

# **NORTHWOOD PARK ESTATES ARCHITECTURAL GUIDELINES**

**August, 2017**

In accordance with the **DECLARATIONS OF RESTRICTIONS** for **NORTHWOOD PARK ESTATES**, the following Guidelines have been adopted for the Architectural Control Committee. These Guidelines shall apply to all Lots located with **NORTHWOOD PARK ESTATES**.

## **ARTICLE I – APPLICATION PROCEDURES**

Whenever any action by or approval of the Architectural Control Committee is required by the terms of these Guidelines, requests for such action or approvals shall be submitted to the Architectural Control Committee in accordance with the procedures set forth herein. Requests for approvals shall be reviewed by the Architectural Control Committee in accordance with these Guidelines and the Declaration of Restrictions. Unless otherwise provided for herein, all periods of time referred to in these Guidelines shall refer to calendar days and shall include all Saturdays, Sundays, and State or National holidays, provided that if the date or last date to perform any act or give any notice with respect to these Guidelines shall fall on a Saturday, Sunday, or State or National holiday, such act or notice may be timely performed or given on the next succeeding business day.

## **ARTICLE II – REVIEW PROCEDURES**

### **A. MEETINGS**

1. The Architectural Control Committee shall meet monthly, or as needed, to review the applications for approval. A quorum for each meeting shall consist of three (3) members. An alternate member, as appointed by a majority vote of the Board members, may participate at any meeting in which there is not a quorum of regular members present, and may constitute a quorum by his or her presence. The alternate shall have all the authority of a regular member while participating.
2. Seven (7) days prior to the Architectural Control Committee meeting, an agenda of applications under review will be posted.
3. The Architectural Control Committee shall not have any liability in connection with or related to approved plans, specifications, or improvements.

**II. ARTICLE III – STANDARDS FOR CONSTRUCTION AND EXTERIOR APPEARANCE**

**A. COMPLIANCE WITH EXISTING CODES**

1. All buildings and structures erected within Northwood Park Estates, and the use and appearance of all land within shall comply with all applicable zoning and building code requirements as well as these Guidelines.

**B. ARCHITECTURAL THEME**

1. All buildings and other improvements erected within Northwood Park Estates must be approved by the Architectural Control Committee prior to the commencement of construction.

2. When a building design has been approved and the necessary building permit from the City of Buckeye, the applicant shall proceed in a timely manner with the commencement and completion of all construction work. Such commencement shall occur within 90 days from the date of obtaining the building permit from the City of Buckeye. If the applicant shall fail to comply with the 90 day commencement, the approval from the Architectural Control Committee may be revoked. The applicant shall complete the construction within 6 months of the date of the building permit.

**C. ORIENTATION**

1. Setbacks of building shall comply with the City of Buckeye zoning and building code requirements.

**D. EXTERIOR COLORS**

1. The exterior colors of all building and structures must be approved by the Architectural Control Committee.

2. Plans and specifications submitted to the Architectural Control Committee must include detail of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with the other building in the neighborhood.

3. Any repainting or redecorating of exterior surfaces will also require submission of a color scheme to the Architectural Control Committee.

**E. BUILDING MATERIALS**

1. All exterior building materials must be approved by the Architectural Control Committee prior to the commencement of exterior construction or alteration.

2. Finished building materials must be applied to all exterior sides of building and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other building and structures in the general vicinity.

**F. ROOFS**

1. All roof types, designs, covering color, and material must be approved by the Architectural Control Committee before the commencement of construction or alteration.

2. Overhead screens, shade covers, patio roofs, and other similar structures shall be constructed of materials and colors to match or compliment the main roof.

3. All vent pipe stacks and any equipment protruding above the plane of the roof and visible from neighboring property must be painted and/or screened to compliment the roof and house colors.

**G. WALLS/FENCING/GATES/POOLS**

1. Prior to the construction of any fence, wall, gate, or pool, plans indicating materials, size, color, and location shall be submitted to the Architectural Control Committee for approval and comply with the City of Buckeye code. Property lines shall be verified by the Builder or Owner prior to construction. Fencing must not obstruct community access to the standpipes. Temporary fences are allowable for 6 months. An extension may be granted by the Board upon written request.

**H. SIGNAGE**

1. No exterior signs or advertisements of any kind may be placed, allowed, or maintained on any lot without the prior approval and authorization of the Architectural Control Committee, except that mailboxes, residential nameplates, and “for sale”, “for lease”, and “for rent” signs may be placed and maintained in conformity with such common specifications (including, without limitation, reasonable restrictions as to size and length of time for display) as the Architectural Control Committee may adopt.

**I. LIGHTING**

1. No outside lighting, other than indirect lighting, may be placed, allowed, or maintained on any lot without the approval of the Architectural Control Committee.

2. Tennis court, sport court, and other similar lighting shall be reviewed for approval on an individual basis. Approval is subject to light type, orientation, use brightness, or other factors which the Architectural Control Committee considers to be in the best interest of the Northwood Park Estates homeowners.

**J. MACHINERY AND EQUIPMENT**

1. No clotheslines, heavy machinery, fixtures or equipment may be placed on any lot or parcel without approval of the Architectural Control Committee. Approval shall be conditioned upon proper screening or concealment from view of neighboring or public property.

**K. SOLAR PANELS AND EQUIPMENT**

1. All solar energy devices visible from neighboring property or public view must be approved by the Architectural Control Committee prior to installation.

2. Roof mounted solar panels and equipment must be a color that coordinates with the roofing material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridge line.

L. **EXTERIOR ACCESSORIES**

1. No exterior radio, or other antenna or dishes of any kind may be placed on any lot without the prior approval of the Architectural Control Committee.
2. Flagpoles shall be limited to a height of twenty (20) feet in residential areas.
3. Tennis or sport courts may be allowed providing their setting, visual appearance, lighting, noise generation; construction and landscaping do not detract from the enjoyment of neighboring property as determined by the Architectural Control Committee. Each proposed installation will be judged on a case-by-case basis.
4. No garbage or trash may be placed on any lot except in covered containers; meeting the specifications of the City of Buckeye. Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal not only from their lot, but also from all public right-of-way either fronting or siding their lot.

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Andrew Therkildsen, Vice President  
Northwood Park Estates, Buckeye, AZ

ATTEST:

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Pat A Hayden, Secretary  
Northwood Park Estates, Buckeye, AZ

## Architectural Request Cover Sheet

ALL REQUESTS SHOULD BE MAILED TO ARCHITECTURAL COMMITTEE, P.O. BOX 82, BUCKEYE, ARIZONA 85326 OR HAND DELIVERED TO THE COMMITTEE CHAIR BY THE FIRST FRIDAY OF THE MONTH.

Please submit the following:

1. Two (2) copies of completed cover page and drawing of item being reviewed.
2. A self-addressed stamped envelope if you wish the results of the committee action to be mailed to the property owner. If you do not wish the results to be mailed the homeowner must make their own arrangement to receive committee results.
3. Failure to complete all applicable areas of the cover sheet may result in the denial of the item being submitted.

Owners Name \_\_\_\_\_ Lot# \_\_\_\_\_  
Address \_\_\_\_\_ Phone# \_\_\_\_\_

Proposed:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Materials to be used:

\_\_\_\_\_  
\_\_\_\_\_

**All out building must match the house paint color and roof color.**

Paint and Roof: (if applicable)

Current paint color:

Body \_\_\_\_\_ Trim \_\_\_\_\_

Proposed Paint color:

Body \_\_\_\_\_ Trim \_\_\_\_\_

Current Shingle Color and Style

Proposed Shingle Color and Style

**Please enclose a sample of the proposed paint or shingle change.**

Who will be completing the project? \_\_\_\_\_

What is the proposed date of startup and completion of the project? \_\_\_\_\_

I have checked to see that all the current city codes, zoning and set backs are being adhered too.

Signature of Homeowner: \_\_\_\_\_ Date \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

**3 Signatures Required**

Reason for Denial: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All homeowners are encouraged to attend the committee meeting the day of their review to answer any questions the committee may have.