

PEAK VIEW RANCH HOA

DESIGN GUIDELINES CHANGES

Effective 6/30/21 – will be updated in the Peakview Ranch Homeowners Association Design Review Guidelines – this document is temporary until the final update is made, but are in effect now.

Section being updated is in red – replacement verbiage listed below heading

RV and Single Gates (replaces Gates section)

Gates must have a metal frame. Gates opening onto Common Areas are prohibited. RV gates may be installed to allow wider access ways to back yards. Gates must not have openings that allow viewing into the back yard. Materials for gates may be metal framed with wood slats or metal framed with metal panels. Decorative designs may be added to the gates as long as they are limited to AZ scenery or wildlife. Wood slats and metal panels must compliment the colors of the home. Paint/Stains are limited to 2 colors/finishes excluding frame if painted black.

Gates shall not be permitted in any perimeter theme wall without prior approval of the committee. Homeowner is responsible to obtain permits from county if needed.



Garages & Carports (Attached) – new heading

Old heading was Garages (Attached) & Carports

(New Section) Free Standing Carports, RVports & Shade Structures

Free standing Carports, RVports and Shade Structures are allowed with prior approval of Design Committee.

- Maximum roof height is 23 feet at highest point for RV Ports. Max 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 must be soft white and shielded not to bleed over into neighboring property. Must use fixtures that are Motion Sensor or Timer controlled. No constant On operation after 11:00PM.
- Columns must be finished with materials of stucco, masonry, brick or Vega poles (10” minimum diameter) and painted/stained to match primary home.
- All flat and tile roofing must match what is in the subdivision. If the primary home has a tiled roof and the detached roof is pitched, then the tile must be same color as the primary house. If the home is pitched, the detached can be flat. If the primary home is flat the detached can be pitched (the roofing tile color must match homes in subdivision). Roof materials must be flat clay or concrete tile for pitched.
- No asphalt or composite shingle roofing or shake will be allowed.
- Metal roofing is allowed on detached structures. It needs to be “Stamped” to match roofing style and color of primary home or area homes tile roofing. Metal roofing must have a flat appearance. No curved style corrugated roofing is allowed.
- Setback must be 10 feet minimum or as directed by the county, whichever is greater.
- All structures must meet county standards and the homeowner is responsible for obtaining the necessary county permits prior to any construction.
- Open wood slat roof style is also acceptable. Color must match primary home or be stained.



Ramadas and Gazebos

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

- Maximum square footage (under roof) is 500 sq ft
- Maximum roof height is 12 ft at the highest point
- The structure must be painted to match house color
- Roofing requirements to match the same guidelines as the Free Standing Carports, RVports & Shade Structures

Exterior Lighting

The use of outside lighting is allowed with the following requirements and restrictions:

- Coach lights, porch and patio lights shall be per building per installation. Any replacement of Builder's installed fixtures will require Committee approval and should be shielded and use low light, warm light, downward focused light. 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 11pm.
- No outdoor flood lights where light spills over onto a neighbor's property.
- All outside lights shall be screened where possible with walls, plant materials OR internal/external shielded.
- Malibu type lights are permitted.
- Low voltage lighting is acceptable.
- Free standing Pole Lighting is permitted in back yard areas ONLY, may not exceed 8-foot max height and be painted to match house. Must be screened and use internal or external shielded low light, warm lights to provide vertical down focused light. Only motion sensor operation after 11 pm



Special Purpose Fencing (New Section)

Protective Perimeter fences for homes to prevent damage from free range cattle and area wild life need to be approved by the Design Review Committee. Solid stucco, or metal/wood slats between stucco columns. Total height not to exceed 36 inches. Painted to match house color or stained to match existing RV and side gates.