



DESIGN GUIDELINES
EFFECTIVE: JANUARY 1, 2023

Arizona Madera at Rita Ranch Association Design Guidelines

The Declaration of Covenants, Conditions and Restrictions (Declaration) for the Arizona Madera at Rita Ranch Association provides for an Architectural Review Committee (ARC), appointed by the Executive Board (Board) of the Arizona Madera at Rita Ranch Association, to review additions, modifications, improvements or alterations (referred to in this document as an "alteration") to all lots within the Arizona Madera community and to establish rules and guidelines for such Alterations so that a uniform standard for the community appearance can be attained. This is achieved by balancing individual rights with the community needs and values. The Arizona Madera at Rita Ranch Association Design Guidelines (Design Guidelines) are hereby established to provide guidance to both the Homeowner (Owner), the ARC and the Board regarding property alterations that may and may not be approved for incorporation on residences within the community. Alterations not addressed within the Design Guidelines are to be reviewed and, at the discretion of the ARC, recommended for approval/rejection by the Board.

The Design Guidelines identify certain property alterations that do not require ARC approval. However, if after reviewing the Design Guidelines, an Owner is unsure whether a property alteration would require ARC approval, an inquiry for guidance may be submitted to the ARC through the Management Company. For any property alteration requiring ARC approval, the Owner shall submit the following to the Management Company for ARC review and Board approval prior to starting any construction or installation of the planned alteration:

1. The completed ARC request form (attached to this document).
2. Plans and specifications for the proposed work, including, if applicable:
 - a. Site plan for the Lot, showing the alteration in its proposed location along with all other improvements on the Lot (house, driveway, pool, etc.). Dimensions from the alteration to the nearest existing improvement should also be shown. If plants are a part of the alteration, the type of plant should be shown on the site plan.
 - b. Plans and specifications for all above-ground construction (i.e., shed, patio cover, gazebo, etc.) showing materials, height, width, and paint color(s).
 - c. The time frame for beginning and completion of the work to construct or install the alteration. All modifications must be completed within 60 days from approval unless otherwise coordinated with and approved by the Board.

Additional information regarding a proposed alteration may be requested by the ARC prior to providing a recommendation to the Board. The ARC reserves the right to request "reasonable" modifications to any alteration if deemed appropriate.

**ANY ALTERATIONS NOT INCLUDED IN THESE DESIGN
GUIDELINES MUST BE SUBMITTED FOR ARC
APPROVAL!**

Section 1 – LIGHTING

Accent or landscape type lighting in the front of the lot SHALL NOT require ARC approval if less than 15 lights are installed, the fixtures emit clear/white light and don't exceed 18 watts per bulb.

All exterior wall light fixtures being installed/replaced on the front of the residence SHALL require ARC approval and meet the following requirements:

1. Exterior wall light fixtures on the front of the house shall be limited to the number and locations of lights in the original home design. Light fixtures shall be of the suspended sconce variety with full 360-degree illumination (no focused beams or directable housings).
2. No exterior light fixture on or around the house shall direct light, either directly or through a reflecting device, upon an adjacent or opposing lot.
3. No colored light bulbs are permitted in the front yard with the exception for holiday decorations (subject to holiday lighting regulation regarding timing of use).

Holiday lighting can be installed no earlier than 45 days prior to the holiday and must be removed prior to 30 days after the holiday associated with the holiday lighting.

Section 2 – GENERAL COMMUNITY APPEARANCE FOR FRONT YARD AND LANDSCAPING

Each lot shall conform to the following requirements.

1. In the front yard, irrigation of plants is provided by a permanent, automatic watering system, with irrigation lines run underground.
2. All visible ground areas are covered by plants or decorative rock (e.g., no bare earth surfaces are visible). No artificial turf or artificially colored rock shall be in the front yard.
3. At least one (1) tree and four (4) bushes shall be in front of each Lot. Trees and bushes to be of those on the Exhibit A: Approved Plant List.
4. No tree, shrub, or planting of any kind on any lot shall be allowed to overhang or otherwise encroach upon any sidewalk, street, pedestrian way, or other area from ground level to a height of eight (8) feet.
5. Flower pots may be no larger than 36" in height and 20" in diameter. Pots shall be made of Terra cotta, cement, tile, or glazed material only; plastic pots or of an alternative material are not allowed unless as approved by the ARC. Pots may be any color.
6. A maximum of six flower pots may be placed in the front yard of any lot.
7. Irrigation lines for flower pots or planters must be covered with ground cover.
8. Hoses or watering cans used to water plants to be properly stored away from the visible front of the house.
9. River rock is allowed in drainage areas and around trees only.
10. Front and visible side yards shall be kept clear of "trash and junk".
11. Removal of any tree shall be such that the stump is below ground level or completely removed. Once the tree is removed a new tree from the approved tree list is to be replaced within 6 months.
12. The front porch, except for appropriate patio furniture, must be kept clear and not used for storage of any kind.
13. Front and visible side yards shall be maintained in a clean and reasonable manner with weeds and debris being removed regularly.
14. Backwashing of pools must be contained wholly on the Owners Lot. The use of a dry well to retain backwash water is recommended. Back washed water shall not be permitted seep onto an adjoining Lot, common area, or into the street.

Section 3 – GUIDELINES FOR YARD LANDSCAPING ALTERATIONS

Before making any alterations in your front/side yard or placing anything around the residence that exceeds a height of eight (8) feet, inquire of the ARC regarding need for approval before moving forward. New front yard landscaping SHALL NOT require approval of the ARC if it conforms to the original builder landscape package or if it conforms to General Community Appearance for Front Yard and Landscaping requirements.

The following front yard and landscaping alterations SHALL require ARC approval prior to the installation thereof and shall meet the following guidelines:

1. Hardscapes accents (i.e., Saltillo tile, brick pavers, boulders, landscaping stones, etc.) used to construct stepping-stones, borders or yard accents. Hardscape colors are to be "earth tones"

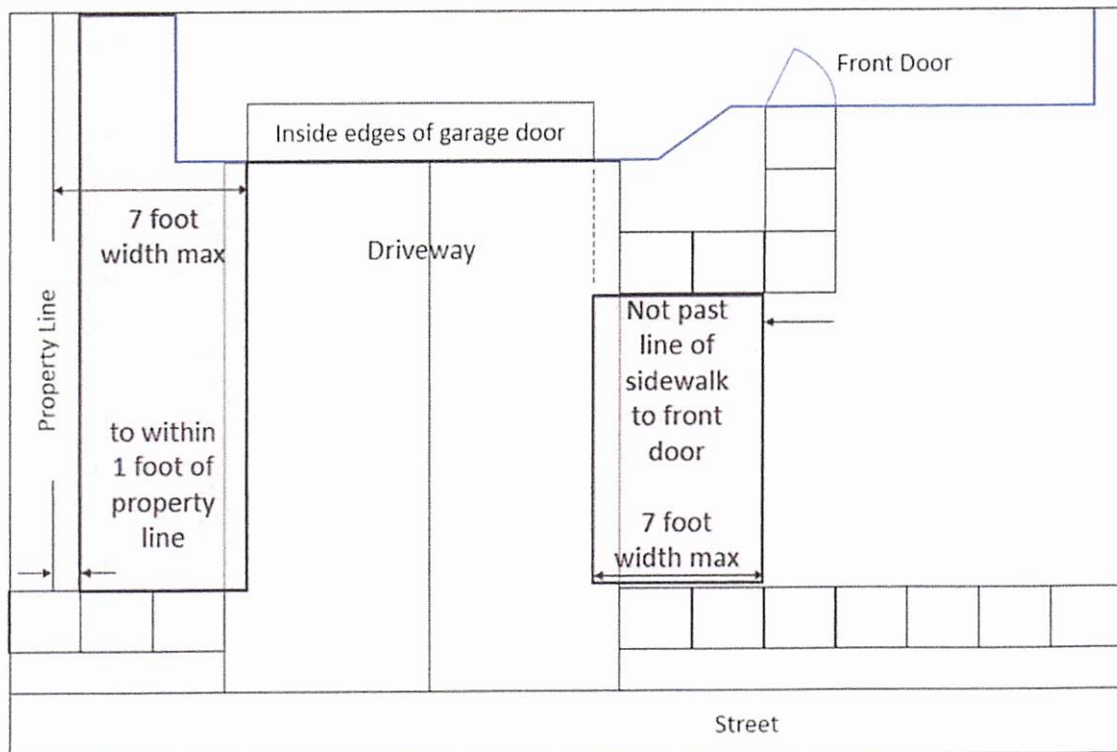
native to the Southern Arizona desert and colors that are compatible with the community appearance.

2. Lawn ornaments (bird baths, fountains, statues, etc.), except for temporary holiday decorations. Holiday decorations can be installed no earlier than 45 days prior to the holiday and must be removed prior to 30 days after the holiday.
3. Placement of hardscape materials (i.e., concrete, brick, flagstone, tile, etc.) used to construct:
 - a. New or modified walkways
 - b. New driveways or driveway extensions
 - c. Porch, patio, or seating area
 - d. Free-standing walls or retaining walls
4. Berms may be used to add interest to the landscaping. The height and scale of the berm(s) must be compatible with the rest of the front yard.
5. All play equipment, swing sets, trampolines, etc. in excess of eight feet in height.
6. Placement of potted plants

Section 4 – EXTENSION TO DRIVEWAY

An Alteration to a residence existing driveway shall require ARC approval. Guidelines for allowable driveway extensions.

- a. The extended driveway may have a width of no more than 7 feet, as measured from the edge of the garage door (inside edge versus outside edge of the driveway) and may not extend into the line of the sidewalk leading up to the front door (see graphical depiction).
- b. The extended driveway may not extend to within less than 1 foot from the property line.



Section 5 – PAINTING OF HOUSES, GATES AND WALLS

Homes are to be painted with a quality paint with the approved colors every 7 – 10 years or as needed within that time frame. All homes are to be maintained with no damaged stucco, bare wood trim, faded or marred garage doors or weathered gates. Front facing walls are to be painted the "BODY" feature

color of the home in accordance with the approved color scheme. Side walls on corner lots are to be painted with the ARC specified color.

Repainting gates either the natural wood color as originally installed, the same color as the block wall, or the same color as the house body SHALL NOT require approval of the ARC.

Homes are to be repainted with an approved color scheme and in accordance with the colors specified for the house feature designations (i.e., Body, Facia, Front Door, Pop Outs, etc.). ARC approval is required for all repainting to ensure use of an up-to-date approved color scheme. Any other exterior color combination SHALL require prior written approval of the ARC.

Section 6 – REAR AND/OR SIDE YARD LANDSCAPING ALTERATIONS

Rear and side yard alterations (within the wall enclosing the rear or side yard) not visible from neighboring property (e.g., below the height of the wall) SHALL NOT require approval of the ARC. However, the following shall apply to any construction or installation of rear and side yard landscaping alterations:

1. Any walls removed during construction of a pool, spa or other alterations shall be walls situated on the Owner's Lot. Removal of joint, shared or walls abutting a Common Area shall not be allowed without ARC approval. Any wall removed shall be replaced in its original state immediately after construction is complete, including application of stucco and paint (if originally constructed with stucco and paint).
2. Rear and side yard lighting shall be confined to patio and pool areas and shall not cause glare or light spillage onto adjacent Lots.

The following rear and side yard improvements SHALL require approval of the ARC:

1. Any plans that may affect the drainage of the lot
2. Planting of trees. (See attached Approved Plant List). All trees must be planted at least 5' from any wall or structure.
3. Ancillary components of pools and spas (i.e., solar heaters, gazebos, etc.) if visible to adjacent or opposing lots.
 - a. Above ground pools are permitted, applicable to all pertinent city codes regarding backwashing. Decks SHALL require approval of the ARC.
 - b. Solar panels are permitted if they match the background they are placed on or if they are adequately screened.
4. Any structures (i.e., patio fireplaces, patio covers, gazebos, etc.) which are visible to adjacent or opposing lots.
 - a. Patio covers must match the existing architecture. If the roof pitch will be more than 2/12, then roof tile must be used that matches the existing roof tile of the home. If the pitch is less than 2/12 then a non-reflective built-up roofing material must be used.
 - b. City permits may be required for this project and should be copied and mailed to the Management Company.
5. Placement of trees – The ARC will take your neighbor's views into consideration when reviewing tree placements.
6. Any increase in rear or side yard wall height.
 - a. Changes to a "shared" wall must be by a joint request signed by all Lot Owners affected by the change.
 - b. The ARC may require that the requesting Owner receive a permit and approval of the City of Tucson and or Pima County before approving a wall height increase request.

When installing landscaping or irrigation care should be taken to maintain property grading to eliminate undue drainage onto neighboring lots. Irrigation systems should not produce excessive watering on walls. All exposed pipes are to be painted the color of the surface they are attached to.

Section 7 – DISPLAY OF FLAGS

Display of flags (American, Arizona, or others per ARS 33-1808), shall be permitted by a bracket mounted on the front bottom level of the house. Flags representing sports teams, professional or collegiate, may only be displayed on days during which the represented team is participating in a playoff or championship event. Placement of flagpole installations SHALL require approval of the ARC.

Section 8 – TEMPORARY/PERMANENT BASKETBALL STANDARDS/HOOPS

Use of portable basketball hoops SHALL NOT require ARC approval. Portable hoops may be placed in front or rear areas of the home. When not in use hoops must be stored out of sight from neighboring properties-.

No permanent basketball backboards may be installed on any home. Any permanent basketball pole installation SHALL require approval of the ARC. Any property or landscaping damage done by someone playing basketball or by the ball itself will be the responsibility of the homeowner owning the basketball hoop and must be repaired by that party. THIS WILL REMAIN BETWEEN THE NEIGHBORS TO RESOLVE AND NOT BECOME THE RESPONSIBILITY OF THE MANAGEMENT COMPANY OR BOARD TO RESOLVE.

Basketball may only be played from 8:00 AM to 9:00 PM. Please be considerate of your neighbors.

Section 9 – GUTTERS AND DOWNSPOUTS

The installation of gutters and downspouts SHALL NOT require approval of the ARC if they are painted to match the color of the house or trim adjacent to where the installation occurs.

Section 10 – GATES

A new gate installations must be of the same design as those originally installed by Builder OR SHALL require ARC approval.

Section 11 – ANTENNAS/SATELLITE DISHES

The Owner must use the smallest possible antenna capable of receiving the signal provided by the service company.

Antennas and dishes must be installed on the gables/eaves of homes as follows:

1. Antennas and dishes must be installed between houses and not overlooking any street.
2. Antennas and dishes must be positioned at the lowest possible vertical point on the mast pole to obtain line-of-sight to the main transmitter antenna.
3. Ground mounted satellite dishes must not exceed six feet in height.
4. Mounting mast must be cut to match top of the antenna-mounting sleeve.
5. Exterior cables must be painted to match the adjacent house color.
6. No more than three (3) antennas/satellite dishes may be attached to a house.
7. No antennas shall be installed which exceed one meter in diameter or diagonal measurement
8. No mast may be installed which exceeds twelve feet (12') in height above the roofline

Section 12 – SWINGSETS/PLAYSETS ("PLAY EQUIPMENT")

All Play Equipment that exceeds the height of eight feet (8') from ground level to the cross bar or the highest point, SHALL require ARC approval.

Written consent of adjacent lot owners should be included with the submittal.

Play Equipment that does not exceed the height of eight feet (8') from ground level to the cross bar or the highest point SHALL NOT require ARC approval.

Section 13 – STORAGE SHEDS

All sheds SHALL require written approval from the ARC. Sheds cannot exceed the height of eight (8) feet from ground level or be placed against a wall. All setbacks must be observed. The shed must be painted to match the home. Written consent of adjacent lot owners shall accompany the request.

Section 14 – SECURITY DOORS/WINDOWS

Screen doors SHALL NOT require the approval of the ARC if they are wrought iron and painted in accordance with the approved color scheme of the home. Designs on screen doors SHALL NOT require ARC approval if they are painted the same color as the door. Screen doors constructed of any other material or color SHALL require the prior written approval of the ARC.

Wrought iron on windows SHALL NOT require the approval of the ARC if they are painted in accordance with the approved color scheme of the house. Designs of the windows SHALL NOT require approval if they are painted the same color. Any other color SHALL be ARC approved.

Rolling shutters and sunscreens SHALL require the approval of the ARC.

Section 15 – TRASH CANS

Trash Cans must be stored so they are concealed from public and/or neighboring view during non-collection days. Trash cans may be set out 12 hours prior to a scheduled pick-up and shall be put away the same day after collection.

Section 16 – SIGNS ALLOWED ON LOTS

Signs which meet the following requirements SHALL NOT require ARC approval:

1. One "For Sale" or "For Rent" sign, placed by a professional residential brokerage company.
2. One "For Sale", "For Rent", "Open House" or "Garage Sale" sign which has been purchased or made by an Owner; except that the ARC shall reserve the right to request reasonable modification to such signs if deemed appropriate.
3. Sign must not block any sidewalk traffic and is to be placed within the lot, not the curb strip. Members are permitted to have one (1) sign on their property, not including information related to a home security system in use at that property.
4. Total surface area on the display side of the sign will not exceed 450 square inches
5. Political signs with a cumulative surface area of less than nine square feet posted between 71 days before and 15 days after the applicable election.
6. Signage associated with holiday decorations.

Any signs not meeting the above criteria SHALL require ARC approval.

Section 17 – NUISANCES

No activity, odors, loud noises, or condition shall be permitted to arise or emit therefrom, so as to create a nuisance, render any property or any portion thereof or activity thereon unsanitary, unsightly, offensive, or detrimental to the Lot or person in the vicinity thereof. Any conduct by an Owner or Occupant that deprives any other Owner/Occupant their quiet enjoyment of the use of their own property shall not be permitted and will result in a violation. No noxious, illegal, or offensive activity shall be carried on upon any portion of the neighborhood. Without limiting the generality of any of the foregoing provisions, horns, whistles, bells, or other sound generating device, except security devices used exclusively for security

purposes, shall be located, used, or placed on any such property. Music played or noises produced during the day shall be in accordance with the Tucson City Code of Ordinances Section 16-31: Excessive Noise (e.g., quiet time between 10PM and 7AM). No motorcycles or motor-powered vehicles (except landscape maintenance equipment) shall be operated on any walkways, sidewalks or common area within or around the neighborhood.

Section 18 – SHORT-TERM RENTAL POLICY

Only 12+ month rental/lease agreements are allowed. NO Vacation Rentals are permitted within the community.



To order paint samples, please visit: Sherwin Williams at www.sherwinwilliams.com

Color Scheme 1					
Body	Facia	Pop-Outs	Garage	Front Door	Front Door (optional)
SW7519 Mexican Sand	SW6083 Sable	SW6141 Softer Tan	SW6141 Softer Tan	SW6251 Outerspace	SW7069 Iron Ore
Color Scheme 2					
Body	Facia	Pop-Outs	Garage	Front Door	Front Door (optional)
SW2823 Rookwood Clay	SW2808 Rookwd Dark Brown	SW6150 Universal Khaki	SW6150 Universal Khaki	SW7061 Night Owl	SW7069 Iron Ore
Color Scheme 3					
Body	Facia	Pop-Outs	Garage	Front Door	Front Door (optional)
SW6142 Macadamia	SW7041 Van Dyke Brown	SW6144 Dapper Tan	SW6144 Dapper Tan	SW7076 Cyberspace	SW7069 Iron Ore
Color Scheme 4					
Body	Facia	Pop-Outs	Garage	Front Door	Front Door (optional)
SW6102 Portobello	SW6069 French Roast	SW7037 Balanced Beige	SW7037 Balanced Beige	SW7048 Urbane Bronze	SW7069 Iron Ore
Color Scheme 5					
Body	Facia	Pop-Outs	Garage	Front Door	Front Door (optional)
SW7724 Canoe	SW7515 Homestead Brown	SW6095 Toasty	SW6095 Toasty	SW6251 Outerspace	SW7069 Iron Ore
Color Scheme 6					
Body	Facia	Pop-Outs	Garage	Front Door	Front Door (optional)
SW6143 Basket Beige	SW6097 Sturdy Brown	SW7550 Resort Tan	SW7550 Resort Tan	SW6006 Black Bean	SW7069 Iron Ore
Color Scheme 7					
Body	Facia	Pop-Outs	Garage	Front Door	Front Door (optional)
SW7507 Stone Lion	SW6090 Java	SW2855 Sycamore Tan	SW2855 Sycamore Tan	SW6006 Black Bean	SW7069 Iron Ore



**ARIZONA
MADERA**

@ RITA RANCH HOMEOWNERS ASSOCIATION

SIGNATURE PAGE FOR NEIGHBORING PROPERTY CONSENT

Homeowner Name: _____ Phone #: _____ Lot #: _____

Property Address: _____ Email: _____

Description of work to be done:

**** Please obtain consent from the homeowner of record only. ****

(Print) Neighbor Name & Address: _____

Signature: _____ Date: _____

(Print) Neighbor Name & Address: _____

Signature: _____ Date: _____

(Print) Neighbor Name & Address: _____

Signature: _____ Date: _____

(Print) Neighbor Name & Address: _____

Signature: _____ Date: _____