall not be the same as any immediately surrounding house of the same model and elevation. All paints are required to have a minimum of a 7 year warranty. Paint colors must not be the same as the neighboring property on either side or across the street.

#### PATIO COVERS

Plans for patio covers will be considered for approval. The following minimum standards are required:

##### Partial Shade Covers--

- Horizontal shading members: minimum 2x2, with a maximum overhang of 6 inches past a support.
- Horizontal support members: minimum 4x6 or double 2x6 members.
- Vertical support members: minimum 4x4.
- Color: to be dark brown, white, or beige.
- Materials to rough sawn wood or aluminum simulate of rough sawn wood.
- All materials must be regularly painted or re-stained to prevent the structure from falling into disrepair.

#### Solid Patio Covers --

- Flat roof pitch less than 1": 12" must have a built-up roof application identical in color and quality that meets City code.
- Sloped patio cover with 4":12" and greater shall have tile to match existing dwelling.
- All building materials and structural designs must meet City code and have a City permit.
- Color: to match existing trim.
- Corrugated metal or exposed steel will not be allowed.

#### PLAY STRUCTURES

Play structures shall be limited to single story above ground level. This is not intended to eliminate play structures, but to assure nothing unsightly is erected.

Safety poles and netting for trampolines and other play structures are recommended to be of a neutral color if visible to the community.

The maximum height, which will be considered for approval for pool ladders, swing sets and jungle gym equipment, shall be ten (10) feet.

When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure.

All structures must be located a minimum of eight (8) feet from any party wall, measured from the portion of the structure that is closest to the party wall. For consideration of additional height, the structure should be moved in one additional foot from the party wall(s) for each additional foot of height. It is recommended that all play structures and canopies are to be of a solid neutral earth tone color.

Safety poles and netting for trampolines and other play structures shall be of a neutral color if visible to the community.

#### POOL AND SPAS

Pool accessories that will exceed the height of the fence must be submitted for approval, e.g. slides, water features, etc.



Pools and spas need not be submitted for architectural approval provided that perimeter "theme" walls on Lots bordering Association landscaped areas are not torn down. Access must be gained by tearing down a front wall on the side of the home, leaving the perimeter theme wall intact, assuring it matches in texture and color throughout the community. Prior to architectural approval to remove the wall, all pool equipment must be screened from view where visible to community. All pools, spas, etc. must not drain or backwash onto common area of neighboring lots. Permits for all pools are required and must conform to all current city, state, or other applicable authority standards.

#### RAMADAS OR SIMILAR STRUCTURES

These shall be limited to single story structures. No upper decks will be allowed. Structure Design shall be harmonious with the dwelling and exterior landscape structures shall be considered for approval provided they do not exceed 12 feet six (6) inches in height above approved finished floor, are placed no closer than five (5) feet from any party wall, and do not violate any provisions of the recorded Declarations on the Association.

#### SIGNS (see ARS Statute)

"For Sale by Owner" and "For Lease" signs must be pre-printed. Children at play signs are allowed per ARS Statute.

Garage sale signs must include the address of the sale. Only clear tape should be used to post signs. Signs on any common area iron work should be fastened using something other than tape (e.g. string, zip ties) so not to ruin the paint. All signs must be removed after the sale.

Landscaping, pool signs, etc. must be removed when the work is complete.

Small signs for displaying security systems and "Beware of Dog" are allowed subject to Committee approval.

#### SOLAR PANELS

Except as may be initially installed by the Declarant, no solar energy collecting unit or panels shall be placed, installed, constructed, or maintained upon any Lot without the prior written approval of the Architectural Committee. Roof mounted solar panels and equipment must match the roof material. Panels can have a surface area of (8) feet by six (6) feet and must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline and must not be visible from public view. Any solar panels and/or equipment exceeding a surface area of eight (8) feet by six (6) feet must be ground mounted and may not be visible from neighboring property or public view.

The preferred location for all panels and equipment is within the confines of the rear yard concealed by a solid fence. If this is not possible, plans must include the following:

- Dimensions of panels.
- Dimensions of surface on which panels are to be installed.
- Location of the portion of the surface on which the panels are to be placed.

- Positioning of the panels on the surface.
- Photo or brochure showing the appearance of the panels and the materials and color of which they are constructed.
- Location of plumbing and what steps will be taken to conceal it.
- Explanation of why the panels cannot be installed in a less visible location.

Notwithstanding the foregoing, no Association rule or restriction shall prevent the installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device

#### STORAGE SHEDS

Storage sheds may be permitted provided the maximum height of the shed shall not exceed 24 inches above the height of the immediately surrounding fence or fences. Any portion of the shed visible above the fence must be a neutral earth tone color or the color of the house.

#### TRASH CONTAINERS

Trash containers shall not be on the street more than 24 hours before and after the scheduled service

#### WINDOW COVERING MATERIALS

Permanent draperies or suitable window covering on all windows facing the street must be installed within sixty (60) days from the close of escrow. All such window coverings facing the street must show a white or beige color unless otherwise approved in writing by the Architectural Committee prior to installation.

Clear aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors.

Bronze, charcoal or gray sun screen material may be installed. The frame for window screens must match the existing window frames. As long as the guideline is met and the sunscreens are of high quality and professionally installed, a sunscreen request form need not be submitted for approval.

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

Wrought iron bars, rolled steel shutters, etc. are prohibited for exterior installation on homes.

Windows of odd shape/size in specific models may be exempt. If a window is exempt nothing should show in the window.

Only external coverings constructed as part of the original design of the house are permitted.

#### SECURITY DOORS

Security doors submitted for approval must be painted to match a color of the house or as otherwise approved by the ARC and should not be elaborate or ornate design.

**These Design Guidelines for Architectural Improvement may be amended by the Architectural Committee from time to time by a majority vote of the Architectural Committee.**