

# Carrington Place

## A Homeowner's Guide

### **Standards For:**

- 1. Landscaping – Front and Backyard**
- 2. Roofing**
- 3. Solar**
- 4. Windows**
- 5. Exterior Painting & Doors**
- 6. Sheds, Gazabos, Ramadas, Flag Poles, Basketball Backboards, Statues, and Other Ornamentation**
- 7. Wires, Cables, and Conduit**
- 8. Walls**
- 9. Garage**
- 10. RV, Trailer, Dumpster, POD, and Vehicle Parking**
- 11. Trash Containers**
- 12. Fowl, Poultry, and Livestock**
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## **Introduction**

Carrington Place Guidelines are for the purpose of enhancing and perfecting the value, desirability and attractiveness of each Property and Common Areas. These Guidelines shall interpret and implement the Covenants, Conditions, and Restrictions [CC&Rs] by setting forth the standards and procedures for architectural design, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features which are recommended for use within the Property. The use and appearance of all land within Carrington Place shall comply with all applicable City of Chandler Zoning and Code requirements, as well as the CC&Rs and these Guidelines.

A Project Specific Architectural Form must be submitted for any changes, updates, modifications, or repairs to the Topics 1 through 10 below. There is an established procedure for the preparation, submission, and approval of Architectural Forms for any alteration or improvement.

## **1. Front Landscaping**

In the Community, special attention is dedicated to residential landscaping to ensure that a consistent and unified character is maintained. The intent is to provide Homeowners flexible front yard design opportunities. Corner lots need to address both the front and side yards.

- Grass lawns must be in good condition and mowed.
  - Spray/sprinkler irrigation and run off shall not excessively impact streets, driveways, or the Common Area.
- Artificial grass lawns:
  - Must be weed free.
  - Properly secured on all sides.
  - Replace when showing signs of deterioration.
- Rock landscaping must be in good condition:
  - Weed free.
  - No visible weed barrier through rocks.
  - No bare spots, rocks must be maintained at a sufficient depth that covers all exposed areas of dirt.
- Remove dead bushes, plants, and trees.
  - Stumps must be cut to ground level and covered with surrounding landscape.
- Replace artificial bushes that show signs of deterioration.
- Exposed Irrigation Lines must be removed or covered with surrounding landscaping.
- Water hoses must be rolled up by faucet when not in use.
- Trim trees, from ground level to a height of 8 feet over sidewalks.

## **Backyard Landscaping**

- Homeowners are solely responsible for the design, installation, and maintenance of their backyard landscape.
- Installation or removal of backyard landscaping that can be seen from neighboring properties or sidewalks must be Approved.
- Backyard landscape design shall not compromise adjacent residences.
- Common Area Landscape and Perimeter Walls shall not be disturbed by construction or installation of backyard improvements.

## **2. Roofing**

Approval for Roof updates is needed before work is started.

- Approved replacement Tile, Shingles, and Patio Roofing must be on the Homeowner's Lot before work is started.
- Replacement roof tiles must be the Approved *Villa Terra Cotta Gold Flashed*.
- The Shingle edge tiles on both sides of the air conditioner must match.
- Replacement shingles under the air conditioner must be the Approved *Owens Corning Terra Cotta*.

- Patio roofing replacement must be the Approved *Owens Polyglass Red Blend*.
- Drip Edge replacement must match the current Approved fascia color.
- Additional roof vents must be installed on the roof facing the back of the house.
- No vents are allowed on the front of roofs facing the street.
- All roof vents and filled tile ends must be painted the Approved *Terra Cotta Urn* - Behr - PPU2-12 - Exterior Flat. The HOA supplies this paint free of charge to Homeowners.

### 3. Solar

Approval to install Solar is needed before work is started.

- Additional Meter Boxes and additional Circuit Boxes for the Solar Panels must be placed next to the current Electric Meter.
- Wires, Cables, Circuit and Meter Boxes must be painted the current Approved house color or be covered with a removable box painted the current house color.
- Wires and cables going over the fascia must be painted the home's current Approved Fascia color.
- Wires and cables exposed on the roof tiles must be painted *Terra Cotta Urn*. Behr: PPU2-12. (HOA provides this paint.)
- Broken roof tiles occurring during installation of the Solar Panels must be replaced with *Villa Terra Cotta Gold Flashed Tiles*.

### 4. Windows

Approval to install new Windows is needed before work is started.

- All window frames, glass, and screens that can be seen from the sidewalk(s) and neighboring properties, must match and be the same color respectfully.
- No aluminum material or other reflective material may be installed in windows.

### 5. Exterior Painting and Doors

Approval is needed prior to painting or repainting a House or Front Door.

- Houses and Front Doors must be painted an Approved Color.
- Houses may be painted up to two (2) Approved Colors.
- The House, Garage, and Walls must all be the same color.
- The Pop Outs and Fascia may be painted the house color or a different color.
- Gate Color – It could be the House, Pop Out, or Fascia color. May also be stained.
- Front Door – Painted doors must be an Approved color.
- Repaint or Touch Up:
  - The paint must match the faded Approved color.
  - The repaint color must be Approved.

### 6. Sheds, Gazabos, Ramadas, Flag Poles, Basketball Backboards, Statues, and Other Ornamentation

Approval for a Shed, Gazabo or Ramada is needed prior to construction.

- Approval of Sheds, Gazabos and Ramadas are Lot specific.
- Due to differences in Lot elevations, wall heights and the architectural design of each house, the placement of a shed, gazabo or ramada is not uniform between properties.

Approval for flag poles, basketball backboards, statues and other ornamentation is needed prior to installation.

Clothes Lines are not allowed if seen from neighboring properties and sidewalks.

### 7. Wires, Cables, and Conduit

Approval of installing exterior wires, cables, and conduit is needed if seen from neighboring properties and sidewalks.

- Wires, cables, and conduit may be installed and maintained underground, attached to the foundation, concealed in between the exterior and interior walls, or in the attic.

- Installing wires, cables, and conduit in the house fascia is not allowed.
- Vertically installing wires, cables, and conduit on the exterior stucco of the house is not allowed.

### **8. Walls – Extension and Height Increase**

Approval to Extend a Wall is needed prior to construction.

- If the Wall Extension is on a Property Line, the signature of the adjacent Homeowner is needed on the Architectural Form.
- If the Height Increase is on a Common Wall, the signature of the adjacent Homeowner is needed on the Architectural Form.
- The stucco pattern and paint color must match the house.
- Accent front foyer/patio walls with gates must be Approved and finished to complement the house.

### **9. Garage**

Approval to replace, repair sections or repaint a Garage Door is needed before work is started.

- Paint the replaced or section replacements of the Garage Door the house color.
- Repainting the Garage Door requires the color to match the faded house Approved color.

### **10. RV, Trailer, Boat, Dumpster, POD and Vehicle Parking**

No mobile home, travel trailer, tent trailer, trailer, detached camper, boat, boat trailer, or other similar equipment may be parked, stored, maintained, constructed, reconstructed, or repaired on any Lot, street, or Common Area.

- This does not prevent parking RVs, trailers, boats, etc. in garages.
- A specific form for short term, mobile home, travel trailer, tent trailer, trailer, detached camper, boat, boat trailer, or other similar equipment is necessary for on-site property setup.

A specific form for dumpsters, PODs and other similar equipment is necessary for on-site property setup.

Vehicles:

- No inoperable vehicle or a vehicle needing body/cosmetic repair, including any vehicle being repaired or restored, may be stored, or parked causing it to be visible from neighboring properties, streets, or Common Areas.
- No unregistered or unlicensed vehicle may be parked causing it to be visible from neighboring properties, streets, or Common Areas.
- No person shall park a vehicle within a front yard or side yard area except on the driveway or street.

### **11. Trash Containers**

No garbage or trash shall be placed or kept on any Property except in covered containers.

- Garbage and Recycle containers must be stored out of sight from neighboring properties.
- On collection days, remove the Garbage/Recycle container from the street and store it out of sight soon after the collection.

### **12. Fowl, Poultry, and Livestock**

- Fowl, poultry, and livestock are not allowed.
- Building a structure for the housing or confinement of fowl, poultry, or livestock is not allowed.

### **13. Common Area**

The use of the equipment and picnic tables in the Common Area shall be in accordance with the purpose for which it is intended.

- The Tennis Court is for playing Tennis and Pickle Ball.
  - Bikes, scooters, skateboards, roller blades, roller skates, etc. are not allowed.
  - Climbing the Chain Link Fence is not allowed.
- The Sandbox spring toys are for small children only.
- The Volleyball area is for playing Volleyball.

- Swinging on the Volleyball Net is not allowed.
- The Picnic Tables:
  - Sit on the benches. Standing on them is not allowed.
  - Sitting or standing on the tabletops is not allowed.
- Trash must be placed in the Trash Cans.
- Property Lots sharing a Backyard or Side Metal Fence with the Common Area:
  - Do not allow landscaping to overhang or grow into the Common Area.
  - Do not discard landscaping trimmings or leaves into the Common Area.
  - Do not allow Property rocks to fall through the metal fence slats into the Common Area Landscaping.
  - Do not backwash swimming pools or spas into the Common Area.
  - Submit an Architectural Form for backyard changes.
- No motorcycles or motor driven vehicles, except lawn maintenance equipment, shall be operated on any walkways, sidewalks, or rock areas within the Common Area.

#### 14. Miscellaneous

- The Members of the Architectural Committee are not required to be Architects or to meet any other particular qualifications for membership.
- A Homeowner's completion of an Architectural Project without prior Approval does not guarantee Approval.
- The Architectural Committee shall have the right to refuse to Approve any plans or specifications which are not suitable or desirable to the harmony of the surrounding properties.
- A Homeowner shall not allow their Property to fall into disrepair. Each home shall always be kept in good condition, repair, and adequately painted.
- Homeowners shall not discharge water from any swimming pool or spa into the street, or adjacent public or private property.
- The Architectural Committee's review and approval of a Homeowner's Architectural Form is limited to, and only pertains to, the items on that form. The fact that any other information, improvement, or modification might be shown on the plan(s) submitted does not mean that it is considered a part of that form.
- Homeowners must ensure the appropriate behavior of their agents, landscapers, and contractors.
- "Visible from Neighboring Properties" means, with respect to any given object, that such object is or would be visible to a person six feet tall, standing on any part of such neighboring property at an elevation no greater than the elevation of the base of the object being viewed.
- Homeowners assume the liability for any disturbance along adjacent residences, foundations, or any permanent walls. No improvements shall touch these structures without prior approval. Construction shall be completely contained within each lot unless otherwise approved.
- Ham, citizen band or other similar antennas are not allowed.
- All property shall be used, improved and developed exclusively to Single Family Residential Use. No gainful occupation, profession, trade or other non-residential use shall be conducted on any such Property.