

Remington Acre Estates HOA

Architectural Guidelines

Approved on:

Effective on:

A. Antennas and Satellite Dishes

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

1. Installed by satellite dish provider.
2. All ground-mounted satellite dishes and ham antennas must be approved by ARC.
3. Exterior cable on pre-wired homes must be covered with molding or painted to match the exterior stucco color.
4. No more than three (3) antennas/satellite dishes may be attached to a house.
5. Mounting pole will be painted to match the existing color of the home.

B. Trash Cans

Trash cans should be stored out of view. Trash receptacles will remain in these locations except to make them available for collection and then only for the shortest time reasonably necessary to affect such collection.

C. Front Yard Gravel Covering

Front yard gravel covering shall be maintained as originally installed. Refreshing the materials with like materials is pre-approved. Modification, including installation of sod, artificial turf and boulders less than 1 foot diameter is pre-approved. Boulders larger than 1 foot diameter need approval from the ARC. Homeowners wishing to purchase additional rock or gravel should contact a landscape material supply company.

1. Front yard gravel shall be wholly contained within the yard not encroaching the sidewalk or driveway.

D. Front Yard Plantings

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

1. No tree, shrub, or planting of any kind on any lot shall be allowed to overhang or otherwise encroach upon any street. **Trees encroaching the street** must have a clearance from the ground level to a height of eight (8) feet.

E. Front Doors and Security Bars

Wrought iron **& security screen** doors are pre-approved by the ARC.

1. The use of accent colors may be approved by the ARC but must be submitted for ARC approval.
2. Aluminum and/or wooden screen doors are NOT permitted on front access door. Security bars are preapproved.

F. Trellis, Rain Gutters & Downspouts

Trellises, rain gutters, downspouts and cisterns are pre-approved by the ARC. Cisterns over 500 gallons storage capacity need ARC approval if they are to be placed in the front yard and should be hidden from view. Trellises, aluminum rain gutters and downspouts must be painted to match the color of the surface they are mounted on. Any other types or colors of downspouts/gutters must be approved by the ARC.

G. Advertising & Security Notification Signs

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

H. Patio Covers

Patio covers must be submitted for ARC approval with a copy of the Pima County building permit and meet the following guidelines:

1. Covers shall conform to the materials and colors of the existing dwelling.
2. Roofing material shall be of the same color and type as that installed on the dwelling.
3. Building permits must be required for some types of construction. It is the homeowner's responsibility to determine whether a building permit is required prior to construction.
4. Pima County Planning Department, Building Codes, can be reached at 520.724 9000.

I. Storage Sheds

Storage sheds are pre-approved as long as they follow the guidelines:

1. Sheds must not exceed fifteen (15) feet in height from ground level to the peak of the roof, including ventilation.
2. Sheds must be located in the rear of the yard behind **home** to minimize visibility from neighboring properties.
3. Failure to meet the guidelines could result in relocation off the shed at owner's expense.

J. Gates

1. Natural wooden/wrought iron gates shall be maintained as originally installed.
2. Wrought iron gates may have privacy mesh and shall match the color of the stucco or fascia. All other colors will require approval of the ARC.

K. Exterior Paint

Repainting the **home** in like colors is pre-approved except neon colors and black.

L. Walls and Fences

1. Block walls shall be maintained as originally installed. Replacement is permitted without the approval of the ARC, when such replacement matches exactly the masonry installed at the time of development. Any variation from the original installation must be submitted to the ARC for review.
2. The installation of a common fence or wall requires a written agreement between the property owners of the adjoining properties. The written agreement must be submitted to the ARC committee to be included in the homeowner file.
3. Fences in the front yard must set back at least 15 feet from the street and must not impede the natural drainage pattern of the lot.

M. Seasonal Lighting & Decorations

1. Seasonal lighting and decorations are permitted one (1) month prior to the holiday or event and shall be removed within one (1) month after the holiday or event. Seasonal lighting, such as holiday lights, can not be used as front porch lights.
2. Sports flags and collegiate flags are limited to one (1) flag, not to exceed 2 ft x 2ft **are only permitted during the sports season.**

N. Lighting and other Exterior Improvements

1. Low voltage lighting in front yard is pre-approved.
2. All other installation needs pre-approval. All changes to exterior lighting must receive approval of the ARC.

O. Window Coverings

Draperies, curtains, blinds, etc. must be completed within four (4) months of your move-in date. The use of foil, sheets, blankets, Styrofoam, cardboard, etc. in windows at any time is prohibited. Commercial protective film may be applied to the inside of windows for sun blockage. Honeycomb or temporary paper blinds are not approved for use at any time. Window coverings visible from the street should be kept in good working order at all times. Blackout screens on the exterior are pre-approved.

P. Outdoor Lawn Furniture and Yard Equipment

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

1. The outdoor furniture must fit in an area of no more than 30 square feet (10' x 3'); examples include such furniture as: two chairs and one small table, or one bench and one small table.
2. It must be made of metal, wood, or concrete.
3. Folding or plastic chairs may be utilized, but must be stored out of sight after use.
4. Garden hoses must be placed and remain coiled on the side of the house when not in use.
5. Soaker hoses must be buried..

Q. APPLICATION AND FINE POLICY

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

DISCLAIMER

Building permits are required for some types of construction. It is the homeowner's responsibility to determine whether a building permit is required prior to construction. The Remington Acres Estates Homeowners Association and the ARC will not be held liable for the consequence of any construction projects. The Pima County Planning Department, Building Codes Division, can be reached at 520.724.9000.