

**Catalina Foothills Estates # 8
Homeowners Association**

Architectural Guidelines

Article I. The Architectural Requirements

Pima County has requirements and regulations for property, construction and architecture within the county line. It is the responsibility of the lot/homeowner to design, build and maintain their property within these regulations, notwithstanding regulations imposed by Catalina Foothills Estates #8 Homeowners Association and its Board of Directors.

Section 1.01 Theme

In General, the Community shall:

(a) Be of Southwestern design (Mission, Santa Fe, Contemporary or Mediterranean) and feature well constructed, climatically adapted homes in harmony with one another.

(b) Conform with the natural topography. There shall be minimum cut and fill, and maximum conservation of vegetation, watercourses and natural features. Cut, fill and other disturbed areas will be required to have vegetation restored to minimize the impact of the disturbance.

(c) Preserve mountain and city views, and promote respect for the privacy, the spaces and designs of neighboring homes.

(d) Emphasize natural materials, earth tones and the concealment of electrical and environmental control systems

Section 1.02 Setbacks/Site Treatment

(a) Setbacks for improvements; including residences, garages, swimming pools, fences, walls and overhangs, or any other structure, have been established to be:

(i) No closer than 30 feet from any lot line

(ii) However, a fence, wall or coping may be erected on the Lot within 20 feet of any Lot line that is NOT adjacent to, i.e. facing, any public or private street. Any fence or wall that is less than 30 feet from the Lot line cannot be more than four feet in height.

(iii) No fence or wall can be more than six feet in height anywhere on the Lot.

(iv) Any plantings that form a hedge may be subject to the same setback requirements and height limitations that apply to a wall or fence. In determining the height of any fence, wall or hedge, the average ground level must be used.

(b) The Board, upon a showing of good cause, may grant variances to these set back requirements, when in its sole discretion, it determines that the variance will not be detrimental to any other Lot.

(c) All utility lines shall be underground and shall be located under driveways or areas already disturbed whenever possible.

(d) The Site is NOT to be disturbed in any way until the site layout plan has been submitted and approved by the CFE#8 HOA in accordance with the published architectural approval process.

Section 1.03 Exterior Elements

(a) Exterior colors shall have a Light Reflective Value (LRV) of not more than 65% as published by the paint manufacturer. This restriction applies to exterior home color, roof surfaces visible from ground level, and roof appurtenances. The color shall be earth tones and MUST be approved by specific color submittal in accordance with the Architectural Approval Process.

(b) No exterior reflective materials will be allowed; this includes coated glass, roof surfaces, after market tint, window mullions, or garage doors.

(c) On sloping roofs, tile MUST be used. Shingled or rolled roofing materials are UNACCEPTABLE. All roof appurtenances must be painted to match adjacent roofing or exterior wall surfaces. No mill finish is permitted; all gutters and downspouts must be painted to adjacent colors. A continuous parapet is required on ALL FLAT ROOF designs, including porches.

(d) All mechanical equipment and utility meters shall be ground mounted, preferably within enclosures, and shielded from view. Special consideration shall be given to solar equipment integral to the design of the structure.

Section 1.04 Landscaping

(a) No existing living vegetation on the site shall be disturbed or removed; except for area affected by the structure, enclosed yards, patio walls and or driveways unless approved in accordance with the Architectural Approval Process. This includes, but is not limited to, Saguaros, Barrel Cactus, Mesquite and Palo Verde trees or any species protected by the Arizona State Department of Agriculture.

(b) Exterior and landscape lighting shall be shielded from view of neighboring lots; low voltage lighting is encouraged. All exterior lighting is subject to restrictions of Pima County in accordance with the Dark Skies restrictions.

(c) Pools and spas must conform to Pima County standards and be approved by CFE#8 HOA in accordance with the architectural approval process. All pool and spa mechanical equipment must be shielded from view. All drainage from the pool equipment shall remain on the lot or follow natural drainage patterns.

(d) Large facilities, such as basketball courts and accessory structures are discouraged; any such facilities must be approved by the CFE#8 HOA and must not impede views from other lots.

(e) Walls encompassing privacy areas on the lot shall match, architecturally, the style of the main structure on the lot.

(f) Arizona State Law permits homeowner associations to regulate the flying or display of flags within their neighborhoods but not prohibit the flying of an American Flag.

(i) CFE#8 HOA designates the American Flag as the only flag allowed for display.

(ii) The maximum flag size is 3' x 5' regardless of display style.

(iii) The Flag must be in good condition at all times. CFE#8 HOA reserves the right to request that a flag be replaced should it show signs of significant wear and tear.

(iv) The Uniform Flag Code is the recognized guide for displaying of the American Flag.

Section 1.05 Mailbox Criteria

(a) CFE#8 HOA has established the following design criteria for all mailboxes:

(i) All lots will have one (1) single pole mailbox stand installed on the Lot per USPS installation standards.

(b) The mailbox shall be unpainted metal or painted satin or flat black and maintained in good condition. The mailbox stand shall be painted satin or flat black. Address numbers on mailboxes must be legible.

Section 1.06 Water Reclamation Systems

(a) Water Reclamation Systems may be installed only if a formal plan has been submitted and approved by the CFE#8 HOA Board, in accordance with the published Architectural Review Committee (ARC) review process. Installation of such systems must be compliant with all applicable government (e.g.: State of Arizona, Pima County) regulations, as well as the provisions of the CFE#8's CC&R's and ARC Guidelines. Additionally, adherence to the following criteria is required:

(i) General provisions for water reclamation systems

1) All storage tanks and piping must be designed to prohibit access by mosquitoes, insects, sunlight, humans and animals. Tank and piping should be labeled "Unfit for Drinking".

2) Tank overflow pipe(s) must be incorporated into the system and routed to an acceptable location on the owner's property. Overflow pipe(s) should be able to operate passively.

3) Additional design elements must be included to handle overflow from exceptionally large rainfall events to prevent erosion and provide overflow conveyance.

4) Tank inflows and outflows must be screened to avoid debris entry or exit.

(ii) General provisions for water reclamation storage tanks

1) Tanks *CANNOT* be placed on the roof of the house, garage or other structure. Rather, tanks must be underground or placed on level pads in areas not vulnerable to settling, erosion or slope failures.

- 2) Downspouts, inlets and outlets must be screened to keep mosquitoes, animals and debris out of the tank. Tanks must be securely capped with an opaque material to prevent evaporation, mosquito breeding and algae growth.
- 3) Design and management of above ground storage basins should be constructed to allow infiltration of storm water completely within 12 hours to avoid mosquito breeding.
- 4) Below-ground storage tanks and piping must be designed to insure that slope destabilization or erosion does not occur.
- 5) Vegetation must be restored to the original state to include similar plant species composition and density as existed before excavation for tank/equipment placement.

(iii) Location and visibility of tanks and equipment

- 1) Tanks and equipment must be located in the homeowner's back yard, behind their privacy wall. Tanks shall not be installed in front yards or side yards (outside perimeter walls) under any circumstances. Side-yard installation may be considered if the tank is located behind a perimeter wall and visibility is limited, as described below.
- 2) Tanks shall be situated and/or enclosed/shielded to minimize visibility from neighboring property. Walls or other structures must be used to conceal the tank if it is visible to a person who is standing at ground level on a neighboring lot or from the road or common area at least six feet back from the property line.
- 3) CFE#8 HOA reserves the right to regulate the materials, size and type of enclosure/shielding, provided such impositions do not economically prohibit system installation. Enclosures similar to that used for an air conditioning unit (e.g.: "pony wall") are preferred.
- 4) Tanks and associated piping must be located at least 30 feet from the lot line and it is recommended that tanks be located at least 10 feet from dwellings to avoid foundation damage in case of tank leakage.
- 5) Installations on property owned by the HOA, or common areas, will not be approved.

(iv) Color and marking of tanks and equipment

- 1) Tanks shall not bear any logos, advertisements, or other such markings that are visible from neighboring property.
- 2) No reflective materials may be utilized.

(v) Content of plans for review and approval

- 1) Plans must clearly indicate the proposed installation location of tanks and equipment (relative to home, walls and property line) and include a description of the system (including dimensions, manufacturer and photograph or other accurate description).
- 2) Plans must depict all scuppers and/or gutters to be connected to, or associated with, the Water Reclamation System. Existing scuppers and/or gutters shall be utilized to the greatest extent possible, with any additions kept to a minimum.

3) Plans must clearly indicate where exterior (above ground) plumbing and power connections will occur to facilitate irrigation systems, pumps, timer controls, etc.

4) Plans must address all other considerations noted herein, with sufficient detail as necessary to ascertain compliance.

(vi) Upon completion of project, the homeowner must arrange for inspection by the Architectural Review Committee of the Water Reclamation System for compliance to the approved plan.

(vii) If the Water Reclamation System is not installed in accordance with the approved application, CFE#8 HOA may require the homeowner to:

1) Modify the application to accurately reflect the system as installed on the property.

2) Reinstall the system in accordance with the approved application at owners Expense.

3) Remove the system at owner's expense.

(viii) CFE#8 HOA reserves the right to disapprove any planned Water Reclamation System if it is deemed to be inconsistent with the spirit of CFE#8's CC&R's and ARC Guidelines.

Article II. Architectural Approval Process

The Approval Process is intended to minimize the investment in plans and improvements that would not be in conformance with applicable guidelines. Approval shall be given by written endorsement of the CFE#8 HOA ARC on the submittal materials. Submittals will be reviewed as quickly as possible. However, sufficient time should be allocated for their review in the event the CFE#8 HOA's ARC cannot meet immediately upon receiving the submittal.

Section 2.01 Requirements

(a) All required materials must be submitted to the CFE#8 HOA or its designated management organization. The detail of the submittal shall be commensurate with the size and scope of the project and the CFE#8 HOA may request additional detail or provide approvals contingent upon specific changes being addressed.

(b) The plans shall consist of at least the following drawings and information. Drawings may be zoomed into the area of interest providing they clearly indicate appropriate landmarks for locating the work. The appropriate drawing scale must be used to provide adequate detail of the project.

(i) Floor Plan - Show a complete proposed floor plan(s) layout indicating all rooms, doors, windows, mechanical areas, and enclosures, porch areas, garage and storage areas and interior and exterior stairs showing any change in elevations.

(ii) Exterior Elevations - Show all exterior building design features, complete with proposed heights of all walls, parapets, doors, windows, chimneys, etc. above the finished floor elevations where they occur. Note all exposed materials and colors.

Indicate all patio and mechanical or pool enclosure walls and show the proposed finished grades at all locations around buildings or walls consistent with the information shown on the plot plan. No stem walls or patio walls will be allowed to exceed an overall height dimension of 6'-0". If it becomes necessary to exceed this height limitation due to topographical considerations or any other requirements, then grading, landscaping or an additional lower planter wall shall be used to maintain this single height requirement.

(c) No preliminary tests, lot clearing or construction of any nature on any lot may be performed without the consent of the CFE#8 HOA ARC and/or Board.