

DESERT SKY CLUB
HOMEOWNERS ASSOCIATION
ARCHITECTURAL COMPLIANCE
GUIDELINES

It is the responsibility of each homeowner to request authorization from the Architectural Compliance Committee (ACC) prior to making any exterior alterations to property located within Desert Sky Club, including, but not limited to structures, landscaping, permanent signage, security gates and enclosures.

Note: Federal and Arizona state statutes and regulations, Pima County codes and Town of Oro Valley ordinances will override CC&Rs and these guidelines where there is a conflict.

GENERAL

The ACC, appointed by the Board of Directors, has the responsibility to maintain the existing high standards of architecture and landscaping within its jurisdiction.

It is the responsibility of the ACC to assure that the aesthetics of the community are not compromised and that the Declarations of Restrictions are not violated in any homeowner proposed exterior alterations, modification or change subject to its review. Obviously, many specific situations are unique and the ACC must review and decide on each situation in the best interest of the community. One of its many interests is to maintain property values within the HOA, by assuring consistency of design, visual harmony, and the tranquil atmosphere that typifies the community.

The Architectural Control Committee is responsible for the approval or disapproval of all exterior modifications made to all property within Desert Sky Club Homeowner's jurisdiction. Its decisions are final, unless appealed to the Board of Directors, which has the ultimate discretion in these matters, in accordance with the CC&Rs.

Nothing contained herein shall be construed as altering, amending or changing the Declaration of Restrictions and CC&Rs as recorded with the County of Pima, or the Articles of Incorporation and Bylaws of Desert Sky Club Homeowners Association.

The specific requirements as set forth herein have been approved by the ACC and are pending further approval and adoption by the Desert Sky Club Board of Directors in 2014.

The purpose of these guidelines is to assist homeowners with the architectural review process. The guidelines will be periodically updated and published by the Desert Sky Club Homeowners Association on the Association's website.

HOMEOWNER REQUIREMENTS

It is the responsibility of each homeowner to request approval from the ACC prior to making any exterior alterations to their property including landscape, hardscape, painting, permanent signage, security doors, patio covers, ramadas, room additions and any other modification.

ARCHITECTURAL COMPLIANCE FORMS

These applications are available from ACC members, or on the Association's website. Only one alteration and/or addition project may be submitted per form. (Multi-phase projects will require one submission per phase, with plans specific to each phase, accompanied by a cover letter identifying the phasing and timing of the entire project.) A plot plan, drawings and specifications must be submitted with each application. No changes or deviations of such plans and specifications, once approved, shall be made without another written approval of the ACC. Two complete sets of plans are required to accompany the application. One set will be returned with the approval noted there on. The other set of plans will not be returned and will be retained in the homeowner's property file. The homeowner has 120 days from date

of approval to complete work. New landscaping must be completed within 60 days after approval. In the event work cannot be completed within the allotted time frame, a written request should be submitted to the ACC for an extension.

ACC REQUIREMENTS

Architectural Compliance Forms. The review process normally takes no longer than fifteen (15) working days, provided all required documents, information and permits have been provided.

The ACC reserves the right to request the homeowner to stop any and all work being performed either by the homeowner and/or contractor for which a modification has not been approved or which is deemed unsuitable, undesirable or in violation of the Declaration of restrictions or CC&Rs. The Association has adopted a Violation Enforcement Policy.

Architectural violations are subject to this policy and the remedies they contain. (See Article XIII, Section 1 of the CC&Rs.

ATTENTION HOMEOWNERS

Desert Sky Club Homeowners Association recommends that every homeowner carefully research contractors before selecting and paying money for services in advance. It is also recommended that a licensed and bonded contractor be selected. Contractor licensing status can be verified by calling the Arizona Registrar of Contractors at 520-628-6345. Desert Sky Club also has a list of suggested contractors that have been used by the community. The list is available on the Desert Sky Club web site.

DESERT SKY CLUB HOMEOWNER ASSOCIATION ARCHITECTURAL SPECIFICATIONS

All exterior modifications or changes to the home, landscape, hardscape, or any other part of the property must be reviewed and approved by the ACC prior to commencing work. These guidelines are to assist homeowners with proposed improvements to provide the correct information required for the ACC to review each proposal.

1. ADDITIONS OR GUEST HOUSES

Additions or guest houses must be of similar design with compatible materials to existing residence and harmonious to the community. The addition or guest house cannot extend beyond the approved buildings setbacks or encroach upon any easements, as platted. A Town of Oro Valley building permit is required for all additions to existing residences. Prior ACC plan approval is part of that permitting process. For

projects requiring a formal building permit/ inspection process, the 120 day project completion time shall begin with the issuance of a building permit by the Town.

2. ATTACHED AWNINGS & SHADES

Location, color, material and style must be specified for awnings or sunshades to be reviewed. Sunshades must be tied down when extended.

The color of awning and sunshades must match or be compatible with the existing color of the home, or roof

3. DRIVEWAYS & WALKWAYS

Extension of walkways and/or driveways required plot plans specifying the work to be performed. It is the responsibility of the homeowner to make sure that utilities or cable lines are not disturbed when changes to existing exterior walkways and/or driveways are proposed.

Changes in color or texture of walkways and/or driveways whether by painting, seal coating or any other method must be accompanied with sample colors or patterns.

4. EVAPORATIVE COOLING SYSTEMS

Evaporative Cooling systems, if permanently installed, require a building permit, which would require ACC approval of placement of the evaporator. Window units are moveable, limited to the side or rear of a residence for visual harmony purposes.

5. FIREPLACES

Permanent outdoor fireplaces must conform to all Pima County & Oro Valley codes. They must not be constructed in a location that impedes a neighboring lots view of Pusch Ridge nor be located within 5' of a lot line.

6. FLAGS/FLAG POLES

Flagpoles cannot exceed fifteen (15) feet in height from the ground level and must be located within the homeowners' property lines. One flagpole is permitted per lot. Flagpoles must be neutral color and set back from the street.

Flag dimensions are not to exceed 3' X 5'. United States flags are required to be flown in accordance with the U.S. Flag Code ([link on Association Website](#)). Flags must be maintained in good condition.

7. GARAGES & GOLF CART SHELTERS

Garage and golf cart shelters may not be raised to Accommodate motor homes or similar large vehicles.

All garage doors must be of the overhead type and match design and color of residence. Garage doors are to remain closed when not in use.

8. GATES

Replacement or new gates require a brochure or sketch with color specified. Wrought iron gates may be screened with sunscreen, stained wood slots or stained solid wood board. Other screening material will be reviewed individually.

9. GUTTERS, DOWNSPOUTS AND RAINWATER HARVESTING SYSTEMS

Gutters, downspouts and rainwater harvesting systems must be painted to match the house paint on which they are mounted or situated, or if the rainwater harvesting cistern is made of an unpaintable plastic material, its color should be chosen to match the house/roof color as closely as possible. Plans must include the location of the gutters, downspouts and drainage. Gutters must follow the contour of the structure to which they are attached, and they must not span open spaces or cross blank walls. The objective is to ensure that they are as inconspicuous as possible.

10. LANDSCAPING

Landscape plans must specify all vegetation (type, location,), all hardscape elements (concrete, walls, borders, fountains, etc.) and additional lighting fixtures.

ROCK GROUND COVER: If decomposed granite or other landscape rock is used, it must be natural or earth tone colors.

IRRIGATION SYSTEM: A drip irrigation system is strongly recommended for all areas where vegetation is planted which require routine watering. This installation must be placed so as not to damage adjacent property or create a nuisance to the neighbors.

WATER FEATURES: Water features must not exceed 6' in height. All permanently installed water features or fountains requiring plumbing to the structural water system must be submitted to the ACC for approval. (Such systems may require a building permit as well)

MAINTENANCE: Homeowners are reminded that It is their responsibility to maintain their landscape, keeping it free of weeds, dead trees and vegetation and trash. Trees, bushes and other vegetation are to be trimmed so as not to transgress neighboring property or common ground. No vegetation shall be planted within 3 feet of the curb line or in any way that blocks views by/of oncoming traffic on the HOA roadway.

TREE PLANTING: Trees must not be planted within 5 feet of the curb line, to prevent root lifting or displacement of curbing on the HOA roadway.

PLANT SELECTION: Oro Valley has a list of approved plants, shrubs, trees. Please request a copy from a member of the ACC and select your landscaping from that list. It also includes a list of protected plants which should not be removed. This list is also available on the Oro Valley web site and includes a list of prohibited plants. (Link to the Town Of Oro Valley approved Planting list is on the Desert Sky Club website.)

11. LIGHTING:

Outdoor lights should be mounted so as to be pointed directly downward on the property on which they are located. Lighting will be shielded so that the light shines primarily on the lot on which they are installed, and do not illuminate areas on adjacent properties. Outdoor lighting should attempt to attempt to comply with the Pima County dark skies guidelines to the maximum extent possible. (Link on the Desert Sky Club website)

12. OUTSIDE EQUIPMENT AND DÉCOR PLACEMENT

When considering the installation or placement of any of the following types of outside equipment or décor items, it is strongly encourages that homeowners both consider and consult with the neighboring property owners prior to any installation. Each of these types of equipment has the potential to create a noise and/or a visual nuisance, or can attract rodents, which may prompt complaints. Also, depending upon the nature of the equipment, building permits may be required, in which case an ACC approval will also be required, prior to applying for such a permit.

- Athletic Equipment, particularly basketball backboards
- Backup Generators (will require extensive sound baffling systems, and a building permit)
- Bug Lights and Seed-type Bird Feeders
- Clotheslines
- Playground Equipment
- Weather Vanes

13. PAINTING OR REPAINTING HOUSES AND WALLS

Repainting a structure using the exact existing exterior colors SHALL NOT require approval from the ACC.

Exterior Paint Selections.

- a. Paint colors may be selected from the list of Dunn Edwards ACC approved colors attached as appendix A to this document.
- b. At this time the entire exterior of a DSC home must be painted in a single color, with only the window casings, doors, security doors and gates allowed to be painted a different color,

Please note: There is only ONE APPROVED paint color for the exterior walls surrounding the neighborhood and the entrance walls, it is Dunn& Edwards Cliffs View.

14. PRIVATE POOLS AND SPAS

Pool or spa building permit application must be submitted to the ACC for approval prior to submission to the Town of Oro Valley Building Department.

It is the responsibility of the homeowner to return to their original condition any walls torn down during the installation of a pool or spa.

All pumps, heaters and tanks must be concealed from the street and neighboring property. No equipment of any type relating to the pool may be attached to a party wall. Installation must be such that it minimizes the operating noise distraction from neighboring property.

All equipment must be maintained in good condition.

15. RAMADA/PATIO COVERS/GAZEBOS

These proposed structures must have a plot plan, construction plans and color specified for review by the ACC.

Ramadas and Pergolas should be painted to match the color of the existing home , if painted.

Patio covers & Ramadas must be of wood or stucco or new composite construction materials with a roof and colors complimenting that of the house.

16. SCREENED IN PATIO

Screening in an existing patio requires a plot plan showing the location of the existing covered patio and specifications of the proposed screening area. The color of the patio must match the color of the house

and the color of the screening is to be compatible with the color of the house. Town of Oro Valley building permit must be obtained if any electrical wiring or plumbing is required, and may be required depending upon the nature of the screening design, and the entrance and exit relationships between the screened in patio and the rest of the structure. If a building permit is required, prior ACC approval must be obtained prior to submission of a building permit request.

17. SECURITY DOORS/WINDOWS

Colors must match color of house door, or patio gate. Any other colors must be approved by the ACC.

Exterior roll down security screens normally require a building permit for installation. If they are proposed, detailed plans and manufacturers detailed specifications must be submitted to the ACC as part of the approval process. These will also be required for the building permit application.

18. SIDING

Stucco siding is the designated surfacing material for all exterior wall surfaces in DSC.

19. SOLAR COLLECTORS/PANELS &, POOL HEATERS

Specifications of the roof location of solar collectors/panels must be submitted for approval by the ACC. A brochure or sketch of the solar panel must accompany the plans. The ACC will review each application on a case-by-case basis. The primary concern will be to minimize the visual impact, without compromising solar system efficiency. Most solar energy systems will require a building permit, and thus ACC approval prior to permit application..

20. TRELLISES

Trellises are permitted for the purpose of supporting plant growth. If used in conjunction with an open patio, the trellis must be securely supported at both top and bottom.

If a trellis is used to support plants on the outside of boundary walls visible from the street, the trellis must be painted the color of the wall and be maintained in good condition.

21. VENTILATION/HEAT DISSIPATION DEVICES

Ventilation or heat dissipation devices which are proposed to extend beyond the exterior wall of a structure must be installed on the side or rear of the house and require notice of installation to the

homeowner adjacent to the installation side. To the maximum extent possible silent operating systems will be employed.

22. WINDOW COVERINGS

Sunscreens and window covering will be kept in good repair.

Desert Sky Club HOA Approved Paint List (6-16-13)

Dunn Edwards Paints:

Name	Dunn Edwards #
Adobe South	DEC 709
Bison Beige	DEC 750
Calico Rock	DE 6229
Cliff's View	DEC 720
Cobblestone Path	DE 6068
Colorado Trail	DE 6117
Foxtail	DEC 707
Madera	DEC 728
Mesa Tan	DEC 718
Moenkpoki Tan	DEC 704
Stonish Beige	DEC 716
Sunset Cove	DEC 706
Weathered Coral	DEC 725