

Mountain Oaks Townhouses HOA

AC RULES FOR IMPROVEMENTS AND ROOF TOP INSTALLATIONS

Adopted September 26, 2022

Revised October 9, 2024

Any proposed improvement to the Common Area requests must go through the *granting of easement* process; there is a \$250 fee for this process. The association has the ability to approve improvements over “minor” areas of the common area on a case-by-case basis. Please use the below information as a guide for all architectural requests.

Air Conditioners

- On a pad
- Shielded from views from the street and neighboring properties. If vegetation is used for screening it must be approved by the AC. It is the responsibility of the homeowner to maintain the vegetation by timely pruning and the removal of excess litter to reduce fuel buildup adjacent to the dwelling.
- Exterior conduits/piping to be enclosed in metal chase and any other exposed items to be painted by the homeowner to match dwelling.
- Located at least four feet from common private property lines.

Walkways/Pathways

- Any approved walkway or pathway located in the common areas at the side of dwellings must be no wider than 3 feet.
- Walkways cannot extend more than 5 feet away from the foundation of the dwelling.
- Approvable materials include flagstone or steppingstones, or gravel matching common area gravel (to be approved by AC); no pavers, concrete, or asphalt.
- Any stones shall be set firmly in place.
- Maintenance is the responsibility of the homeowner and successor homeowners per Section 9.3B of the CCRs.
- Cannot create drainage problems.
- Any walkway can begin only at the front porch of the dwelling and extend to the rear lot line; no walkways shall extend to the street.

Swales/Drainage

- Any solutions/modifications to address drainage issues must be submitted to the AC and will be reviewed on a case-by-case basis.
- Maintenance of underground drainage pipes is the responsibility of the homeowner.

Roof Heat Tape/Gutters

- A weather-proof electrical junction box must be used for all electrical connections.
- All electrical supply lines must be placed in a conduit and painted to match the dwelling's exterior.
- Gutter guards are subject to AC approval and may not attach to the roof in any manner.

Satellite Dishes

- All satellite dish installations are subject to AC approval.
- Dishes need to be installed on fascia or the side of the house and **not on roof shingles**. Yard installation will only be approved if accompanied by a letter by the service provider that this is the only option available for reception.
- Installation should minimize the use of cables, and all cables and other electrical equipment must be fastened and painted to match dwelling exterior
- All satellite dishes must be active.

Pre approved List

The below improvements still require an application for the record but are fast tracked.

Light fixtures – see document: 2021.10.01 Approved Ext. Light Fixtures

Approved exterior light fixtures for the Mountain Oaks TH HOA, as of 10.01.2021

Any owner may install this exact light fixture on the exterior of their home without having to submit an architectural change application. It is recommended by the Dark Sky Coalition.
*this fixture can be seen at 5991 E Mountain Oaks Drive

Found at:
THE HOME DEPOT
Search: 273 628
Approx. Cost. \$45



Any owner may install this exact light fixture on the exterior of their home without having to submit an architectural change application.



Port Oxford 1-Light Oil Rubbed Chestnut Outdoor Wall Lantern Sconce
by Home Decorators Collection >

★★★★★ (143) Write a Review Questions & Answers (69)

Flagstaff East Store

✓ 3 in stock Aisle 03, Bay 021 Text to Me

- 10.625 in. Outdoor Wall-Mount Lantern that complements exterior
- Oil Rubbed Finish with Pearl Mission Glass and Weather Resistant
- Compatible with (1)A19 100-watt Light Bulb (not included)
- See More Details

\$69⁹⁷

Product Width (in.): 7.25

5.75 7.25

How to Get It

Delivering to: 86004 | Change



Air conditioner screens

-It is preferred that units are screened on two sides to be in compliance with the CC&Rs



- Vegetation screening – exact plantings must be listed with planted installation height included
- Lattice screening painted to match unit
- Wall, sided to match unit in materials and color

Composite Decking

TREX, COLOR: Rope Swing, or equivalent color from a different manufacture.

1 in. x 6 in. x 1 ft. Transcend Rope Swing Composite Deck Board
Sample
by Trex

Product Images



Shrub List

Recommended in specific areas only

- Potentilla – full sun areas
- Juniper ground cover - so long as it is not under a pine tree

Recommended for areas around the driveway

- Vinca Major/Minor (Periwinkle)
- Day lilies
- Barberries
- Boxwood

Not recommended

- Russian Sage, unless in open common area
- Juniper shrubs
- Mugo pines

**All other shrubs/flowers/plants will be reviewed on a case by case basis.*

House paint as of 2019

