

THE ENCLAVE IN FLAGSTAFF HOA

ARCHITECTURAL RULES AND STANDARDS

Adopted and approved by Board June 3, 2016

Revised June 8, 2018

DRIVEWAY SIDE EXTENSIONS

Side extensions of the driveways on a Lot shall not exceed two feet (2 ft.) in width are permitted with prior written Architectural Committee approval. The extensions shall be made of concrete unless the Architectural Committee approves an alternate material such as brick, pavers and similar material in writing. Cracks, crumbling, staining or buckling of driveways is not permitted.

GARAGE DOORS

Subject to the following standards, Architectural Committee approval for full garage door replacement or panel replacement is not required; provided that any such replacement must comply with the following standards:

1. Garage door color must match one of the then current color scheme colors.
2. Plastic or wood garage doors are not permitted.

Garage door panels that are damaged (e.g. dented, broken, rusted) must be replaced. Garage door panels are to be kept clean of dirt, grim, car exhaust.

SCREEN/SECURITY DOORS

Architectural Committee approval for screen or security door replacement or installation is required; note: screen or security doors must be of high quality/workmanship for long service. Screen or security doors are not permitted to be in a state of disrepair, i.e. damaged, rusted or inoperable. Screening that is torn is not permitted.

SECURITY DEVICES

Subject to the following standards, Architectural Committee approval for the installation of exterior security devices is not required; provided that any such device must comply with the following standards:

1. Any camera must be attached to the residence and not infringe on the privacy of any neighboring property or persons.
2. Cameras must be of the minimum size necessary to suit the purpose thereof and must be placed so as to minimize visibility to the public view.
3. All motion detectors must be attached to the residence.

WINDOWS, WINDOW COVERINGS AND SUNSCREENS

Subject to the following standards, Architectural Committee approval is not required for installing or replacing windows, window coverings and sunscreens; provided that any such installation or replacement must comply with the following standards:

1. The color of the window frame, window covering or sunscreen, as the case may be, must in the opinion of the Architectural Committee complement the color scheme of the residence.
2. Only bronze, charcoal, brown or beige sunscreen material may be installed.
3. The frame for window screens must match the color of the screen material or of the existing window frames.
4. No silver screens or sunscreens are permitted
5. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall be installed or placed upon the outside or inside of any windows.
6. The covering, if visible from neighboring residences, streets or Association property must not include any language, pictures, or slogans that in the opinion of the Architectural Committee is in any way offensive.

GUTTERS AND DOWNSPOUTS

Subject to the following standards, Architectural Committee approval is not required for installing or repairing gutters and downspouts; provided that any such installation or repair must comply with the following standards:

1. Finish on the gutters and downspout must match the color of the residence or of the fascia to which they are attached.
2. High-quality materials that offer long life are recommended as the Lot owner is required to maintain the gutters and downspouts.
3. Gutters and downspouts not meeting the above standards require the prior written approval of the Architectural Committee.

EXTERIOR LIGHTS

Pursuant to Section 7.3 of the CC&R's, all exterior lights on the homes in the Association are the responsibility of each Lot Owner to maintain, repair and replace. The maintenance, repair and replacement of the exterior lights applies to all components thereof, including, but not limited to, the light bulb, mechanism, photocell, and the entire exterior lighting unit. The exterior light bulb color shall be limited to white or clear. No colored light bulbs shall be used in any exterior lights.