

Green Valley Fairways Architectural Guidelines

UPDATED NOVEMBER 26, 2019

Amended February 25, 2020

1.0 General

- 1.1 Purpose, Duties, and Liabilities
- 1.2 Submittals
- 1.3 Time Lines
- 1.4 ARC Review Process
- 1.5 Non-Compliance with ARC Conditions
- 1.6 Changes after approval
- 1.7 Homeowner Recourse
- 1.8 Formal Complaints
- 1.9 Licensed Contractors

2.0 Exterior Treatments and Colors

- 2.1 Exterior Materials
- 2.2 Exterior Murals
- 2.3 Exterior Paint Colors

3.0 Structures and Accessories

- 3.1 Roofs
- 3.2 Patios and Courtyards
- 3.3 Pergolas, Ramada, Gazebo, and Temporary Structures
- 3.4 Walls, Fences, and Gates
- 3.5 Doors, Windows, and Coverings
- 3.6 Screens, Solar Screens, and Screened Enclosures
- 3.7 Driveways, Sidewalks, Entryways, and Pathways
- 3.8 Building Projections
- 3.9 Satellite Dishes and Antennae
- 3.10 Solar, Wind, and Water Devices
- 3.11 Flags, Flagpoles, and Signs
- 3.12 Garages, Carports, and Storage
- 3.13 Prohibited Structures
- 3.14 Lot Layout and Setbacks

4.0 Landscaping

- 4.1 Landscape Plants
- 4.2 Landscape Decorations
- 4.3 Outdoor Lighting

5.0 Addendums

- 1.2 ARC Request
- 2.3 Color Lists
- 3.16 Setbacks

Homeowners must submit an ARC request for approval prior to all exterior improvements or repairs; work cannot begin before final approval.

1.0 General

1.1 Purpose, Duties, and Liabilities

Green Valley Fairways Architectural Guidelines are to provide guidance to homeowners and the Architectural Review Committee (ARC) in the matter of all exterior additions, repairs, modifications, and new building. Consideration must be given as to how the changes will affect the neighbors and community. The ARC is composed of a Chairman from the BOD and 3 volunteer representatives, 1 for each Fairways subdivision. The ARC will meet 2 times per month as necessary to review and process all ARC requests. Only ARC members may sign off on requests and 3 signatures are required. Neither the Association nor the ARC shall be responsible in any way for any defects in any plans or specifications submitted, or for any structural defects in any buildings or structures erected according to such plans or specifications. The ARC meetings are open and posted on the website.

www.gvfairways.com

1.2 Submittals

All homeowners must submit an Architectural Request Form (Addendum 1.2) in *duplicate* for all exterior updates, replacements, building, remodeling, additions, painting, and landscaping on their property. The ARC submittal must include complete details of the work including plans and/or photos, type of building materials, and all color information. Please include contractor contact information and the contractor license if using a contractor. Pima County Building Permits may be required for ARC approval. Do not combine unrelated projects on a single request. **Contractors do not determine the requirement of Building Permits; only Pima County determines the requirement.**

Contact Pima County Development Services @ 520-724-9000 or www.webscms.pima.gov/
Pima County approval does not supersede ARC requirements, approvals, or denials.

NO CONSTRUCTION/WORK MAY BEGIN WITHOUT FINAL ARC APPROVAL.

1.3 Timelines

Homeowners will receive written approval/denial within 30 days of their submittal of a **complete** ARC Request Form. Homeowners have 12 months from the date of approval to complete their project. Extensions will be considered after written request with explanation of the circumstances of delay. If the ARC shall fail, in writing, to approve or disapprove such plans and specifications within 30 days after the delivery there of to the Association, these plans shall be deemed denied unless the applicant has agreed, in writing, to an extension of time.

1.4 ARC Review Process

All submittals will be reviewed 2 times per month as necessary by the ARC for completeness and compliance. Submittals may be conditionally approved pending receipt of a Pima County Building Permit for said work. No work can be initiated until permit is received to the ARC for final approval. All submittals will be logged into the ARC database as approved or denied. Submittals will be stamped accordingly, signed and dated, then a copy will be kept by the designated representative and a copy will be returned to the homeowner. The designated ARC representative may review any denied submittals with the homeowner in order to help the homeowner to comply for approval. **Homeowners must notify the ARC representative upon completion of the project for final inspection.** The representative will inspect and signoff on the project and have the project logged in the database as complete.

The completed submittal will be transferred to Stratford Management as a file copy. The ARC, or any member thereof shall not be liable to GVFP OA, or to any homeowner or other person for loss or damage claimed on account of the ARC process or actions. The BOD must review, and approve or disapprove all exceptions to these guidelines. **All variances to these guidelines will be reviewed by the ARC and then must be submitted to the BOD for final determination.** All variances granted by the BOD will be recorded along with the reasons for the variance by Stratford Management.

1.5 Non-compliance with ARC Conditions

The ARC reserves the right to require the homeowner to halt any and all work being performed by the homeowner and/or contractor for which an accurate application has not been approved or which is deemed unsuitable, undesirable, or in violation of the CC&R's and ARC Guidelines. The homeowner may be required to return the premises to the original condition. Failure of the homeowner to comply may be a cause of an action in law or in equity, either for injunction, action for damages, or such other remedy as may be available. Homeowners will be notified in writing of any infractions of the Governing Documents. The ARC will inform the Board of any non-compliance or non-conforming issues that may come to their attention.

1.6 Changes after Approval

Any and all deviations from the approved plans must be resubmitted in duplicate and in writing to the ARC for the approval process prior to implementing the changes. **Failure to Resubmit will result in a cease and desist order.**

1.7 Homeowner Recourse

Homeowners may appeal the actions/decisions made by the ARC by presenting their case to the Board of Directors in a monthly open meeting. You must contact Stratford Management prior to the meeting in order to have your request added to the agenda. The Board shall study the situations presented and make the final written determination. No further appeal may be made.

1.8 Formal Complaints

Complaints regarding neighboring construction plans and/or ARC decisions must be made in writing by a homeowner listed on the property deed to Stratford Management. Use the complaint form available in the Documents section on the website www.gvfairways.com or by contacting Stratford Management @ 520-795-6500. Per Arizona Law ARS 33-1242 & ARS33-1803 any complaint lodged with the Association related to a violation will not remain anonymous.

1.9 Licensed Contractors

The ARC recommends that the homeowners select a licensed and bonded contractor for any improvement projects on their property. Contact the office of the Registrar of Contractors to determine the licensing status of potential contractors.
Telephone: 520-628-6345

2.0 Exterior Treatments and Colors.

2.1 Materials

Masonry, various block, sand stucco, stone, and faux stone are the recommended materials. Metal buildings and highly reflective materials are prohibited.

2.2 Murals

Murals are limited to 3 per household depending on size and location. All murals, whether hand painted or tiled, must not be offensive in content and must have a Sonoran Desert theme. A drawing with appropriate colors or a picture/photo must be submitted for approval.

2.3 Exterior Paint Colors

An ARC Request Form in duplicate, with attached color chip(s) must be submitted for **ALL exterior painting**. When submitting a request form for an existing color, attach a color chip to both forms that matches the color name, number and paint company. No existing color will be approved without the above. If a color you choose is not a match but is very close to a color on the approved list, then it may be deemed acceptable. Approved colors are attached. See Addendums 2.3.

If you want to submit a color **not** on the approved list it will require a 2 ft. x 2 ft. color sample painted on a sunny wall of the home, **or** a 2 ft. x 2 ft. painted sample to be given to the ARC representative with the request form. (ARC's reasoning is that color chips viewed in an indoor setting will not look the same in the sunlight, and small color samples can be difficult to accurately judge.) ARC representatives will visit the home to view the large sample. If approved, the color will be forwarded to the Board of Directors for final approval. Once approved, it will be added to the approved color list. This was implemented so homeowners can help build the color pallet.

3.0 Structures and Accessories

3.1 Roofs

Approved materials are concrete or clay tiles in muted earth tones, white or tan rubberized flat roof coatings, and architectural grade 50-year asphalt shingles. Metal standing seam roof materials are acceptable, corrugated metal or fiberglass roof panels are not acceptable. All colors must be submitted for approval.

3.2 Patios and Courtyards

Patios and courtyards must be designed as an integrated part of the main residence and located entirely within the lot.

3.3 Pergola, Ramada, Gazebos, and Temporary Structures

Pergola and Trellis must not exceed the height of the home. Ramada must be an extension of the residence in style and color. Sails or shade cloths must blend with the home structure in height and color. Support posts for sails and shade cloths are considered temporary and may extend to the property line.

3.4 Walls, Fences, and Gates

Gates may be of wood or metal construction and shall be stained in a natural color or painted to match the approved home or trim color; black is also permitted for a metal gate. Perimeter walls must be no higher than 6' including the cap layer and may not impede the sight line of transportation. Courtyard walls are limited to a total height of 6' as measured from the finished interior yard grade and must be made of materials matching the home.

3.5 Doors, Windows, and Coverings

Doors and windows must be made in materials and a style that matches the home style and must be an approved color.

3.6 Screens, Solar Screens, and Screened Enclosures

Screens must not be made of any highly reflective materials and must match the residence in color and style.

3.7 Driveways, Sidewalks, Entryways, and Pathways

Must be constructed of cement, cemented stone, crushed stone, stone, or paver bricks. All driveways must be located on the garage/carport side of the residence.

3.8 Building Projections

Architectural building projections including chimneys, flues, vents, gutters, downspouts, utility boxes, railings, scuppers, or any visible attachments should be painted the same color as the body of the house or a matching trim color. Heaters, AC, or evaporative coolers should be inconspicuous.

3.9 Satellite Dishes and Antennae

Satellite Dishes less than 1 meter in diameter, weather stations, TV antennae, and radio antennae shall be located in as unobtrusive a manner as possible without unreasonably effecting the efficiency or function.

3.10 Solar, Wind, or Water Devices

The use of active and passive energy saving devices is encouraged. Components of these systems should be designed and installed behind the front face of the house and not reflect into neighboring properties.

3.11 Flags, Flagpoles, and Signs

Any flag designated by Arizona State Statute (there are only 5) may be properly displayed throughout the year. Other appropriate flags and banners are to be displayed on recognized or appropriate days. Political flags and signs are permitted for a total of 70 days prior to election and must be removed 10-15 days after. State Statues can be found online at: <https://www.azleg.gov/ars/33/01808.htm>

Flagpoles are limited to 1 per lot and are to be no higher than 20' in height with a maximum flag size of 3' x 5', with a maximum of two flags at the same time. Political flags are not allowed to be on a pole. Service flags and college team flags may also be displayed on flag holders. Only two flag holders are permitted per house.

3.12 Garages, Carports, and Exterior Storage Structures

Storage sheds are limited to 1 per lot and a maximum 120 square feet and 10' in height while storage cabinets are limited to 12 square feet and 8' in height. Exterior storage sheds and cabinets should be inconspicuous from the street and neighbors. Garages and/or carports must be attached to the house.

3.13 Prohibited Structures

Prohibited structures include but are not limited to prefab metal buildings and/or metal storage sheds, basketball hoops, swing sets and similar sports and playground equipment, clotheslines, woodpiles over 3' in height, above ground pools, roof top balconies, dog runs, and all animal enclosures.

3.14 Lot layout and Setbacks

	Square Foot	Height	Side	Front	Back
Residential Building	40% of total lot	16'	8'	20'	25'
Accessory Buildings	33.3% of side & backyards	16'	4'	60'	4'
Storage Shed	120 sf	10'	4'	60'	4'
Perimeter & Courtyard Walls	x	6'	x	x	x

See Addendum 3.16 for Plot plan layout

All setbacks are measured to the property line and the square footage dimensions and height are exterior dimensions including all projections and roof. Exceptions to the forgoing setback limitations may be considered where immediately adjacent houses have been constructed and such variances are deemed compatible by the ARC and BOD. No exceptions shall be approved until 20 days following notification of Lot owners within 100 feet of the property lines, or earlier if these homeowners waive the variance in writing. (All waivers must be presented to and approved by GVFP OA Board of Directors before beginning any construction) All variances must meet Pima County Codes or obtain the Pima County variance approval. An accessory building is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. Some examples are: workshop, pool house, green house, and studios.

4.0 Landscaping

4.1 Landscape Plants

Plants should be native to this area with exceptions made for popular flowering garden plants and should be located in a manner that will not interfere with neighbor's property or transportation sightlines. All trees, bushes, and shrubs must be on the Pima County Approved Plant List because of pollen and low water usage requirements. All dead or uprooted plants, shrubs, and trees must be removed promptly. The maximum height for plants and shrubs must not exceed 15 feet. Pima County approved plant lists are available in the Pima County Landscape Design Manual at

<HTTPS://webcms.pima.gov/userfiles/servers/server.../landscapedesignmanual.pdf>

4.2 Landscape Decorations

Decorations must not be offensive in nature or highly reflective. Decorations that produce excessive noise pollution are not permitted. Holiday decorations must be removed within 30 days of the holiday.

4.3 Outdoor Lighting

All lighting must be deflected in a downward direction so as not to illuminate the sky or neighbor's property and must comply with local light pollution regulations. The maximum wattage should not exceed 60 watts incandescent equivalent. No lighting can interfere with the safe operation of motor vehicles. Tree or flagpole lighting must be shielded to reduce dispersal into the sky or neighbor's property. Corded strings of lights are acceptable as long as they do not interfere with neighbors or the night sky requirements.