

PEAK VIEW RANCH

HOMEOWNERS ASSOCIATION

DESIGN GUIDELINES

Wittmann. Arizona

Adopted July 25, 2005

Design Guideline and Association Rules

Basketball Goals

Revised 7/2010

Recreation Vehicles

Revised 4/2011

Colors/Tones, Storage Sheds Building/Structures Construction Period

Revised 8/2012

Awnings, Residential Building Structures, Detached Garages and RVs Garages, Driveways, Attached Garages & Carports, Ornaments Roof Solar Panels

Revised 1/2019

RV and Single Gates, Free Standing Carports, RV Ports and Shade Structures, Exterior Lighting Ramadas & Gazebos, Special purpose Fencing, Detached Garages and RV Garages, Free Standing Guest Homes

Revised 7/2023

Peak View Ranch Homeowners Association

Design Guidelines and Association Rules
Reviewed and Accepted November 2024

General Provisions:

1. All capitalized terms in these Design Review Guidelines shall be given the meaning used in the Definitions set forth in Article 1, recorded Declaration of Covenant, Conditions, Restrictions/Reservations, and Easements for Peak View Ranch, as amended.
2. **No Improvements, exterior alteration, repairs, excavation, grading, landscaping, paint, color scheme, change of paint, color, change of stucco texture, or other work in any way alters a lot or parcel or the exterior appearance of Improvements located thereon. Shall be contracted for, constructed, installed, or made within Peak View Ranch without the prior written approval of the Design Review Committee.**
3. In exercising its discretion in approving, disapproving, or imposing conditions on an Architectural Design request to construct an Improvement or any exterior modification, the Committee will consider the content of the Architectural Design Request and information provided by the applicant, the terms of the design review guidelines, any statutory or case law applicable to the proposed Improvement of exterior modification, and any other factors material to the Request, including, but not limited to the uniqueness of the lot or parcel, the proposed Improvement and its location, the size and height or elevation of the Improvement, the size of the lot or parcel, construction, materials, and design, the purpose of the Improvements, the uniqueness of the improvement, the nature of the adjacent properties, compliance with setback requirements, the visual impact of the improvement, the landscape and architectural character of the development, and the interest of current and future members of the Association. These factors are not intended to be exhaustive.
4. The design review guidelines are subject to interpretation or modifications by the Committee in its sole discretion. No Owner should assume that Improvement or exterior modification, which appears to meet the design review guidelines, will be approved or is otherwise approvable. No Owner should construct an Improvement based on the owner's reading or interpretation of the guidelines.
5. **Any Owner who proceeds with a contract purchase or construction of an improvement without the committee's prior written approval bears the financial risk that the Committee may deny the Improvement or require a modification. The Owner who proceeds without written authorization is fully responsible for the burden of removal or modification, including the cost and restoration of the lot or parcel to its prior condition.**

Peak View Ranch Homeowners Association

Design Guidelines and Association Rules
Reviewed and Accepted November 2024

General Provisions Continued:

6. No Owner shall rely upon a verbal Approval or representation (including one made by a member of the Committee, the board, or the property manager) that a proposed Improvement is approved. The owner only relies upon the written approval of the Design Review Committee. This requirement ensures that the Owner is not confused or misguided regarding the approval.
7. The Design Review Guidelines cannot include all the potential Improvements that can be conceived and proposed to the Committee. Where no specific guidelines exist, the Committee shall consider all other factors discussed above and Analogous guidelines, covenants, or other sources of information helpful to the Committee.
8. The declaration recognizes that the design review guidelines may vary or apply differently to different parts of Peak View Ranch. The Committee may determine that a general guideline herein may not be used or is inappropriate for a particular area within Peak View Ranch, such as a neighborhood, parcel, assessment area, or other unique areas.
9. The declaration contains additional provisions regarding the Committee and design review process, which will not be repeated here.

Antennas:

No Ham or Shortwave radio antennas are allowed

1. Antennas covered by the FCC rule may be mounted on a “mast” to reach the height needed to receive or transmit an acceptable-quality signal (e.g., maintain line-of-sight contact with the transmitter, or view the satellite).
2. Masts higher than 12 feet above the roofline may be subject to local permitting requirements for safety purposes. Further, this rule may not cover masts that extend beyond an exclusive use area.
3. No Over-the-Air Reception Device that exceeds one meter (39.37”) in diameter or diagonal measurement may be placed, installed, constructed, or kept on any Lot without the prior written approval of the Design Review Committee.

Awnings:

*Awnings are **allowed with Design Review Committee approval.***

Basketball Hoops:

Basketball hoops are permitted in front yards adjacent to driveways only upon prior written approval from the Committee **and** if they are pole-mounted and permanently installed. The pole and mounting fixtures must match the exterior house colors. **Basketball hoops may not be attached directly to any home.**

- Backboards must be clear plexiglass or match the color of the exterior body of the home or as otherwise approved by the Committee.
- All equipment must be reasonably maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, and other such conditions constitute fines and/or removal grounds.
- Only nylon or similar coordinates are acceptable. ***Metal or chain nets are expressively prohibited.***
- Courts may not be painted or permanently outlined on the driveway or other concrete surfaces visible from neighboring properties.
- Lighting for night use of the equipment is prohibited.
- Portable basketball hoops must be maintained in good condition and stored to avoid being visible from neighboring properties when unused. Overnight storage of such equipment in a location visible from neighboring properties ***is prohibited.***
- Permanent basketball goals located in the rear yard must comply with all the above applicable guidelines.

Residential Building Structures:

Primary Residential building heights are limited to structures with a maximum height of 20 feet with design approval. Building plans are required to be submitted to the Design Review Committee for approval. Residential buildings must be permanent. The building structure must be finished with stucco, masonry, or brick. Roof covering materials must be flat clay or concrete tile for pitched roof homes and rolled roofing for Adobe-style buildings. No asphalt or composite shingle roofing, shake, or metal will be allowed.

All building structures must meet county standards, and the homeowner is responsible for obtaining the necessary county permits before any building is constructed. The setback for the building must be a minimum of 10 feet or as directed by the county, whichever is greater. The primary residential building must be a single-level home, at least 1900 sq. feet and no larger than 3500 sq. feet with a minimum two (2) car garage.

Detached Garages in RV Garages:

With design approval, detached garage and RV garage building heights are limited to structures with a maximum height of 23 feet. Building plans must be submitted to the Design Review Committee for approval. Garage buildings must be permanent. Building structures must be finished with stucco, masonry, and brick materials. Garages must be painted to match the color of the primary residential building. Roof covering materials must be flat clay or concrete tile for pitched roofs (tiles must match Primary Residential buildings) and rolled roofing for Adobe-style buildings. No asphalt or composite shingle roofing, shake, or metal will be allowed.

All building structures must follow county standards, and the homeowner must obtain the necessary county permits before constructing any building.

The setback for the building must be at least 10 feet or as directed by the county, whichever is greater.

Peak View Ranch Homeowners Association

Design Guidelines and Association Rules
Reviewed and Accepted November 2024

Detached Guest Houses:

- Building plans for a Detached Guest House must be submitted to the Design Review Committee for approval. The owner must receive written approval from the Design Review Committee before commencing construction.
- It must be situated in the rear portion of the backyard (behind the primary residential building) with a minimum setback of 40 feet from the front block wall and 20 feet from neighboring walls or as specified by the county, whichever is greater.
- It must not exceed the height of the primary residential building.
- It must be the same style, roof design, roof material, and color as a primary residential building.
- All habitable buildings constructed within this subdivision shall be built with a minimum of R-18 exterior wall assembly, a minimum of R-30 roof and ceiling assembly, dual glazed windows, and solid wood, foam-filled fiberglass or metal doors to the exterior to achieve a maximum interior noise level of 45 decibels.
- Section 4.2 of CC&Rs prohibits Lots 63-83 from constructing any building within the drainage easement. Per Plat Map, the drainage easement is 30 feet from the rear wall of the lot.
- A site visit is required before starting any construction.

Note: Maricopa County has specific Zoning Ordinances regarding the construction and use of an ADU or guest House on one's property.

Peak View Ranch Homeowners Association

Design Guidelines and Association Rules
Reviewed and Accepted November 2024

ADU/Guest House:

Definition- Guest House: A habitable space within a separate structure on the same lot as the primary dwelling unit used to house family or guests without compensation.

Maricopa County Zoning Ordinance, Chapter 5 - Rural Zoning Districts, Article 501.2 Use Regulations, number 14, Accessory dwelling unit (ADU/Guest House): The ADU/Guest House may NOT be rented or leased separately from the primary structure. **The footprint shall not exceed nine hundred (900) sq. feet.**

The homeowner must thoroughly understand and comply with the Maricopa Zoning Ordinances.

Colors/Tones:

The exterior colors of all buildings and structures must be earth-tone and approved by the Committee. Earth-tone and adjacent trim colors are permitted. Bright colors are not allowed. Any change of exterior color, body, or trim must have prior written approval from the Committee.

Construction Period:

Once approved, construction shall commence within 100 days of the request's approval date and shall be pursued diligently to ensure prompt completion. Absent a different deadline for completion (which may be shorter or longer, at the discretion of the Committee), such building shall be completed within six (6) months from the day of commencement of construction.

Disclaimer for Liability:

The Committee shall have no liability concerning or related to approved or disapproved plans, specifications, or improvements. The approval of plans does not mean that judgment is passed on the structural soundness of the Improvement nor its effect upon existing or spiritual drainage. The review of the plans is for aesthetic purposes only.

Driveways:

Concrete surfaces and pavers are allowed. Asphalt(blacktop) services are prohibited. Concrete service may be stained or stamped but not painted. Driveways must be earth-tone colors. Driveways must be clean of trash, debris, oil, and rust stains; dumpsters are prohibited.

Exterior House Materials:

Finished building materials must be applied to all exterior sides of buildings and structures (final paint or stud coat finish). Acceptable materials include stucco, masonry, and brick (all materials to be approved by the Committee).

Fencing and Walls:

Rear yard fencing is required on all lots and shall be a maximum height of 6 feet as measured from the highest adjacent lot unless otherwise approved by the Committee. Fencing located between Dwelling Units and facing the street (commonly known as fence returns) shall be block painted, stained, or integral colored (Dunn Edwards. DEE6110 “Warm Hearth”) to be consistent throughout the subdivision. All fencing between dwelling units, not facing or adjacent to the public right of way or open space, shall be painted with a cinder block. *Fencing not permitted:*

- Chain link
- Wood slat
- Wood picket
- Free standing on the property line

Wood slats are permitted as part of a metal frame gate within a masonry block fence.

Garden walls are permitted to a maximum height of 48 inches. They must match the house’s architectural finish, texture, and style or be specifically approved otherwise as submitted to the Committee.

Fine Grading and Mounding:

Fine grading is a critical aspect of landscaping. Each lot shall be graded so that stormwater drains away from the house. This drainage pattern must be maintained when preparing the landscape design, especially if mounding or berms are proposed. Because keeping the individual lot drainage pattern and creating naturally appearing mounding is complex and essential, it is recommended that a Registered Landscape Architect or design professional be consulted. Mounding in other proposed grade changes will be closely scrutinized.

Peak View Ranch Homeowners Association

Design Guidelines and Association Rules
Reviewed and Accepted November 2024

Flagpoles:

The Association will allow flag poles, subject to the Committee's review and approval of their dimensions and location. Flagpoles cannot exceed a maximum height of 25 feet and must have a setback of 7 feet from the property line.

Free Standing Carports, RV Ports & Shade Structures:

Freestanding carports, RV ports, and shade structures are allowed with **prior approval** of the Design Committee. All structures must meet county standards, and the homeowner must obtain the necessary county permits before construction.

- The maximum roof height for RV ports is 23 feet at the highest point. The maximum height for carports and shade structures may not exceed the height of the primary home.
- The structure must be painted to match the primary home.
- Lighting should be soft, white, and shielded to prevent spilling into neighboring properties. Motion sensor or timer-controlled fixtures must be utilized, and ***constant ON operation should not be permitted after 11 p.m.***
- Columns must be finished with materials of stucco, masonry, brick, or Vega poles (10 inches minimum diameter) and painted/stained to match the primary home.
- All flat and tile roofing must match that in the PVR subdivision. If the primary home has a tiled roof and the detached roof is pitched, the tile must be the same color as the primary house.
- If the home is pitched, the detached can be flat.
- If the primary home is flat, the detached home can be pitched (the roofing tile color must match that of the homes in our PVR Community).
- Roof materials must be flat clay or concrete tile for pitching.
- ***No asphalt or composite shingle roofing or shake will be allowed.***
- Metal roofing is allowed on detached structures. It must be "stamped" to match the roofing style and color of the primary home or PVR homestyle roofing. Metal roofing must have a flat appearance. ***No curved-style corrugated roofing is allowed.***
- Setbacks must be a minimum of 10 feet or, as directed by the county, whichever is greater. An open wood slat roof style is also acceptable.
- The color must match the primary home or be stained. Pet shade structures may not exceed the height of the homeowner's block walls.

RV & Single Gates:

Gates must have a metal frame. Gates opening onto common areas are prohibited. RV gates may be installed to allow broader access ways to backyards. Gates must not have openings that will enable viewing into the backyard. Materials for gates may be metal framed with wood slats or metal framed with metal panels. Decorative designs may be added to the gates if they are limited to Arizona scenery or wildlife. Wood slats and metal panels must complement the colors of the home. Paint/stains are limited to two colors/finishes, excluding frames if painted black.

Gates shall not be permitted on any perimeter theme wall without prior approval from the Committee. ***The homeowner is responsible for obtaining permits from the county if needed.***

Irrigation systems:

All landscaped areas must include an underground irrigation system. Shrubs and groundcover areas should also have a low-pressure drip irrigation system.

Landscape Requirements

To develop landscaping consistency throughout the neighborhood, a minimum of three (3) 15-gallon trees and twelve (12) 5-gallon plants are required in the front yard of each unit. A plant list is provided in Exhibit "A." Plants listed as "for rear yard yards only" should not be used in front yards. Covered open porches, courtyards, low walls, fountains, or other features may be used to supplement and create imaginative landscapes and designs, subject to the approval of the Committee.

To the extent landscaping conforms to the requirements, set forth hearing and no approval shall be necessary. Non-conforming land landscaping is subject to removal or conformance if not otherwise approved by the Committee.

Each home's site will be required to complete front yard landscaping within 120 days for all portions visible from neighboring property after closing escrow for the initial sale of a dwelling unit on a lot. It is recommended that the backyard landscaping be installed at this time, too, since construction access to the backyard is often through the front yard.

Peak View Ranch Homeowners Association

Design Guidelines and Association Rules
Reviewed and Accepted November 2024

Header Material:

Headers shall be used to contain and separate rock ground cover from grass and Common Areas. Brick, steel, concrete, and an ¼ to 1' inch pressure-treated redwood are permitted. Headers may not exceed 12' in width and shall be flush where they are about other paved areas. Railroad tiles, plastic, aluminum, or redwood headers smaller than 1/8" x 4" are prohibited.

Exterior Lighting:

The use of outside lighting is allowed with the following:

- (Coach lights, porch, and patio lights shall be per builder installation.) Any changes to builders' installed fixtures will require Committee approval and should be shielded, and low light, warm light, and downward focus light should be used. No bright white, glaring light is acceptable.
- Exterior lighting must be soft and indirect, with no light sources directly visible to neighboring properties or creating any nuisance. Appropriate shielding or screening is required.
- Timer-controlled and/or motion sensor lights are strongly encouraged to minimize lighting after 11 PM.
- No outdoor floodlight where light spills over onto our neighbor's property.
- All outside lights shall be screened where possible with walls, plant materials, or internal/external shields.
- Malibu-type lights are permitted.
- Low-voltage lighting is acceptable.
- Free-standing pole lighting is permitted in backyard areas only, may not exceed 8 feet max height, and must be painted to match the house. They must be screened, and internal or external shielded low and warm lights must be used to provide vertical down-focus light—only motion sensor operation after 11 PM.

Ornaments:

Functional and/or decorative items must be ***no taller than 3 feet and*** no more than 10 installed (the Design Committee must approve any ornaments totaling more than 10).

Holiday decorations are allowed without approval and must be taken down within five (5) days after the holiday.

Peak View Ranch Homeowners Association

Design Guidelines and Association Rules
Reviewed and Accepted November 2024

Patio covers:

The homeowner is responsible for any permits required by the county.

Patio covers must be painted to match the color of the existing home's body or trim. Replacement roofing material shall match that installed by the builder on the house's original roof or those offered as an option by the builder for a patio cover. ***Asphalt shingles (including rolled shingles) are expressly prohibited. The committee must individually review all patio covers not installed by the builder before installation. All patio covers are the homeowners' responsibility.***

Ramadas & Gazebos:

Ramadas and gazebos may be erected in rear yards, only subject to prior review and approval by the Committee, subject to the following guidelines:

- Maximum square footage (under roof area) is 500 sq. feet.
- The maximum roof height is 12 feet at the highest point.
- The structure must be painted to match the house color and maintained in good condition.

Roofing requirements align with the guidelines for freestanding carports, RV ports, and sunshades Structures.

Recreation Vehicles:

Subject to prior written approval of the Design Review Committee, trailers, recreational vehicles, campers, boats, trucks, equipment, and other vehicles may be parked in the back of a lot provided. They are attractively screened from view. At its discretion, the Design Review Committee shall determine (1) the suitability, design, location, and attractiveness of the screening and (2) the effectiveness of the screening in reducing or mitigating the visual impact from neighboring properties. In making these determinations, the Committee may consider the uniqueness of the lot, the impact of the RV and screening on other Association members, the visibility from neighboring properties, the color scheme and the screening, the type of ***natural*** screening material or structure, and any other relevant factors. Once approved, the law owner shall maintain the screening in good condition.

Peak View Ranch Homeowners Association

Design Guidelines and Association Rules
Reviewed and Accepted November 2024

Rock Ground Cover:

Rock round cover, decomposed granite, or other natural rock material approved by the Committee. All bare earth must be covered.

Decomposed Granite

Decomposed granite in the front yard or visible from the street must be earth-toned in color. Acceptable colors include:

- gold
- Beige
- Blonde
- Coral
- Mauve

Artificially colored rocks (blue, green, white, or other non-earth tones) are prohibited. All decomposed granite shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

Boulders

Only granite boulders of a color like the indigenous rock of the area are allowed.

River Run Rocks

River run rock shall be 2 inches to 10 inches in diameter. Less than 20 to 30% of the front yard landscape may be river-run rock.

Roofing:

All vent pipes extending through the roof must be painted to match the roof tile, and all flashing must be painted to match the roof tile.

Overhead screens, shade covers, and similar structures must be integrated into the home's design and constructed of materials and colors that complement the structure. Before installation, all such roofs must be submitted to the Committee for approval.

Peak View Ranch Homeowners Association

Design Guidelines and Association Rules
Reviewed and Accepted November 2024

Security Doors & Screen Doors:

Security doors, security gates, and screen doors must be metal and painted to match the exterior color or trim of the house. Any security doors, gates, and screen doors that do not meet the above criteria must be submitted to the Committee for approval before installation.

Security Signs:

Security signs must be located a maximum distance of 2 feet from the front of the home. Security signs must not exceed 12" x 12" and always be maintained in good condition.

Solar Panels:

Any solar panels and/or equipment that are ground mounted exceeding a surface area of 8' x 6' must be approved by the Design Committee.

Special Purpose Fencing:

Protective perimeter fences for homes to prevent damage from free-range cattle and area wildlife must be approved by the Design Review Committee. They must be solid stucco or metal/wood slats between stucco columns, and the total height must not exceed 36 inches. The fences must be painted to match the house color or stained to match the existing RV/side gates.

Storage Sheds:

The Design Review Committee must approve storage sheds for prior approval. Storage sheds are defined as a temporary or portable outdoor storage unit made of plastic, vinyl, metal, or wood, 10 feet or less at its tallest point; matches the architectural design of the resident (pitched roof or Adobe for custom sheds); and totals 200 sq. feet or less. Storage sheds must be an earth tone in color, similar to the base or trim of the house, and screen from view from the nearest lot. A minimum setback of 10 feet must be utilized from all party or perimeter walls/fences. The storage shed and the homeowner must maintain screening. ***Conex boxes are not permitted.***

Swing Sets, Play Structures:

The location of swing sets, play structure, and the like are subject to the approval of the Committee if they are visible from neighboring property. The Committee will consider a request for locating swing sets, play structures, and the like if the property filled out form (Exhibit "B") is attached to the request with a detailed drawing or photograph. A swing set play structure request must meet the following requirements:

- Maximum height cannot exceed 10 feet at any point
- Maximum setback from the property line must be 10 feet
- The maximum height of any platform cannot exceed 4 feet
- Canopies must be solid in color

Turf (Grass Areas):

Front yard turf areas must be contained by continuous walkways, driveways, headers, decorative walls, or topographical features such as mounting or boulders.

Variances:

In the event that variance is requested, the following items must be submitted to the Committee.

- A typed letter referencing the address of the home. The name of the subdivision, a request that a variance be granted, the description of the variance requested, and the reason for needing the variance.
- Please include any plans, photographs, or other visual aids that help explain the variance request.
- If a landscape variance is requested, a landscape plan must be prepared and submitted. The plan shows the house's footprint and indicates plant varieties and locations.

The Committee will respond in writing to a request for variance(s) within thirty (30) calendar days of receipt. If no response is given, the request is deemed denied. (***All must follow the CC&Rs.***)

Water Features:

Water features are permitted within rear yard areas. Any items installed in the rear yard must not exceed the fence line height. Water features will only be allowed in the front yard if the feature is near the house's entry.

Window Coverings:

Permanent draperies or suitable window treatments must be installed on all windows within 60 days of occupancy. All first-floor windows visible from the street must have customary window treatments. Newspapers, sheets, or reflective materials, including, but not limited to, aluminum foil, reflective screens, glass, mirrors, or similar materials, shall not be installed or placed on the outside or inside of any windows. Bright colors are not permitted.

Bronze or charcoal sunscreen material may be installed. The frame or window/sunscreen must match the screen material or existing window frames.

SOUTHWEST DESERT LANDSCAPE

Homeowners are encouraged to develop a landscaping plan that includes plants that complement their property and those of their neighbors. They should consider their landscaping plans' specific water and irrigation needs, maintenance requirements, and the size and shape of the selected plants and trees as they grow over the coming years.

Homeowners can create a landscaping plan with a desert theme, a more lush theme, or a combination of both. Landscaping suited to the southwestern desert environment is strongly recommended. In their front yards, homeowners may incorporate decomposed granite, grass, turf, or a mix of these elements.

All landscaped areas must be equipped with an underground irrigation system. Additionally, shrubs and ground cover areas should have a low-pressure drip irrigation system.