

# GLENEAGLES GOLF HOMEOWNERS ASSOCIATION

## DESIGN REVIEW COMMITTEE GUIDELINES

1<sup>st</sup> REVISED 8-9-11  
2<sup>ND</sup> REVISED 4-12-13

**INDEX FOR GLENEAGLES GOLF ESTATES  
DESIGN REVIEW COMMITTEE GUIDELINES**

|   | <b>Page</b> |
|---|-------------|
| I. CONSTRUCTION - GENERAL                             | 3-6         |
| II. CONSTRUCTION- TRASH AND WASTE DISPOSAL            | 6           |
| III. SETBACKS   | 6           |
| IV. MINIMUM HOUSE SQUARE FOOTAGE                      | 7           |
| V. DRIVEWAY   | 7           |
| VI. CHIMNEY MASS                                      | 7           |
| VII. GARAGE   | 7           |
| VIII. HOUSE   | 7           |
| IX. HEIGHT  | 8           |
| X. COLORS   | 8           |
| XI. BUILDING MATERIAL                                 | 8           |
| XII. ROOFS, EAVES AND OVERHANGS                       | 8           |
| XIII. LIGHTING GENERAL                                | 8, 9        |
| XIV. EXTERIOR APPEARANCE                              | 9           |
| XV. EXTERIOR MACHINERY & EQUIPMENT & SOLAR            | 9, 10       |
| XVI. OUTBUILDINGS                                     | 10          |
| XVII. LANDSCAPING                                     | 10, 11      |
| XVIII. RETAINING WALLS AND SCREEN WALLS (GARDEN WALLS | 11,12       |
| XIX. ANTENNAS   | 12          |
| XX. FLAGPOLES, ETC.                                   | 12          |
| XXI. POOLS & SPAS                                     | 12          |
| XXII. MAIL OR NEWSPAPER RECEPTACLES                   | 12          |
| XXIII. SIGNS  | 12          |
| XXIV. DRAINAGE FLOW                                   | 13          |
| XXV. UTILITY EASEMENTS                                | 13          |
| XXVI. VARIANCE  | 13, 14      |
| XXVII. ADOPTION/ SIGNATURE                            | 14          |

## DESIGN REVIEW COMMITTEE GUIDELINES

The Design Review Committee is responsible for ensuring a high standard of architecture consistency and construction within Gleneagles Golf Estates in accordance with the standards established by these Design Guidelines.

The objectives of these Guidelines are to ensure that the proposed plans conform to and are harmonious with the exterior design and palette of building materials used within the project.

The Committee shall, in reviewing plans, specifications and other materials submitted to it by the applicant, consider the suitability of the proposed building or other improvements as it relates to the area in which it will be located; the quality of the materials to be used in construction; and the effect of the proposed building or other improvements on other property and units within the area. The Committee shall exercise its discretion in (1) waiving fees or deposits and (2) approving plans that are consistent with the aesthetic qualities of the project in order to promote and preserve property values.

These guidelines affect, but are not limited to, all exterior construction, including homes, gazebos, landscaping, walls, fences, pools, and patio covers, etc. Completion of house construction including landscaping requirements, means completion by the date when a Certificate of Occupancy is issued by the Lake Havasu, Building Department or before final inspection is completed or occupancy or use as with a model home.

Building Envelope and Lot are established to mean the same thing.

### I. CONSTRUCTION - GENERAL:

1. No construction work is to be started prior to receipt of a Design Review Committee Permit. Requests for approval of construction plans and issuance of a permit must be submitted to the Committee as outlined in the application and review procedures. **No construction work will be allowed on Sundays; except if an owner has an emergency and is present or has an owner representative present.**
2. DAILY OPERATING HOURS: Construction shall start no earlier than the following:

|   |           |
|---|-----------|
| May 15 <sup>th</sup> to September 15 <sup>th</sup>      | 6:00 A.M. |
| September 16 <sup>th</sup> to November 15 <sup>th</sup> | 6:30 A.M. |
| November 16 <sup>th</sup> to May 14 <sup>th</sup>       | 7:00 A.M. |
3. The property owner is responsible for contractor compliance with the CC&R's and these guidelines.
4. Each application for a construction permit for any exterior construction shall include a non-refundable plan review fee and refundable deposit made out to the Gleneagles Golf Estates Homeowners Association as follows:
  - A. Street Maintenance Fee of \$200.00
  - B. Plan Review Fee of \$25.00.

- C. Inspection fee- for new home construction \$1,000.00.
  - D. Compliance/cleanup deposit of \$1,000.00 for new home construction.
  - E. Compliance/cleanup deposit of \$500.00 for all other construction.
5. The Construction Permit must be posted in a conspicuous place at the job site at all times.
  6. Any changes to approved plans for exterior construction must be reviewed and approved by the Committee prior to the changes being made. There will be a review fee of \$25.00 for resubmitting a plan.
  7. A chemical toilet must be provided at the job site of any new home construction immediately upon start of construction.
  8. During the course of construction and/or landscaping installation on a lot, the owner shall be responsible at their expense, for prompt repair and/or replacement of Association property (including, without limitation, curbs, street paving and Declarant installed walls, landscaping and irrigation systems) damaged or destroyed by the owner, it's agents, contractors or employees. If an owner fails to repair or replace the damaged association property, the association, after proper notice, will complete the necessary work and assess the owner the cost of such work.
  9. Construction crews shall not park on, or otherwise use, other Lots o Common Areas. Private and construction vehicles and machinery shall be parked only within the Building Envelope or in areas designated by the Design Review Committee. All vehicles shall be parked so as not to inhibit traffic.
  10. Dust shall be controlled at the job site by regular watering, whenever necessary.
  11. Open fires and incinerators are prohibited on the job site.
  12. Every reasonable effort must be made to control noise. Excessively loud music is prohibited.
  13. Pets are allowed on the job site only if they are on a leash or otherwise confined. Dogs that bark excessively are prohibited at all times.
  14. Temporary living structures are prohibited, including trailers, tents, shacks, garages, motor homes or other outbuildings.
  15. All exterior construction, including driveway and landscaping must be completed within one year from the start of construction. Also, occupancy is not permitted prior to completion of the home, garage, and driveway.
  16. Existing Walls must be protected and damage during any type of construction the walls must be repaired by contractor or owner.

17. Upon completion of exterior home construction, driveway and on site cleanup, a written request must be made for final Design Review Committee inspection and approval. Following inspection, the Committee will determine Compliance or issue a Notice of Noncompliance.

Upon determination of Compliance, the \$1,000.00 or \$500.00 Compliance/Clean-up Deposit will be refunded. If a Notice of Noncompliance is issued, 10 days will be given to correct the problems listed on the notice. At the end of 10 days, if the site is not in compliance or satisfactorily cleaned up, the Committee will take action on noncompliance or arrange for the cleanup and the deposit will be forfeited. If cleanup costs are more than the deposit, the owner or owner's agent will be billed for the additional costs. If a request is not made for final Architectural Review Committee inspection and approval within 13 months from the start of construction, the deposit will be forfeited.

18. DEPOSITS.

YOUR DEPOSIT WILL BE PLACED IN A NON-INTEREST BEARING TRUST ACCOUNT. IT WILL NOT BE COMMINGLED WITH THE ASSOCIATION FUNDS. TO OBTAIN A REFUND OF YOUR DEPOSIT, YOU MUST CONSTRUCT IN COMPLIANCE WITH THE APPROVED PLANS. IF YOU ABANDON CONSTRUCTION OR FAIL TO OBTAIN APPROVAL OF CONSTRUCTION WITHIN ONE HUNDRED AND EIGHTY (180) DAYS OF YOUR A.R.S § 33-1817 NOTICE WHICH THE ASSOCIATION IS REQUIRED TO PROVIDE WITHIN THIRTY (30) DAYS OF YOUR FINAL INSPECTION, THE DEPOSIT FUND WILL BE PAID TO THE ASSOCIATION WITH NO EXPENDITURE RESTRICTIONS.

Determination of Compliance, the \$500.00 / \$1000.00 Compliance/Clean-up Deposit will be refunded. If a Notice of Noncompliance is issued, 10 days will be given to correct the problems listed on the notice. At the end of 10 days, if the site is not in compliance or satisfactorily cleaned up, the Committee will take action on noncompliance or arrange for the cleanup and the deposit will be forfeited. If cleanup costs are more than the deposit, the owner or owner's agent will be billed for the additional costs. If a request is not made for final Architectural Review Committee inspection and approval within (13) months from the start of construction, the deposit will be forfeited to the association.

19. NEITHER THE APPROVAL OF THE PLANS NOR THE APPROVAL OF THE ACTUAL CONSTRUCTION BY THE ASSOCIATION OR THE DESIGN REVIEW COMMITTEE SHALL CONSTITUTE A REPRESENTATION OR WARRANTY THAT THE PLANS OR CONSTRUCTIONS COMPLY WITH APPLICABLE GOVERNMENTAL REQUIREMENTS OR APPLICABLE ENGINEERING, DESIGN OR SAFETY STANDARDS. THE ASSOCIATION IN ITS DISCRETION MAY RELEASE ALL OR ANY PART OF THE DEPOSIT TO THE MEMBER BEFORE RECEIVING A COMPLIANCE REPORT. RELEASE OF THE DEPOSIT TO THE MEMBER DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY FROM THE ASSOCIATION THAT THE CONSTRUCTION COMPLIES WITH THE APPROVED PLANS.

## 20. INSPECTIONS.

ALL PROJECTS ARE SUBJECT TO THE INSPECTION REQUIREMENTS PER A.R.S. § 33-1817(7). THE ASSOCIATION MUST CONDUCT THREE (3) ON-SITE INSPECTIONS AS REQUIRED IN THE A.R.S. § 33-1817(7).

FIRST ON-SITE INSPECTION IS REQUIRED TO CONFIRM SETBACKS, BUILDING ENVELOPE, VIEW CORRIDORS AND SUCH, COMPLIANCE. CALL FOR INSPECTION BEFORE THE FOUNDATION POUR.

SECOND ON-SITE INSPECTION IS REQUIRED TO CHECK ELEVATIONS (APPEARANCE AND HEIGHT) CALL FOR INSPECTION WHEN FRAMING IS COMPLETED.

FINAL ON-SITE INSPECTION IS REQUIRED FOR FINAL ELEVATIONS, COLORS AND LANDSCAPE. CALL TO SCHEDULE INSPECTION WHEN ALL WORK IS COMPLETED AND THE AREA CLEAN.

## **II. CONSTRUCTION TRASH AND WASTE DISPOSAL:**

1. Trash bin or trailer with a minimum size of three cubic yards must be placed on the job site of any exterior construction immediately upon start of construction. All litter, particularly any light-weight material subject to scattering by the wind, must be kept under constant control. The trash bin must be dumped periodically as it is filled.
2. All waste materials shall be transported from the site and disposed of in an approved manner.
3. Streets and lots adjacent to the job site must be kept clean of construction debris at all times.
4. No concrete suppliers, plasterers, painters, or any other subcontractors are allowed to clean their equipment anywhere within Gleneages golf Estates.
5. Under no circumstances shall chemical liquids, including cleaning agents, solvents, gasoline and oil, be dumped onto or into the ground.

## **III. SETBACKS: (Minimum Dimensions)**

Setbacks for the building envelopes shall be as follows:

Front Setback = 25'

Rear setback = 25'

Side setback = 5'

Setback from street-side property line on corner lots = 10'

**IV. SQUARE FOOTAGE:**

No premises shall be erected, placed or permitted to remain which contains less than two thousand (2000) square feet of living area under roof exclusive of any garage, porch or patio. Livable area may be reduced to 1800 square feet if home has a three car garage.

Area under roof may not exceed the following percentages of the Building Pad, excluding pools and patios:

| <u>Lot Size</u>       | <u>Percent of coverage</u> |
|-----------------------|----------------------------|
| 7700 to 9000 sq. ft.  | 80%                        |
| 9000 and over sq. ft. | 70%                        |

**V. DRIVEWAY:**

All driveways shall be constructed of no less than 25% brick pavers, the color and shape of which is subject to the approval of the Design Review committee.

The remaining percentage of concrete shall be colored. All driveway design and location shall be on the plans for Design Committee Review.

A minimum of two conduits shall be buried under the entire driveway width, extending 12 inches from driveway on both sides and positioned approximately 10 feet back from the curb. The conduit shall be schedule 40 PVC, at least 2" inches in diameter. Minimum width of driveway shall be equal to the garage width from the garage to the sidewalk.

**VI. CHIMNEY MASS:**

The height of a chimney mass shall not exceed five (5) feet above the highest point of the structure within ten (10) feet of that chimney mass.

**VII. GARAGE:**

The structure, as a minimum, shall contain an attached enclosed 2 car garage containing not less than six hundred (600) square feet with minimum dimensions being twenty four (24) wide by twenty five (25) long. A minimum of two (2) additional parking areas should be provided in the driveway to accommodate guest parking. No street parking will be permitted for residents' or their guests' vehicles. No exterior storage of recreational vehicles, boats or trailers will be permitted on any lot or common areas within Gleneagles Golf Estates.

**VIII. HOUSE:**

Not more than one single family structure may be erected on any single family lot. All building and structures erected shall be of new construction, and no building or structure shall be moved or removed from other locations onto said premises. Mobile homes, trailers, manufactured housing and prefabricated housing are expressly prohibited. No subsequent buildings or structures other than residential units shall be built on any lots.

## **IX. HEIGHT:**

The overall height of a Dwelling Unit, exclusive of chimneys,, shall not exceed the following standards: **One story units - 22' 0" - Two story units - 28' 0"**

The height shall be measured vertically from the highest parapet or roof to natural grade or finished grade at the lowest grade point adjacent to the building exterior or supporting column, whichever yields the greatest height.

Sundecks on homes are allowed as approved by the Design Review Committee. **Lots (building envelopes) 28 through 40 are limited to one story building units.**

## **X. COLORS:**

All exterior colors of all buildings must be pre-approved by the Design Review Committee and have a Light Reflective Value (LRV) of fifty (50) or less.

Accent colors and metal trim on front doors, window sashes and other incidental elements may be allowed as long as, in the opinion of the Design Review Committee, the accent does not overwhelm the building's basic color or create a visual distraction for adjacent properties or common areas. Bright, untarnished copper or other metallic surfaces shall be treated to reduce reflections.

## **XI. BUILDING MATERIAL:**

All construction shall be of new materials. All buildings or structures shall have finished building materials applied in a workmanlike manner and shall be harmonious and compatible with surrounding environment. Permitted exterior finish materials include stucco, stucco covered masonry walls, stucco covered frame, slump block or such other construction as the Committee approves. All buildings shall be erected upon a concrete foundation and shall be a permanent fixed structure.

## **XII. ROOFS, EAVES AND OVERHANGS:**

Proposed pitched roofs must comply with the following:

- Maximum slope of 5 in 12
- No asphalt singles
- Tile Roofs must be as follows;
  1. One part extruded
  2. Two part molded tile
  3. Variegated dark colors, solid or light
  4. Non-reflective surface

Roofing material shall fall under the same requirement as other exterior finished, be compatible in color. Scuppers and gutters are required for control of roof drainage. A graveled "splash guard" wash must be installed beneath any scupper to catch and direct free falling water.



### XIII. LIGHTING - GENERAL:

All lighting must be compatible for a residential environment and shall not in any manner constitute a nuisance, distraction and/or cause visual pollution. This paragraph shall not preclude normal backyard or patio lighting. No outside high intensity security type lighting

is permitted including mercury vapor lights. Building mounted lighting must be directed downward away from adjacent lots. Ground lighting must be decoratively placed and not upon the building.

### XIV. EXTERIOR APPEARANCE

Exterior surfaces must be of materials that harmonize with the natural landscape. Natural rock and stucco are two such materials and their use is strongly encouraged. Prohibited are metal siding, opaque glass, vinyl's and plastic, reflective exterior artwork and sculpture and other materials whose appearance in the judgment of the Design Review Committee, does not convey strength, permanence or durability. Glass may not be mirrored.

The use of wood is allowed but required careful consideration and detailing, particularly as a wall surface material, due to its high maintenance requirements.

Avant garde or highly contemporary styles and materials are strongly discouraged and may be rejected by the Design Review Committee.

### XV. EXTERIOR MACHINERY AND EQUIPMENT AND SOLAR:

No machinery, fixtures or equipment of any type, including but not limited to, solar panels or equipment and hot water storage systems shall be visible from the street or adjacent property owners whether on the ground, building or roof. **No mechanical equipment shall be located on roofs without Design Review Committee's prior written approval. If approved, they cannot be visible from ground level.** The screening or concealment of said machinery and equipment shall be compatible with the design of the building or structure, shall not have the appearance of the separate piece or pieces of machinery, fixtures or equipment, and shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles. Ground solar arrays must be in the back yard behind a six foot block wall which is considered screened from view. Roof mounted solar units must be on the back portion or side back portion of the roof, not on the front of the house.

**SOLAR: A.R.S. 33-349 and A.R.S. 33-1816 prohibit an association from outright banning, or effectively prohibiting solar collection devices through regulation. The statutes clearly state the association may adopt reasonable rules regarding the placement of solar devices. The two statutes are identical in their provision. A.R.S. Section 33-1816 provides:**

**Solar energy devices; reasonable restriction; fees and costs**

**A. Notwithstanding any provision in the community documents, an association**

shall not prohibit the installation or use of a solar energy device as defined in section 44-1761.

**B. An association may adopt reasonable rules regarding the placement of a solar energy device if those rules do not prevent the installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device**

**C. Notwithstanding any provision of the community documents, the court shall award reasonable attorney fees and costs to any party who substantially prevails in an action against the board of directors of the association for a violations of this section.**

#### **XVI. OUTBUILDINGS AND COURTYARDS:**

Any outbuildings built on any lot must be specifically approved by the "Committee". Approval will be based on aesthetics and the buildings compatibility with the existing standard of architecture through out the subdivision. Detached storage rooms or portable sheds are prohibited.

#### **XVII. LANDSCAPING:**

**NOTE: THE OWNER OF THE LOT SHALL INSTALL LANDSCAPING AND IRRIGATION SYSTEM ON ALL AREAS OF FRONT YARDS AND STREET SIDE, SIDE YARDS ON CORNER LOTS, WITHIN FORTY-FIVE (45) DAYS, AND FOR REAR YARDS, NINETY (90) DAYS, OF THE RECEIPT OF FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY. HOWEVER, THE USE OF AN UNOCCUPIED COMPLETED RESIDENTIAL DWELLING OR THE OFFERING OF THE UNOCCUPIED COMPLETED RESIDENTIAL DWELLING FOR SALE SHALL CONSTITUTE AN IMMEDIATE REQUIREMENT FOR OWNER TO INSTALL THE APPROVED, REQUIRED LANDSCAPING AND IRRIGATION.**

1. **Complete landscaping plans specifying the plan and material description must be submitted to and approved by the Design Review Committee prior to occupancy of the subject Dwelling Unit.** The submittal shall consist of a site plan *to scale* (1 inch = 20 feet, or larger) and must include the following information: **See Exhibit A for approved plant list for Gleneagles Golf Estates**
  - A. North arrow and scale.
  - B. Property lines, walks, walls, curbs, drives and residence.
  - C. Locations of plant materials to be used, including trees, shrubs and ground covers.
  - D. List of plant materials to be used in the plan (including names and sizes).
  - E. Location of proposed inorganic ground cover (i.e. decomposed granite, river rock, boulders, etc.) with sizes and colors specified.
  - F. Locations of proposed paving with material, color and finish specified.
  - G. Locations and heights of proposed walls with material, color and finish specified.
  - H. Notation of underground irrigation system with automatic timers.

2. The Committee recommends the use of design elements such as mounding, stream beds, landscape retaining walls and the use of more than one color of rock in order to create an aesthetically pleasing design.
  - A. Artificial vegetation is prohibited except artificial turf to conserve water with Committee approval.
  - B. Irrigation - - All plant material shall be serviced by an underground, fully-automatic irrigation system.
  - C. Grading - - Grading or mounding is encouraged, and the following standards must be maintained:
    1. The individual lot drainage pattern must be maintained.
    2. Mounding should be contoured to create a natural appearance.
    3. Drainage must not increase erosion onto slopes or direct sediment into streets.
3. If, in the opinion of the Committee, the above requirements are insufficient to ensure an aesthetically pleasing landscape design, additional modifications to landscape proposals may be required.
4. The objectives the Committee will use in reviewing landscape proposals are as follows:
  - A. Reinforce neighborhood and architectural character.
  - B. Integrate residence with site.
  - C. Employ appropriate use of landscape elements and plant materials to accommodate functional requirements (i.e. screening, energy conservation, water conservation, erosion control, drainage, etc.)

#### **XVIII. RETAINING WALLS AND SCREEN WALLS (GARDEN WALLS)**

Lots fourteen through twenty-seven are required to install a retaining wall along the rear of each lot (building envelope).

Architectural character and color are subject to review and acceptance by the Design Review Committee.

Location and structural design are subject to Lake Havasu City site design review as well as acceptance by the Design Review Committee.

Retaining walls and other walls not directly supporting a building structure, except screen walls, shall not exceed eight (8) feet in height, measured from the lowest natural grade adjacent to the wall. The appearance of such walls over six (6) feet in height must be softened by landscaping with trees or large shrubs. Screen walls may not exceed six feet (6) in height measured from natural grade in the manner described above for retaining walls. No broken screen walls, longer than twelve (12) feet will be allowed, and each offset must be no less than twenty-four (24) inches.

Screen walls should be a visual extension of the architectural design of the dwelling unit. The colors of the walls **must** conform to the same color referred to in section X. Color, page 7 of these guidelines.

Samples of gate materials or decorative wrought iron must be submitted to the Design Review Committee for approval.

#### **XIX. ANTENNAS:**

The Federal Telecommunications Act of 1996 has set forth a policy regarding the installation of antennas and satellites. As a part of this Act, associations must adopt appropriate guidelines to regulate antenna installation under this new rule.

For information pertaining to the installation of antennas, please refer to the Gleneagles Golf Estates Association Rules and Regulations for the Installation of Antennas.

#### **XX. FLAGPOLES/ETC.:**

Flagpoles, must be permitted per ARS 33-1261. All flag poles shall have taut halyards and a maximum height of twenty five (25') feet from the surface of the lot. All flag poles must be submitted to the Design Review Committee for approval. The American Flag, all military flags, POW/MIA flag, an Arizona Indian nations flag and the Gadsden Flag must be permitted. All flags must be displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States code sections 4 through 10).

#### **XXI. POOLS AND SPAS:**

All pool and spas must be submitted to the Design Review Committee and shall include a complete plan showing elevations of decking, seating areas, boulders, walkways and any other improvements in the pool area.

No above ground pools shall be erected, constructed or installed on any lot. Above ground spas will be allowed in back yards only, and only if the tub and equipment are enclosed or housed in an aesthetically pleasing cabinet or manner as approved by the Committee. All pools and/or spas must be fenced in accordance with State, County and City ordinances.

#### **XXII. MAIL OR NEWSPAPER RECEPTACLES:**

Mail or newspaper delivery receptacles are specifically prohibited on individual lots. Mail boxes are provided in central locations in the subdivision for use by all property owners.

#### **XXIII. SIGNS:**

No exterior signs or advertisements of any kind may be placed, allowed or maintained on any Unit, except that residential nameplates, and security warning, not to exceed one square foot in size. "For Sale" signs may be placed on all lots and "For Lease" signs may be placed on improved lots and maintained on lots, in conformity with common industry

standard, which shall not exceed eighteen by twenty-four inches and the industry standard size sign rider, which shall not exceed six by twenty-four inches per ARS 33-1261.

#### **XXIV. DRAINAGE FLOW:**

While the natural topography of Gleneagles Golf Estates varies considerably from Lot to Lot, the following general limitations will apply in the absence of special circumstances.

- A. Cut and fill slopes will require re-vegetation to the approval of the Design Review Committee and may not be exposed following completion of construction.
- B. No change in natural or existing drainage patterns for surface waters shall be made upon any Lot that could adversely affect another Owner.
- C. Site drainage and grading must be done with the goal of minimum disruption to the Lot. Surface drainage shall not drain to adjoining lots, common areas or open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site soil erosion. It is the intent of these Design Guidelines to discourage excessive cut and fill, and no grading may be done outside of the lot.

In the event of any violations of the foregoing, the Design Review Committee or the Board may cause the lot to be restored immediately to its existing state prior to such violation. The owner of such lot shall reimburse the Association for all expenses incurred by the Association in performing its obligations under this paragraph.

The Design Review committee shall have the right to require complete or partial restoration of cut and fill areas.

#### **XXV. UTILITY ELEMENTS:**

No structure of any kind or nature shall be erected, permitted or maintained on, over or across any easement for utilities located on an Owner's Units(s). Walls/Fences shall not be considered a structure; however, any wall/fence across or over any such utilities easement will be subject to being moved at Owner's expense at the request of the utility company.

Utility pedestals shall be painted an acceptable color and screened with shrubbery to the satisfaction of the Design Review Committee.

#### **XXVI. VARIANCE:**

The Design Review Committee may authorize a variance from compliance with any of the provisions of the Declaration, including restrictions upon height, size, floor area or placement of structures or similar restrictions, when circumstances such as topography, natural obstruction, hardship, aesthetic or environmental considerations may require such variance may not in any way detract from the appearance of the premises, or in any way

be detrimental to the public welfare or to the property of other persons located within the development, all in the sole opinion of the Committee.

**XXVII. ADOPTION/SIGNATURE**

Pursuant to the CC&R's, the Design Review Committee has prepared and approved these Amended Design Review Committee Guidelines.

Adopted by the Board of Directors acting as the Design Review Committee of Gleneagles Golf Estates Homeowners Association revised on 4-12-13

SIGNED BY:

SIGNED BY:

\_\_\_\_\_

\_\_\_\_\_

TITLE

TITLE

\_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

**Revised at Board meeting 4-12-13**

## GROUNDCOVERS AND HERBACEOUS PLANTS

| <u>Common Name</u>          | <u>Botanical Name</u>    |
|-----------------------------|--------------------------|
| Acacia                      | Acacia spp.              |
| Kangaroo Paw                | Anigozanthos spp.        |
| Aristida                    | Aristida Purpurea        |
| Sprenger Asparagus          | Asparagus Densiflorus    |
| Saltbush                    | Atriplex spp.            |
| Coyote Bush (Chaparral)     | Baccharis spp.           |
| Red Brome                   | Bromus Rubens            |
| Trumpet Creeper             | Campsis Radicans         |
| Ice Plant                   | Carpobrotus Edulis       |
| Dusty Miller                | Centaurea Cineraria      |
| Arizona Grape Ivy           | Cissus Trifoliata        |
| Ground Morning Glory        | Convolvulus Mauritanicus |
| Cotoneaster                 | Cotoneaster spp.         |
| Trailing Indigo Bush        | Dalia spp.               |
| Lovegrass                   | Eragrostis spp.          |
| Gazania                     | Gazania spp.             |
| Wild Wisteria               | Hardenbergia Comptoniana |
| Cat Claw                    | Macfadyena Unguis Cati   |
| Myoporum                    | Myoorum Parvifolium      |
| Mexican primrose            | Oenothera spp.           |
| Trailing African Daisy      | Osteospermum Fruticosum  |
| Matilija Poppy              | Romneya Coulteri         |
| Prostrate Rosemary          | Rosmarinus Officinalis   |
| Blue Sage                   | Salvia spp.              |
| Santolina (Lavender Cotton) | Santolina spp.           |
| Schismus                    | Schismus Barbatus        |
| Verbena                     | Verbena spp.             |

# GLENEAGLES GOLF ESTATES HOMEOWNERS ASSOCIATION

## DESIGN REVIEW COMMITTEE OWNER AUTHORIZATION FOR PLAN REVIEW AND CONSTRUCTION PERMIT APPLICATION

THIS FORM MUST BE COMPLETED BY A PROPERTY OWNER IN ORDER FOR A CONTRACTOR OR REPRESENTATIVE TO SUBMIT AN APPLICATION FOR A PLAN REVIEW AND CONSTRUCTION PERMIT.

As record owner of Tract \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_ in the Association, I hereby appoint

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company

to act as my agent in all dealings with the Design Review Committee ("DRC") of the Association pertaining to construction of a residence or other exterior improvements on the above referenced lot.

This authorization will automatically terminate upon the completion of construction and issuance of the "DRC" final inspection. If I elect to terminate this authorization prior to that time, I will notify the "DRC" in writing.

I acknowledge that I remain the party responsible for adhering to all of the Association's governing documents. More specifically, I have read the Architectural Guidelines and understand the Association will hold me responsible to see that my contractor(s) adhere to those guidelines.

\_\_\_\_\_  
Owner – Print Name

\_\_\_\_\_  
Owner – Signature



# GLENEAGLES GOLF ESTATES HOMEOWNERS ASSOCIATION

## REQUEST FOR PLAN REVIEW BY DESIGN REVIEW COMMITTEE

Date: \_\_\_\_\_

To: **Gleneagles Golf Estates Homeowners Association**

From: \_\_\_\_\_ Phone \_\_\_\_\_ (print name & phone# of person submitting)

I wish to submit the following information, attached plans and specifications and color samples for review and approval by the Design Review Committee. Pertinent information is as follows:

Lot \_\_\_\_\_

Street Address: \_\_\_\_\_

House Plans

Variance

Landscape Plans

Other (describe) \_\_\_\_\_

Patio Cover

\_\_\_\_\_

Addition to Existing

\_\_\_\_\_

Fence/Wall Plans

\_\_\_\_\_

Pool

\_\_\_\_\_

Owner \_\_\_\_\_ Contractor \_\_\_\_\_

Mailing Address \_\_\_\_\_ Address \_\_\_\_\_

Phone \_\_\_\_\_ Phone \_\_\_\_\_

### I. House \*\*\*

Comm  
Use

1. Front setback is \_\_\_\_\_ ' - per drwg. # \_\_\_\_\_  
(min. = 25')

2. Rear setback is \_\_\_\_\_ ' - per drwg. # \_\_\_\_\_  
(min. = 25')

3. Setback from street-side property line on  
corner lots is \_\_\_\_\_ ' - per drwg. # \_\_\_\_\_  
(min. = 10')

4. Side setbacks are right side \_\_\_\_\_ ' left side \_\_\_\_\_ ' - per drwg. # \_\_\_\_\_  
(min. = 5')

5. Number of stories is \_\_\_\_\_ - per drwg. # \_\_\_\_\_  
**(Refer to height restrictions in the Design Guidelines)**

6. Bldg. height is \_\_\_\_\_' - per drwg. # \_\_\_\_\_  
**(max. = 22' single story for lots 28-40 all other lots can have a two story with a building height for a two story of 28')**

7. Living area sq. ft. is \_\_\_\_\_ - per drwg. # \_\_\_\_\_  
**(min. = 2000 sq ft.)**

8. Enclosed garage size is \_\_\_\_\_'x\_\_\_\_\_ ' - per drwg. # \_\_\_\_\_  
**(min. = two car garage)**

9. Roof material is \_\_\_\_\_  
**(Refer to Design Guidelines - No Asphalt Singles allowed)**

10. Roof color\*\* is \_\_\_\_\_

11. Exterior wall material is \_\_\_\_\_

12. Exterior wall color\*\* is \_\_\_\_\_

13. Exterior trim material is \_\_\_\_\_

14. Exterior trim color\*\* is \_\_\_\_\_

15. Window trim color is \_\_\_\_\_  
**(no natural aluminum color will be permitted)**

16. Garage door color\*\* is \_\_\_\_\_

17. A/C equipment location is shown.....- per drwg. # \_\_\_\_\_

18. A/C equipment is screened/concealed.....- per drwg. # \_\_\_\_\_

19. Evaporative cooler location is shown..... - per drwg. # \_\_\_\_\_

20. Evap.cooler is screened/concealed from view .....- per drwg.# \_\_\_\_\_

21. Exterior elevations are shown..... - per drwg. # \_\_\_\_\_

**II FENCE/WALL** (Property line, landscaping, retaining, etc.)

1. Wall locations are shown..... - per drwg. # \_\_\_\_\_

2. Wall design is shown..... - per drwg. # \_\_\_\_\_

3. Wall height in front setback is \_\_\_\_\_"- per drwg. # \_\_\_\_\_  
**(max. = Refer to Design Guidelines)**

4. Wall height in rear setback is \_\_\_\_\_' - per drwg. # \_\_\_\_\_  
**(max. = six (6') feet)**

5. Wall height between setbacks is \_\_\_\_\_' - per drwg. # \_\_\_\_\_  
(max. = six (6') feet)

6. Wall material is \_\_\_\_\_

7. Wall color\*\* is \_\_\_\_\_

8. Gate material is \_\_\_\_\_ Gate color is \_\_\_\_\_

**III LANDSCAPING \*\*\* (Refer to Design Guidelines)**

1. Landscaping design is shown..... - per drwg. # \_\_\_\_\_

2. Automatic Irrigation to all plants noted..... - per drwg. # \_\_\_\_\_

3. Inorganic ground material color is \_\_\_\_\_  
(\_\_\_\_\_)

4. Headers along side property lines are noted..... - per drwg.# \_\_\_\_\_

**IV DRIVEWAY & SIDEWALK**

1. Driveway details are shown..... - per drwg. # \_\_\_\_\_

2. Conduit for utilities is shown..... - per drwg. # \_\_\_\_\_

(min. = (2) 2" sch. 40 PVC under driveway, 12" behind property line)

**V PORCH/PATIO COVER**

1. Porch/Patio location is shown..... - per drwg. # \_\_\_\_\_

2. Porch/Patio design is shown..... - per drwg. # \_\_\_\_\_

3. Post material is \_\_\_\_\_

4. Post size is \_\_\_\_\_

5. Porch/Patio color\*\* is \_\_\_\_\_

6. Roof design is \_\_\_\_\_ open \_\_\_\_\_ solid

7. If roof design is solid, roofing material is \_\_\_\_\_

8. If roof material is not tile, please explain what efforts will be made to make patio cover aesthetically pleasing to neighboring units or streets.

Explain \_\_\_\_\_

**VI OTHER (Use this section to describe any construction not listed above.)**

1. Pool drainage line is shown..... - per drwg. # \_\_\_\_\_

- 2. Flag pole location shown.....- per drwg. # \_\_\_\_\_
- 3. Satellite dish location is shown..... - per drwg. # \_\_\_\_\_
- 4. Satellite dish is shielded from view..... - per drwg. # \_\_\_\_\_
- 5. Solar Installation..... - per drwg. # \_\_\_\_\_
- 6. Other construction is shown..... - per drwg. # \_\_\_\_\_

Describe other construction: \_\_\_\_\_

**VII VARIANCE**

1. Are you requesting any variance: \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, describe \_\_\_\_\_

2. Variance is shown..... - per drwg. # \_\_\_\_\_

I certify this information represents what is intended to be built, plus I acknowledge that I am aware that the CC&R's and apply, and I will abide by them.

\_\_\_\_\_ print name of person submitting) \_\_\_\_\_ Dated \_\_\_\_\_

(signature of person submitting)

**\*\* Color chips are required for these items, please be sure to include.**

**\*\*\* SEE DESIGN GUIDELINES - All plans/drawings submitted must be to scale - plans/drawings not to scale will not be reviewed.**

**For Committee Use Only:**

**Plan Review Fee and Street Maintenance Fee**

Received from \_\_\_\_\_ Amount \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_

**Clean-Up/Compliance Deposit**

Received from \_\_\_\_\_ Amount \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_

Refunded to \_\_\_\_\_ Amount \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_

# Gleneagles Golf Estates

Tract \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Street Address: \_\_\_\_\_

## For Committee Use Only:

### Plan Review Fee (Non refundable) \$25.00

Received from: \_\_\_\_\_ Amount \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_

### Clean-up/Compliance Deposit \$1,000.00 (for new home) \$500.00 (for all other construction)

Received from: \_\_\_\_\_ Amount \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_

Refunded to: \_\_\_\_\_ Amount \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_

### Street Maintenance Fund (Non refundable) \$200.00

Received from: \_\_\_\_\_ Amount \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_

### Inspection Fee (Non refundable) \$1,000.00 (for new home construction)

#### **1<sup>st</sup> Inspection**

Received from: \_\_\_\_\_ Amount \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_

#### **2<sup>nd</sup> Inspection**

Received from: \_\_\_\_\_ Amount \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_

#### **Final Inspection**

Received from: \_\_\_\_\_ Amount \_\_\_\_\_ Ck# \_\_\_\_\_ Date \_\_\_\_\_