

Park Grove Estates Homeowners Association

Design Review Guidelines and Association Rules

Adopted: 2/26/04

PARK GROVE ESTATES DESIGN GUIDELINES

The Park Grove Design guidelines are intended to interpret the Declaration of Covenants, Conditions and Restrictions of Park Grove Estates in accordance with section 5.24

PARK GROVE ESTATES DESIGN GUIDELINES

ANTENNAS

Direct-to-home satellite dishes larger than one meter (39.37”) visible from the street are not permitted.

AWNINGS

Awnings are prohibited.

APPROVALS

Pursuant to the Declaration of Covenants, Conditions & Restrictions, residents desiring to construct improvements within Park Grove Estates must have their plans approved by the Deed Restriction Review Committee (DRRC) prior to submittal to the Town of Gilbert or the commencement of construction and must include, as applicable, the following:

- Floor plans for each proposed improvement.
- Elevations of home or proposed addition or alteration.
- Exterior paint color samples.
- Sample roof tiles with list of manufacturer, style, model number and/or color.
- Landscape plans and plant lists.

ARCHITECTURAL STYLE

All homes will be constructed in a southwestern style.

BASKETBALL GOALS

Basketball goals are permitted in front yards adjacent to driveways only upon prior written approval from the DRRC and if they are pole mounted and permanently installed. Pole and/or mounting fixtures are required to match the exterior house colors. Basketball goals may not be attached directly to any residence. Portable basketball goals are permitted but must be stored out of sight when not in use and must be maintained.

BUILDING HEIGHTS

Building heights are limited to one-story structures with a maximum height of fifteen (15) feet above the finished floor.

COLORS/TONES

Exterior colors of all buildings and structures will be southwestern, desert hues and must be approved by the DRRC. Southwestern accent trim colors are permitted. Bright colors will not be permitted. Any change of exterior color, body or trim, must have prior approval of the DRRC. Multiple exterior colors on the buildings will not be permitted.

CONSTRUCTION

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 discretion of the DRRC), such construction shall be completed within six (6) months from the date of the DRRC's approval of the application.

DISCLAIMER FOR LIABILITY

It is strongly recommended that the owner retain professional services for landscape planning and design.

The DRRC shall have no liability in connection with or related to approved or disapproved plans, specifications, or improvements. The approval of 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.

DRIVEWAYS

Widening of driveways requires prior approval of the DRRC. The submission must include a dimensioned plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surfaces must be stated on the plan. Driveways must not extend to within four (4) feet of the lot line.

EXTERIOR HOUSE

Finished building materials must be applied to all exterior sides of buildings and structures (final paint or stucco finish). Acceptable materials include stucco masonry and brick (approved by the DRRC). No plastic or aluminum siding is permitted.

FENCING AND WALLS

Rear yard fencing is required on all lots and shall be no higher than seven or less than six feet in height as measured from adjacent ground level, unless otherwise approved by the DRRC. Fencing located between dwelling units and facing the street (commonly known as fence returns) shall be stuccoed and painted so as to be consistent throughout the subdivision. All fencing between dwelling units, not facing or adjacent to public right-of-way or open space can be unfinished block.

Fencing not permitted:

- Chain Link
- Wood Slat
- Wood Picket
- Free Standing on Property Line

Wood slats are permitted as part of a metal frame gate within a masonry block fence.

FINE GRADING

Fine grading is a critical aspect of landscaping. Each lot shall be graded such that all storm water will drain away from the house. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining the individual lot drainage pattern and creating natural appearing mounding, it is recommended that a Registered Landscape Architect or design professional be consulted. Mounding and other proposed grade changes will be closely scrutinized.

FLAGPOLES

Requests for flagpoles must be submitted to the DRRC and be approved prior to installation. American flags are to be displayed in accordance with the federal flag code.

GATES

Gates may have a metal frame and may have wood slats. Gates opening onto common areas are prohibited. Double gates may be installed to allow wider access to back yards. Double gates may also have metal frames and may have wood slats. All gates must be natural wood colored or painted to match the color of the adjacent block wall.

Gates shall not be permitted in any perimeter theme wall without prior approval of the DRRC.

HEADER MATERIAL

Headers may be used to contain and separate rock ground cover from grass and common areas. Brick, steel or concrete is permitted. Headers may not exceed 12" in width and shall be flush where they abut other paved areas. Railroad ties, plastic, aluminum, or redwood headers are prohibited.

IRRIGATION SYSTEMS

All landscaped areas must be equipped with an underground automatic irrigation system. A low-pressure drip irrigation system is encouraged for all shrubs and ground cover areas.

LANDSCAPE

In order to maintain the grove aspect of the neighborhood, **NO** pecan trees are to be removed from a lot. Removal of any dead trees must be approved by the committee prior to the removal and replaced with another pecan tree. Covered open porches, courtyards, low walls, fountains or other features, may be used to supplement and create imaginative landscape designs subject to approval of the Committee.

Non-conforming landscaping is subject to removal or conformance if not otherwise approved by the Committee.

LIGHTING

The use of outside lighting is allowed with the following restrictions:

- Exterior lighting must be soft and indirect with no light sources directly visible to neighboring properties or creating any nuisance.
- No colored light bulbs, lenses, or reflections are permitted.
- Low-pressure sodium bulbs are discouraged.
- Malibu type lights are permitted.
- Low voltage lighting is acceptable.

ORNAMENTS

Figurines, shrines or fountains in front yards are not permitted without prior approval of the DRRC unless their view from the street is screened.

PATIO COVERS

Patio covers must be painted to match the existing trim of the home and all must have a permit issued by the Town of Gilbert.

POOLS AND SPAS

Plans for pools and spas need not be submitted for DRRC approval. Perimeter walls on lots bordering common landscaped areas may not be torn down. Access must be gained by tearing down a front wall of the lot, leaving the perimeter wall intact, thereby assuring the texture and color consistency throughout the community.

ROCK GROUND

Rock ground cover, used as an accent, may be decomposed granite or other natural rock material approved by the DRRC. All bare earth must be covered.

DECOMPOSED GRANITE

Decomposed granite in the front yard or areas visible from the street must be earth toned in color. Acceptable colors include:

- Amber
- Coral
- Gold
- Red

Artificially colored rocks (**blue, green, white or other non-earth tones**) are not permitted. Only 3/4" or 1/2" minus or screened sizes are acceptable. All decomposed granite shall be spread a minimum of 2" deep, and shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

BOULDERS

Only granite boulders of a color similar to the indigenous rock of Arizona are allowed. They must be buried with 1/3 the diameter below grade.

RIVER RUN ROCK

River run rock shall be 3" to 8" in diameter. Not more than 10% of the front yard landscape area may be river run rock.

ROOF MOUNTED MECHANICAL EQUIPMENT

In general, roof mounted mechanical equipment is prohibited. Solar panels may be permitted however, if located on the roof pitch opposite the street side elevation and screened so that it is not visible to the adjacent property. Screening must be compatible with the building design and all roof mounted mechanical equipment must be approved by the Committee.

ROOFING

Roof covering materials shall be concrete tile. No composite shingle roofing or shake will be allowed.

Overhead screens, shade covers, patio roofs and other similar structures shall be integrated into the design of the home and constructed of materials and color to match or complement the structure or shall be screened with a parapet wall. All such roofs must be submitted to the Committee for approval prior to installation.

SECURITY DOORS

Security doors, security gates and screen doors must be submitted to the DRRC for approval prior to installation.

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SETBACKS

No two (2) front elevations that are identical are permitted to be built adjacent to one another. This will ensure visual relief and varying aesthetic streetscapes throughout the project.

SIGNS

For sale, rent or garage sale signs are permitted to be displayed in the common areas on Lindsay and Elliot roads on weekends only. Only one for sale or rent sign is permitted on the homeowner's property.

SWING SETS, PLAY STRUCTURES

The location of swing sets, play structure and the like are subject to approval of the DRRC if they can be seen from a neighbor's property. The DRRC will consider a request for locating swing sets, play structures and the like if the properly filled out DRRC -06 2/04 form is attached to the request together with a detailed drawing or photograph. A swing set, play structure request needs to include a dimensional backyard layout and approval of the structure by the two closest neighbors to the play structure and/or swing set at the time of installation.

TURF (GRASS AREAS)

Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls, or topographical features such as mounding or boulders.

VARIANCES

In the event a variance is requested, the following items must be submitted to the DRRC.

- A typed letter referencing the address of the home involved, the name of the subdivision, a request that a variance be granted, a description of the variance(s) requested, and the reason for needing the variance(s).
- Any plans, photographs or other visual aids which will help to explain the variance(s) request should be included.
- If a landscape variance is requested, a landscape plan should be prepared and submitted which shows the footprint of the house and indicates plant varieties and locations.

The DRRC will endeavor to respond in writing to a request for variance(s) within thirty (30) calendar days of receipt.

VEHICLES

Commercial vehicles as prohibited by section 5.13 of the CC&Rs is defined as "Truck" means a motor vehicle with a manufacturer's rated chassis capacity in excess of one ton or designed or used primarily for the carrying of property other than the effects of the driver or passengers and includes a motor vehicle to which has been added a box, a platform or other equipment for such carrying.

WATER FEATURES

Water features are permitted within rear yard areas. Water features will be permitted in the front yard only if the feature is located near the entry to the house and if it is screened from view of the street by a 36" to 48" high decorative wall.

WINDOW COVERINGS

Permanent draperies or suitable window treatments shall be installed on front facing windows within sixty (60) days of occupancy. All first floor windows visible from the street must have customary window treatments. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be installed or placed upon the outside or inside of any windows. Bright colors are not permitted.

No aluminum material or other reflective material(s) may be installed in windows. Bronze or charcoal sunscreen material may be installed. The frame or window/sun screens must match the screen material or the existing window frames.

PARK GROVE ESTATES HOMEOWNERS ASSOCIATION

Architectural Design Request for Approval Form

The Covenants, Conditions and Restrictions (CC&R's) require that an owner obtain the prior written approval of the DRRC for any exterior alteration or addition to property within Park Grove Estates.

To comply with the CC&R's, please complete the form below. Attach a detailed drawing or blueprint of the proposed alteration and/or addition. The drawing should specify dimensions, materials to be used and colors. This application and the drawing will be retained for the DRRC records.

Form DRRC-06 2/04

PARK GROVE ESTATES HOMEOWNERS' ASSOCIATION Homeowner's Work Request

TO: Deed Restriction Review Committee

DATE: _____

FROM: _____

Phone Number: _____

Lot Owner's Name

Lot # and Address

Gilbert AZ 85234

In accordance with Section 6.03, Article VI, of the Declaration of Covenants, Conditions and Restrictions of Park Grove Estates, I/We herewith request your review and approval of my/our plan to do the below stated construction on my/our lot. Specifically: _____

Construction Plans Attached (Ref. CC&R Section 5.03) _____

I/We would like to commence work on this project on or about _____ (Date) and anticipate completion on or about _____ (Date)

I/We can be reached at _____ (Telephone #) between the hours of _____

(Lot Owner's Signature)

CONDITIONAL APPROVAL: This is not authorization to proceed. Upon issuance of required permit(s), final plans and permits must be submitted to DRRC for approval.

DENIED:

PGEHA/DRRC _____ / Date: _____

PGEHA/DRRC _____ / Date: _____

APPROVED:

PGEHA/DRRC _____ / Date: _____

PGEHA/DRRC _____ / Date: _____

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Form DRRC-06 2/04

PARK GROVE ESTATES HOMEOWNERS' ASSOCIATION

Homeowner's Work Request

Form Instructions (DRRC-06)

1. Enter the current date.
2. Print the name(s) of current lot owner(s).
3. Enter street address & lot number
4. Describe as completely as possible the work that you are planning to do, including as much information as you can on sizes, dimensions, colors, etc.
5. Make sure that your name and address appears on all copies of submitted construction plans.
6. Enter the (approximate) date that you plan for your project to begin.
7. Enter the (approximate) date that your project will be completed.
8. Enter either your home or business telephone number (or both).
9. Indicate the time(s) that you will usually be available at the above listed telephone number(s),
10. Sign your name as entered in #2 above.
11. Submit the completed form to :

Kinney Management Services
P.O. Box 25466
Tempe, AZ 85285-5466
(480) 820-3451 (800) 678-9936
FAX (480) 820-7741

The Committee's review and approval is limited to and Only pertains to the ITEMS DESCRIBED ABOVE. The fact that the information not specifically requested is shown on the plan does not mean that it is approved as part of the submittal.