



April 2023

SUN LAKES HOMEOWNER'S ASSOCIATION #3

ARCHITECTURE and LANDSCAPE GUIDELINES

1 Revisions were approved and adopted: 02/0/1997, 11/01/98, 01/01/2001, 01/01/2005, 05/01/2006, 11/29/2006, 01/10/2007, 07/11/2007, 10/17/2007, 04/16/2008, 09/17/2008, 12/17/2008 12/17/2009, 03/17/2010, 10/20/2010, 10/24/2012, 10/16/2013, 06/25/2014, 12/16/2015, 02/24/2016, 01/25/2017, 02/25/2019, 01/27/2021 and 4/26/2023



TABLE OF CONTENTS
Sun Lakes Homeowners Association #3

TABLE OF CONTENTS

I.	FORWARD	6
II.	GENERAL	
	A. Definitions	6
	1. CSD – HOA Community Services Department	6
	2. Architectural and Landscape Committee (ALC).....	6
	3. Covenants, Conditions and Restrictions (CC&Rs).....	6
	4. Architecture and Landscape Guidelines (ALG).....	7
	5. Association	7
	6. Board.....	7
	7. Rules and Regulations, Iron Oaks at Sun Lakes	7
	8. Authority Having Jurisdiction (AHJ).....	7
	B. Notices and Changes of Address / Contact Information	
	1. Changes of Address	7
	2. Delivery of Violations and Final Notices	7
III.	PERMIT APPLICATION REQUIREMENTS	
	A. Requirement to Obtain Approvals	8
	B. Permit Request Forms	8
	C. Permit Request Form Requirements.....	8
	D. Permits Requiring AHJs	8
	1. Maricopa County	8
	2. City of Chandler	8
	E. Homeowner AHJ Responsibilities.....	8
	F. Administration Charges.....	9
IV.	PERMIT WORK REQUIREMENTS	
	A. General Permit Guidelines & Permit Process Diagram	9
	B. Permit Requests Process.....	10
	C. Maintenance Permits.....	10
	D. Permit Violations.....	11
	E. Contractor Licenses	11
V.	ARCHITECTURAL SPECIFICATIONS/GUIDELINES	
	A. Easements Including Utility Easements	11
	B. Lines of Sight	12
	1. Maricopa County and Lines of Sight Diagram.....	13



TABLE OF CONTENTS
Sun Lakes Homeowners Association #3

2.	City of Chandler and Lines of Sight Diagram.....	13
C.	Fences and Walls Permits, Codes and Approvals.....	13
1.	Maricopa County Requirements.....	13
2.	City of Chandler Requirements	14
D.	Neighbor Notifications.....	14
E.	Fences and Walls Definitions	
1.	View Lot	14
2.	View Area	14
3.	Property Line.....	14
4.	One Owner Fence/Wall	14
5.	Streetscape Fences/Walls	15
6.	Return Fences/Walls.....	15
7.	Greenbelt/Common Area Fences/Walls	15
8.	Golf Course Fences/Walls	15
9.	Decorative Fences/Walls.....	15
10.	Retaining Walls.....	15
11.	Screen Wall	15
12.	Golf Course Lot.....	15
13.	Common Area Lot.....	15
F.	Pet Containment Areas	15
G.	Masonry Boundary Walls (Property Line or One Owner)	15
H.	Masonry Walls, General	
1.	Height.....	16
2.	Permit must include a section through the wall	16
3.	Architectural Features Higher Than the Top of a Wall.....	16
4.	Gates.....	16
5.	Construction	16
6.	Colors	16
	a) <i>On street side of walls</i>	16
	b) <i>On interior sides of walls on enclosed lots</i>	16
7.	Ledger Stone or Cultured Stone Veneer	16
I.	Streetside and Streetscape Walls	
1.	Height.....	16
2.	Thickness.....	17
J.	Greenbelt / Golf Course / Common Areas	17
1.	Height.....	17
2.	Thickness.....	17



TABLE OF CONTENTS
Sun Lakes Homeowners Association #3

K.	Screen Walls at Air-Conditioners, Trash Containers, Power Generators, and Similar Items	17
1.	Height and Construction.....	17
2.	Screen Wall Openings and Location.....	17
3.	Air Conditioners or Power Generators need not be screened, Lattices and Trellises	17
4.	Air Conditioners and Power Generators installed on Concrete Pads.....	17
5.	Golf Cart Locations	17
L.	Non-Masonry Fences, View Fences	
1.	Locations Allowed for View Fences.....	17
2.	Materials	17
3.	Heights.....	18
4.	View Fence Construction Details.....	18
5.	Fencing Adjoining Finger Lake.....	19
M.	Freestanding Decorative Walls and Front Patio/ Courtyard Enclosures.....	19
N.	Ledger Stonework, Stacked Stonework, Cultured Stone, and House Siding	19
VI.	DRIVEWAYS, WALKWAYS AND PATIO SURFACES	
A.	Changes in Colors or Surfaces	19
B.	Changes in Concrete Work for Driveways or Walkways.....	19
VII.	CHANGES / ALTERATIONS TO A RESIDENCE	
A.	General Requirements	20
B.	Patio Enclosures	20
C.	Gazebos and Elevated Patios.....	21
D.	Ramadas, Pergolas and Patio Covers.....	22
E.	Sun Decks and Staircases	22
F.	Air Conditioners for Additions or Patio Enclosures	22
G.	Window Awnings and Patio Awnings.....	22
H.	Doors and Screens	23
I.	Security & Sun Window Screens and Shutters	23
J.	Garage Door Replacements.....	23
K.	Windows	24
L.	Gutters, Downspouts and Soffits	25
M.	Trash Can Storage	25



TABLE OF CONTENTS
Sun Lakes Homeowners Association #3

N.	Exterior Lighting	25
VIII.	DECORATIVE SHUTTERS	26
IX.	PAINTING, EXTERIOR	26
X.	CHANGES OR OTHER FEATURES ON THE PROPERTY	
A.	Shade Sails, Shade Covers	27
B.	Flags and Flag Poles	27
C.	Golf Ball Shields	27
D.	Antennas and Satellite Dishes	28
E.	Bird Feeders, Hummingbird Feeders and Bird Houses	28
F.	Basketball Backboards and Playground Equipment	28
XI.	LANDSCAPING	
A.	Basic Requirements	29
B.	Landscape Permit	29
C.	Ground Contouring	29
D.	Landscape Installation & Re-Design	29
E.	Street Curbs and Corner Lots	30
F.	Property Borders	30
G.	Landscaping Golf Course Lots	30
H.	Raised Planters and Decorative Walls	31
I.	Trellises / Lattices	
1.	Trellises	31
2.	Lattices	31
3.	Materials	31
4.	Maintenance	31
5.	Placement and Size	31
J.	Riverbeds and Arroyos	32
K.	Tree and Shrub Selection and Maintenance	32
L.	Plant Replacement	33
M.	Groundcover, Hardscape and Softscape	33
1.	Hardscape	33
2.	Softscape	34
N.	Temporary Plant Coverings	34
O.	Weed Prevention	34
P.	Irrigation Systems	35
Q.	Private Pools, Spas and Swim Spas	35
R.	Vegetable Gardens	36

S.	Water Features, Fountains and/or Pool Slides.....	36
T.	Landscape Lighting.....	37
XII.	ART AND EMBELLISHMENT – YARD ART	
A.	Permit Not Required	38
B.	Yard Art Definition	38
C.	Yard Art in Harmony with the Area.....	38
D.	Seasonal and Decorative Flags.....	38
E.	Decorative Garden Flags.....	38
XIII.	FIREPLACES, BARBEQUE ISLANDS, OUTDOOR KITCHENS	38
XIV.	OUTDOOR TVs	39
XV.	MAILBOX ENCLOSURES (Not Applicable to Ironwood Estates)	39
XVI.	SOLAR PANELS, SKYLIGHTS, SOLAR TUBES	
A.	Solar Panels.....	39
B.	Skylights.....	40
C.	Solar Tubes.....	40
XVII.	ROOF AND REPLACEMENT ROOF TILES	40
XVIII.	STORAGE FACILITIES (STORAGE SHEDS)	40
XIX.	WATER SOFTENER TANKS	40
XX.	NON-PERMIT RELATED VIOLATIONS	40
XXI.	APPEAL OF CSD OR CC&R VIOLATIONS OR DECISIONS	41



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

I. FORWARD

- A. This document has been created by the IronOaks *Architecture and Landscape Committee* (ALC) to help Homeowners with guidelines if they anticipate making modifications to the exterior of their home, lot and/or landscape.
- B. On behalf of the IronOaks HOA, the *Community Services Department* (CSD) administers the Guidelines for IronOaks. Homeowners can use the IronOaks website, the Guidelines, and/or visit the CSD in the Arts & Crafts building regarding permit questions.
- C. Nothing contained herein shall be construed as altering, amending, or changing the *Declaration of Covenants, Conditions and Restrictions* ("CC&Rs" or "Deed Restrictions") as recorded with the County of Maricopa, or the Articles of Incorporation, By-Laws, or Rules and Regulations of SLHOA #3.
- D. This document, referred to as the "Guidelines", are the rules by which the Association and the CSD operate. The ALC reserves the right to modify or change any of the Guidelines with or without notification as approved by the Board of Directors.

II. GENERAL

A. Definitions:

1. **CSD - HOA Community Services Department** –responsible for the administration and issuance of ALC Permit Requests and the enforcement of the ALG that pertains to the maintenance of the Lot and exterior of the Dwelling Unit. The CSD may also approve certain ALC Permit Requests, The CSD management and staff are employees of BlueStar Resort & Golf, management company for IronOaks.
2. **Architectural and Landscape Committee (ALC)** - a Standing committee of the Association created pursuant to Article XIII of the CC&Rs, and states that the ALC is to assure that Lots are maintained, modified, and upgraded in a manner that meets the quality appropriateness and consistency within IronOaks Property. Members (Homeowners) will be charged a reasonable Review Fee for reviewing and approving or disapproving proposed plans. The Review Fee Schedule shall be submitted to the Board for approval. For more details and specific information, see Article XIII of the CC&Rs.
3. **Covenants, Conditions and Restrictions (CC&R)** - assessments, charges, servitudes, liens, reservations, and easements contained in the Declaration of Covenants, Conditions and Restrictions of IronOaks at Sun Lakes as filed in the official records of Maricopa County, and as amended from time to time, and including Tract Declarations filed pursuant to Article XIV of the CC&Rs.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

4. **Architecture and Landscape Guidelines (ALG)**– as set forth in this document provides the guidelines for the appearance and modification of, and related review & approval procedures for, Lots in IronOaks. The ALG contains the specifications and guidelines that are the basis for the review and evaluate proposals, plans and specifications submitted by Members (Homeowners) for construction, modification and/or repair of the Dwelling Unit (i.e., AL Permit Request) and may be approved or disapproved. It also provides the criteria and specifications for possible violation of the CC&Rs and/or ALG as issued by the Community Services Department (CSD).
5. **Association** – means the Arizona not for profit corporation named Sun Lakes Homeowners' Association No.3, Inc. (SLHOA #3), doing business as IronOaks at Sun Lakes.
6. **Board** – means the Board of Directors of the Association.
7. **Rules and Regulations, IronOaks at Sun Lakes** – These Rules supplement the obligations contained in the CC&Rs and in the Architecture and Landscape Guidelines. These Rules are binding on all Property Owners and their families, Tenants, guests, and visitors, as well as contractors, subcontractors, and vendors on the properties at Sun Lakes. Homeowners should verify the most current edition with the CSD.
8. **Authority Having Jurisdiction (AHJ)** - the organization, office, or individual responsible for issuing permits, approving lay-out drawings, enforcing the requirements of a code or standard or approving materials, an installation, or a procedure. Regarding our community, AHJ's may be either the City of Chandler or Maricopa County. It is the responsibility of the Homeowner to determine the appropriate AHJ for any work that they will be performing.

B. Notices and Changes of Address / Contact Information

1. Homeowners should advise the CSD of any changes or alternate addresses that differ from the residence address within IronOaks so they would be able to contact the Homeowner in case of emergency.
2. A CSD Courtesy Notice of a potential violation, or an CSD Final Notice is sent via U. S. mail. All Notices shall be deemed to be delivered and received two (2) business days after the same has been deposited in the United States mail, postage prepaid. If the Notice is addressed to the Homeowner at the address given by the Homeowner to IronOaks, or the management, for the purpose of service of such notices, or the Notice is addressed to the address of the Lot, Parcel or Dwelling Unit owned by the Homeowner and there is no alternate address given, the Notice will also be considered delivered. The stated time frame for corrective action to be



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

implemented will have started and the appropriate fine will be assessed per the SLHOA#3 Enforcement and Appeals Process procedures.

III. PERMIT APPLICATION REQUIREMENTS

- A. The homeowner has the responsibility to obtain approvals from CSD prior to making any exterior alterations to his/her property. Certain permit applications can be approved directly by the CSD; others must be approved by the ALC. Any questions regarding the approval process, contact the CSD.
- B. Permit Request Forms are available in the CSD Office located in the Oakwood Arts and Crafts Center or on our website at <https://www.ironoaksaz.com>. The ALC meets on a regular basis to review permit applications. Meeting times can be obtained on our website at <https://www.ironoaksaz.com>.
- C. Permit applications must be filled out completely in order to be reviewed. Applications having information missing or having incomplete plans will not be processed. Once missing information or plans are received, the permit applications will then be reviewed at the next scheduled review meeting after the missing information is received by the ALC.
- D. Only include one alteration or change per Permit Request Form.
 1. All submissions must include a copy of the plot plan and a drawing showing the location of the work to be performed where required by the Guidelines. Construction plans larger than 11x17 must be reduced to 11x17 or submitted in electronic form and format acceptable to the CSD.
 2. For projects requiring an Authority Having Jurisdiction (AHJ) permit, the following conditions apply:
 3. Maricopa County (Oakwood & Ironwood Units 27-28): These CSD permit requests may be approved with the stipulation that the approved Maricopa County Building Permit be submitted to CSD once it is received by the homeowner.
 4. City of Chandler (Ironwood Unit 33); Per the City's Homeowner Building Manual, most current edition, approval by the CSD is required prior to homeowner submitting their application for a City of Chandler Building Permit. These CSD permit requests may be approved with the stipulation that the approved City of Chandler Permit shall be submitted to the CSD Office once it is received by the homeowner.
- E. It is the responsibility of each Homeowner to obtain approvals from the appropriate AHJ for the work to be performed on its property. Once the CSD Office receives the stamped permit from Maricopa County or the City of Chandler, and the necessary approvals from the ALC are obtained, a colored Approved Permit form will be given to the homeowner to be displayed in their window or on the contractor's sign where applicable.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

F. An administration charge may be required for each application, except where the work is considered normal maintenance or repair. The fee schedule is available from the CSD Office or on the website <https://www.ironoaksaz.com>.

IV. PERMIT WORK REQUIREMENTS

A. General Permit Guidelines

1. Work must be done in accordance with the approved plans. Changes can be made only with prior written approval through the CSD.

2. Project completion must be within 90 days from approval date of Permit or Authority Having Jurisdiction (AHJ), whichever is later. If the completion date is going to extend beyond the 90-day limit, call the CSD and advise staff of the revised completion date.

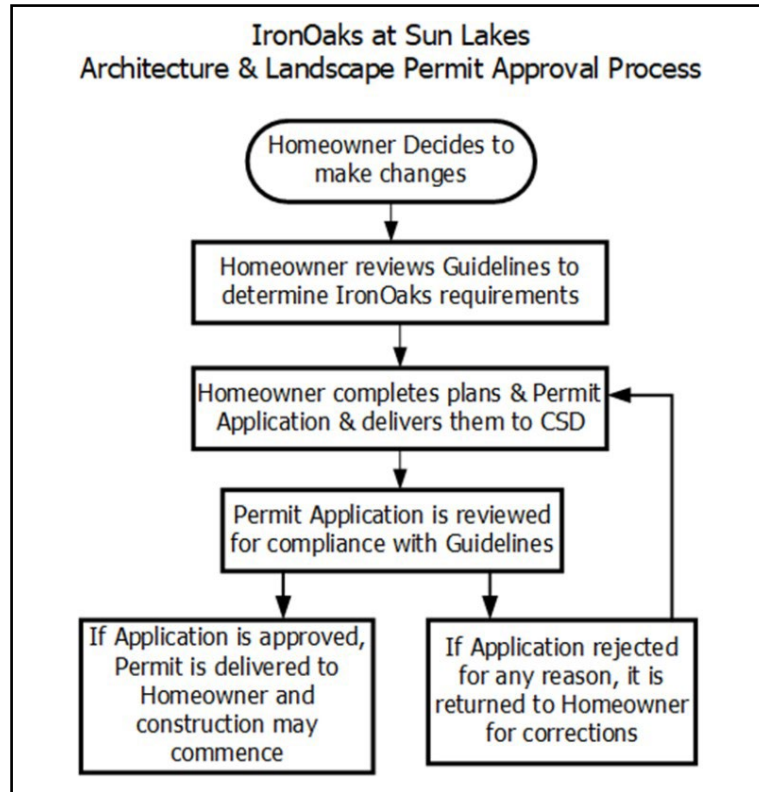


Figure 1- Permit Process

3. Homeowners should select a licensed and bonded

contractor. To determine if a contractor is licensed, you may call the Registrar of Contractors at 602-542-1525 or check online at <https://www.roc.az.gov>.

4. If you have any questions as to property setbacks, allowable changes, etc., call the CSD office. Typically, there is an eight-foot (8') to nine-foot (9') easement from the curb toward the house. Any digging in this area requires having the appropriate utility contacted, including cable for TV. We recommend that you call Arizona811 at (602) 659-7500 before digging, to mark the location of all underground utilities.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

5. The approval by the ALC of any construction, installation, addition, alteration, repair, change or other work pursuant to these Guidelines shall not be deemed a waiver to withhold approval of any similar construction, installation, addition, alteration, repair, change or other work subsequently submitted for approval.
6. Homeowners shall hold the HOA harmless for liability arising from any ensuing injury or damage, whether incurred by others or by the Homeowner, for work done by or for the Homeowner.

B. Permit Requests Process

1. Permit Request Forms with required supporting documents normally take no longer than one (1) month for approval and may be picked up at the CSD office or printed from the community website at <http://www.ironoaks.com>
2. If the Permit is denied because the submitted request does not meet one or more of the details as listed in these Guidelines, the Homeowner should amend the request to conform with the guidelines and resubmit it. See *Article XXI* for the ALC Appeal procedure.

C. Maintenance Permits

1. Maintenance is defined as actions taken solely to maintain the existing property and additions in good/expected condition. Any work done to add features or functionality to the exterior of the house on the property other than safety or security capabilities is not considered maintenance and is subject to a processing fee and possible review by the ALC. Examples of maintenance work are, but are not strictly limited to, the following:
 - a. Garage door replacements (same basic design)
 - b. Granite replacement
 - c. Groundcover replacement
 - d. Irrigation system repairs
 - e. Plant and tree replacements
 - f. Roof tile underlayment replacement
 - g. Window replacements (match existing in size and location)
2. Homeowners must submit permit applications for work that can be considered normal maintenance work. CSD has the final discretion to approve a permit application as maintenance work. There is no permit fee for maintenance work.
3. Examples of typical maintenance work are refreshing hardscape, removing, or replacing dead plants, trees or shrubs, replacing broken windows with windows of the same style, replacing roofing to match the existing,



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

refinishing a driveway, repairing, or replacing an irrigation system (not requiring backflow preventer work).

D. Permit Violations

1. The following are considered violations of the Permit Process
 - a. No Approved Permit - Any work started or completed without an approved Permit is considered a violation and all work shall immediately cease at the Homeowner's expense.
 - b. Deviations from an approved Permit - No deviations or variations from the approved plans shall be made without prior written approval.
 - c. When a Permit has been issued with the plans subject to certain conditions or modifications, and an inspection discloses that they have not been incorporated into the completed work.
2. The Homeowner has the right to appeal an ALG violation notice. See *Article XXI* for the appeal procedures.

E. Contractor Licenses

1. According to the Arizona Registrar of Contractors (AROC), a license is required for any person or business who "contracts or offers to contract to build, alter, repair, add to, subtract from, improve move, wreck or demolish any building, highway, road, railroad, excavation or other structure, development or improvement." This applies to any construction job in Arizona where labor and material costs exceed \$1,000.
2. If the labor and material costs are less than \$1,000, the work may fall under the Arizona "Handyman or minor work" exception; however, the law states that the work performed must be of a casual or minor nature. Also, if the work requires any municipal or code required building permits, a licensed contractor must be used.

V. ARCHITECTURAL SPECIFICATIONS / GUIDELINES

A. Easements Including Utility Easements

1. In Ironwood a right of way five-foot (5') easement was established on many lots. The adjacent Homeowner has the right of use and enjoyment of this easement area but may not erect any permanent structure or concrete pad within such area and must allow the Homeowner on whose property the easement is established the right to enter the easement for the purpose of performing maintenance on his home.
2. Each Homeowner is reminded that no poured concrete as part of a patio or walk is allowed in the five-foot (5') easement area except those built by the Developer as part of new house construction.
3. Care must be taken by the Homeowner when contracting for walkway, driveway, or cable TV work that underground public utility lines are not



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

disturbed. To be diligent, call Arizona811 at (602) 659-7500 before work begins.

- 4. Each Oakwood lot has an eight or nine (8' or 9') foot easement from the street curb used for utility lines.
- 5. Homeowners should get the exact locations of all underground utilities marked by calling Arizona811 (602-659-7500). There is no charge for this service, and it should be done prior to landscaping.

B. Lines of Sight - It is important for owners of corner lots to understand and comply with Maricopa County's and the City of Chandler's very specific standards relating to visibility at intersections. This is known as the "sight triangle" or "lines of sight," the purpose of which is to allow drivers approaching the intersection to have a clear view of traffic approaching from the right or left. This is a very critical and important issue in keeping our streets safe and to avoid accidents

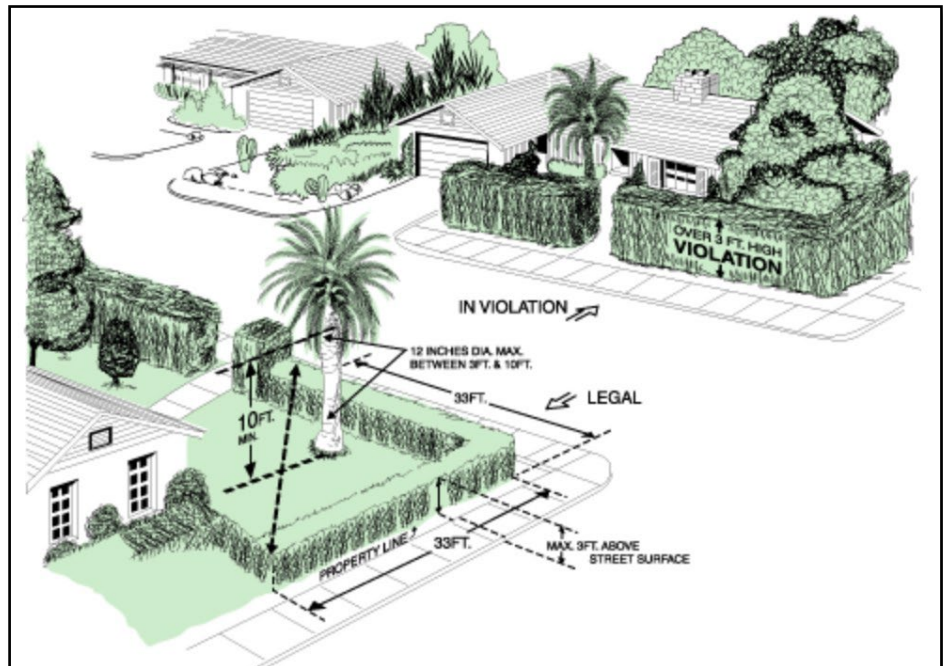


Figure 2 - Maricopa County Lines of Sight

It should also be pointed out that

homeowner's

insurance may have

very limited coverage with respect to liability for compensatory damages and generally no coverage for punitive damages resulting from accidents which may have been caused by restricted lines of sight. Copies of Maricopa County and City of Chandler ordinances are available in the CSD office.

- 1. The Maricopa County most current ordinance states that at street intersections in residential areas, there shall be no fence or wall or hedge higher than three (3) feet, nor any obstruction to vision other than a post or column or tree not exceeding one (1) foot in diameter between a height of



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

three (3) feet and ten (10) feet inside the 33' x 33' triangular area formed by the lot lines at the following distances from the point of their intersection. (See Figure #2 above.)

2. The City of Chandler Street and Access Control ordinance (applicable to Ironwood Estates) states that ground cover, flowers and granite are to be less than two feet (2') in height in the "line of sight." Further, the ordinance states that trees in the "line of sight" must be spaced no less than eight feet (8') apart and that all branches of such trees within six feet (6') of the ground must be removed. (See Figure #3 above.)

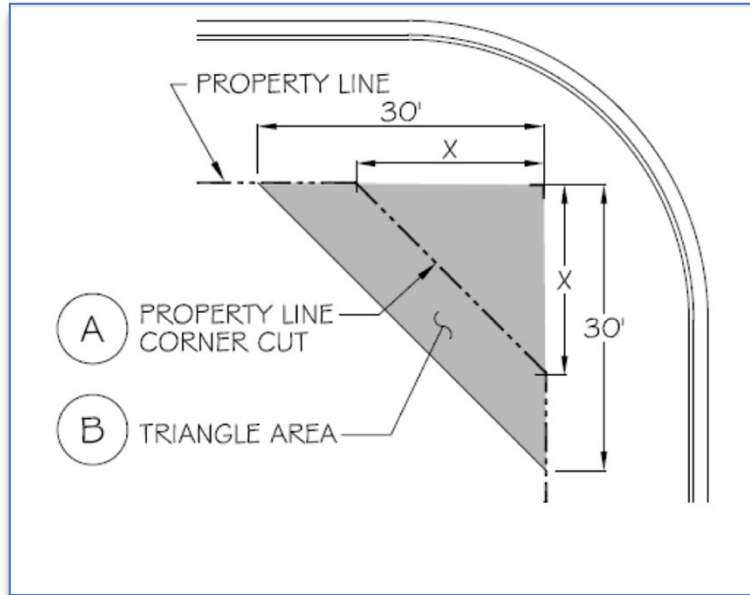


Figure 3 - Chandler Lines of Sight

C. Fences and Walls Permits, Codes and Approvals

1. Requirements
 - a. All new additions to, or modifications to fences or walls require ALC approval in addition to any required permits from the Authority Having Jurisdiction described below.
2. Maricopa County Requirements Pertaining to Building Permits and Zoning Clearance Permits for Fencing:
 - a. Drainage Clearance Permit required for all walls 1.0 foot and over in height, and less than 1.0 foot if wall impacts drainage.
 - b. Zoning Clearance Permit required for all fences over 6.0 feet, all pool barriers, all retaining walls over 18" in height and all fences on a corner lot abutting a key lot.
 - c. Retaining wall height maximum is 6.0 feet. Walls in visibility triangles must be a maximum height of 2.0 feet.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

- d. Site plans must be sealed by an Arizona Registered Civil Engineer if a fence location influences drainage.
3. City of Chandler Requirements Pertaining to Building Permits and Zoning Clearance for Fencing (Ironwood Estates).
 - a. The plans must be approved by ALC before applying to the City for a building permit.
 - b. Regardless of height all fences need a City of Chandler Zoning Clearance permit.
 - c. A retaining wall over 4.0 feet in height needs a Building permit.
 - d. All fences must be 3.0 feet from fire hydrants or utilities.

D. Neighbor Notification

1. To attach a new wall or view fence to an existing wall or view fence already existing on an adjoining property, an agreement must be obtained from the owner of the existing wall or view fence, and a copy of such must be attached to the Permit Request. If no agreement has been obtained, the proposed wall or view fence cannot be attached to the one that already exists on the adjoining property, as it would encroach upon that adjoining property and a space must be left between the two (2) walls.
2. When the owners of two (2) adjacent lots share the cost of constructing a masonry wall or view fence between their Lots, a copy of the Party Wall Construction/Alteration Request Form, signed by each Homeowner, must be included with the Permit Request.
3. The exception to requiring the Party Wall Construction/Alteration Request Form will be granted where a new pool is to be constructed and the existing wall requires modification to meet current Maricopa County or City of Chandler Codes, whichever is applicable. However, written notice to the adjoining property must be sent to the adjoining property and a copy of the notice be attached to the Permit Request.

E. Fences and Walls Definitions

1. View Lot - a Lot where at least fifty percent (50%) of the rear property line borders the golf course, a walkway or common area.
2. View Area - that area between the straight-line extensions of each side property line. Also review those ALC Guidelines that are pertinent to side property lines (e.g., Additions & Alterations, Walls / Fences, Landscaping, etc.)
3. Property Line - Two owners share in cost and maintenance of fence/wall, and it is built on the property line.
4. One Owner Fence/Wall - Fence/wall separates adjoining properties but one owner pays the cost for construction and is responsible for maintenance of both sides. This wall is built entirely on that owner's property (not on property lines).



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

5. Streetscape Fences/Walls - Fences/walls on corner lots that have permanent exposure to street.
6. Return Fences/Walls - Fences/walls that face the street and connect the residence to the side fences/walls.
7. Greenbelt/Common Area Fences/Walls - Fences/walls that adjoin greenbelt or other common areas.
8. Golf Course Fences/Walls - Fences/walls that adjoin golf course property.
9. Decorative Fences/Walls - Primarily added for appearance and are more than five (5') feet from property line.
10. Retaining Walls - May be installed on Lakefront or "unacceptable grade" properties only.
11. Screen Wall - Any masonry walls up to five feet (5') in height used around water feature/pool equipment, trash containers, air conditioners, etc., for purposes of making them not readily visible from the street or neighboring properties. When they are erected at the front-most part of the property, the maximum width of any opening shall not exceed five feet (5'). The color must be the same as the stucco of the house.
12. Golf Course Lot includes any lot that backs up to, or is alongside of, Golf Course Land, as further defined in the CC&R's
13. Common Area Lot is any lot that backs up to, or is alongside of, Common Areas, as further defined in the CC&R's. Fencing and Wall Policy and Fencing Along Greenbelts, Golf Courses and Common Areas; Includes Option for View Lots and Property Adjoining One of the Ironwood Lakes.

F. Pet Containment Areas

1. Properties without fencing or with view fences that desire to add low height fencing inside their yard to keep their pet contained must submit a Permit Request along with a complete description and sample for approval.
2. Wrought iron, aluminum, or vinyl pet fencing or "puppy fence" is allowed. Such cases will be reviewed on an individual basis. Wire, wood, chain link, lattice or trellis cannot be used as fencing material.

G. Masonry Boundary Walls (Property Line or One Owner)

1. Any modification or alteration of existing Property Line or One Owner fences/walls requires ALC approval.
2. When homes on two adjoining Lots have different setbacks from the rear Lot lines, only non-masonry type fencing (View Fence) may be installed forward from the rear lot line to at least that point where a line drawn between the rearmost points of each home intersects the property line between such homes. Masonry or non-masonry view type fencing may be installed from that point forward.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

H. Masonry Walls, General

1. Height: Masonry walls must be a minimum of five feet (5' – (7½ courses of 8" blocks)) and a maximum of six feet (6' – nine courses of 8": blocks) from the base of the wall whether on the property line or within the Homeowner's property line. The height of the masonry wall shall be measured from the grade at the wall location.
2. Permit applications must include a typical section through the masonry fence/wall and details for any unsupported ends of such fence/walls.
3. Architectural features higher than the top of a wall: Design features that occur above the top of a masonry wall that meets the height requirements listed above, such as an arch over an entry gate, must be submitted to CSD and approved to be allowed.
4. Gates: View-type gates are recommended. The gate may be a standard manufacturer's color or painted the same color as the fence/wall. If wooden or composite wood slats are used, they may be the same color as the fence/wall or a natural finish. Gate height must be same as fence/wall. Gate width is not to exceed five feet (5').
5. Construction: The required construction for interior lot masonry walls is eight by eight-inch (8" x 8") reinforced pilasters with four-inch (4") interlocking block.
6. Colors: Homeowners are responsible for painting the interior side of all side and rear walls. The exterior (neighbor) side of the wall shall be painted the trim or stucco color of the neighbor's residence or according to the following exceptions:
 - a. The exterior street side of the wall shall be painted the same color as the trim or stucco of the residence.
 - b. Interior Lots (those with side and back walls, or enclosed) are generally painted the same color as that of the residence. However, other colors may be used on the homeowner's side of the wall if they cannot be seen from the street, neighbors, or common areas (excluding sight from a two (2) story structure).
7. Ledger Stone or Cultured Stone Veneer – Ledger Stone or Cultured Stone Veneer may be added to the masonry wall. See *Article V Section N* for details.

I. Streetside or Streetscape Walls

1. Height: must be a minimum of eight (8) concrete blocks tall or to match adjacent walls, without pilasters, stuccoed on the outside (optional on the inside), include one row of extended face block (split faced block) on the street side and meet other requirements specified elsewhere within these guidelines.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

2. The minimum thickness shall be 6”.

J. Greenbelt / Golf Course / Common Area

1. Boundary line fences/walls for the entire rear portion of the yard must be constructed of non-masonry materials (View Fence) up to the rearmost part of the house. From the rearmost part of the house forward either masonry or View Fence may be used unless the rearmost points of the adjacent houses are different distances to the common rear property line. If there is a different distance, the View Fence shall be constructed forward at a minimum to the midpoint on a line extended from the rearmost corners of the two houses.
2. Refer to the above for masonry wall specifications, (*Article V Section H*)

K. Screen Walls at Air-conditioners, Trash Containers, Golf Carts, Power Generators, and Similar items

1. If walls are used to screen anything on the homeowner's property from street or neighbor's view such as air conditioners or movable items such as trash containers, golf carts, or the like, the wall may not exceed five feet (60”) in height (7.5 rows of 8-inch blocks) and must be of masonry construction, stuccoed and painted to match the color of the house.
2. It is not required that air conditioners or power generators be hidden from public view. When desired, masonry screening walls or plant material or a combination of a lattice with integral plant material may be used for this purpose. When used for screening purposes, lattices or trellis' have the same size and placement limitations as a screen wall.
3. Air conditioners and power generators must be installed on level concrete pads.
4. It is not required that golf carts be hidden from public view, but when parked on private property must be parked on a driveway or other ALC approved permanent surface.
5. When erected at the front of the property with the opening facing the street or toward either side, the maximum size of the opening must not exceed five feet (5'). No part of the wall may be nearer the front of the property line than five feet from the nearest point on the house.

L. Non- Masonry Fences, View Fences

1. View Fences may be erected along the sides and across the back of the property.
2. Material - Wrought iron, aluminum or vinyl fences are allowed. No wire, wood, chain link, lattice or trellises allowed to be used as fencing.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

3. Height

- a. If there is no in-ground spa or pool on the property or on the neighbor's property on either side, a three-foot (3') view fence may be installed along the side and across the rear of the property; however, should the Homeowner or the neighbor install an in-ground spa or swimming pool, the fence must be replaced with a fence that meets the applicable code. The Homeowner installing the pool or in-ground spa will be responsible for the replacement cost for the new fence.
- b. If there is an in-ground spa or pool on the property or on the neighbor's property on either side, a minimum of a five-foot (5') or six-foot (6") view fence must be installed, according to the applicable municipal code.
- c. Option for view lots, only if a pool exists on neighbor's property. Height may be a minimum of five feet (5') and a maximum of six feet (6') across the rear for eight feet (8') on either end. The center section may drop down to three feet (3') if no swimming pool is being built on the lot.

4. View Fence Construction Details:

- a. Diameter of picket (vertical bar). One-half inch (1/2") for wrought iron or aluminum and one-one-half inch (1-1/2") by seven-eighths inches (7/8"), or one (1) inch by 1 inch (1" x 1"), for vinyl.
- b. Space between pickets: Four inches (4") for metal and three and three-fourths inches (3-3/4") for vinyl to comply with swimming pool barrier requirements.
- c. Horizontal rails: One at top and one at bottom. One-inch (1") square for metal fences and one-one-half inches (1-1/2") square for vinyl. A minimum of fifty-four inches (54") is required between the top and bottom rail.
- d. Caps: Flat or plain are required for masonry pilasters and pillars between vinyl sections. No caps, Gothic or otherwise, are allowed on individual pickets when vinyl is used.
- e. One row of masonry block, brick, concrete curbing, or similar solid edging is allowed along the base at ground level to separate gravel between lots or to keep grass from intruding into or out of the yard. The edging must not exceed eight (8") inches above normal ground level.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

5. Fencing Adjoining Finger Lake

- a. The existing thirty inches (30") to thirty-six inches (36") high wrought iron/view fence may be replaced either with metal, vinyl, or glass of the same height in accordance with the above general specifications except for the height.
- b. If a View Fence, the new fence must be a black, white or a color that best matches the color of the house.

M. Freestanding Decorative Walls and Front Patio/Courtyard Enclosures

1. The wall may not exceed forty-two inches (42") in height.
2. Permit application must include a typical section through the wall.

N. Ledger Stonework, Stacked Stonework, Cultured Stone, and House Siding

1. Ledger Stone or Cultured Stone Veneer may be added to the house. An ALC Permit is required prior to installation. The Permit Request must include information as to size, shape and color, brochure from manufacturer or contractor, and either a drawing of the area to be covered or a digital photograph with the area plainly marked where the material is to be installed.
2. The ALC has restrictions on the shape and color of stone. Samples/Literature of approved shapes & colors are available in the CSD office.
3. Aluminum siding is not allowed.

VI. DRIVEWAYS, WALKWAYS and PATIO SURFACES

- A. ALC approval must be obtained for any change in color or surface of a driveway or walkway.
- B. Changes in Concrete Work for Driveways or Walkways
 1. Extension of walkways and/or driveways requires prior approval from the ALC. Plot plans must accompany each application showing the work to be performed. Refer to *Article V Section A* for easement restrictions.
 2. Existing concrete driveways, walkways and/or patios may be replaced with paving stones (pavers), flagstone or stamped concrete. Colors are limited to those colors that blend/match and complement the colors used on the stucco, trim, and roof tiles of the house.
 3. For existing driveways, walkways and/or patios, a textured concrete epoxy or other coatings and finish colors are limited to those colors that blend/match and complement the colors used on the stucco and trim of the house. Re-sealing the surface of an existing coated driveway or patio with an approved finished coating will not require a Permit.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

4. A sample or picture of the material, color and pattern must be submitted with the Permit Request. Garage floor paint or sealer is NOT to be used as a substitute for textured coating.
5. The widening of driveways for the purpose of providing parking of additional vehicles is prohibited. Driveways may be widened approximately two feet (2') on each side for purposes of facilitating entering and exiting vehicles when two (2) vehicles are parked side by side on the driveway.
6. Permanent or temporary parking, driving or storage of motor vehicles, golf carts, trailers, boats, or any other material that is not part of the landscaping is prohibited on landscaped areas of Homeowner's Lots or on patios.

VII. CHANGES / ALTERATIONS TO A RESIDENCE

A. General Requirements

1. Any additions or alterations must be constructed in the same architectural style with comparable materials to the existing residence and be harmonious to the community.
2. It is strongly recommended that preliminary sketches be brought to the CSD office for review prior to preparing engineering drawings and obtaining permits from the City of Chandler or Maricopa County to minimize HOA conflicts and costly design or permit modifications for the homeowner. The final county or city approved drawings with their permits shall be submitted for ALC approval along with the Permit request.
3. Additions and alterations may not exceed any recorded easement. Second story additions cannot exceed the height of the highest model home built by the Developer within the Association. Engineering drawings, (stamped with the City of Chandler or Maricopa County approval thereon) including those showing how the addition will look from the top and sides, plus a copy of the Maricopa County permit (Oakwood and Ironwood) or City of Chandler permit (Ironwood Estates – Unit 33) must be provided.
4. Structural additions or alterations on Golf Course Lots or Common Area Lots may not extend farther back than the lesser of (1) eighty-eight feet (88') from the front setback line of that Lot, or (2) the rearmost point of the closest house on either side.

B. Patio Enclosures

1. Enclosing the existing patio with either screens, glass or masonry block must be done with materials comparable to those used in the existing residence and harmonious to the community. Any structure installed below the screens or glass must have a stuccoed surface, be no more than 2' in height and be painted the same color as the house. The color of screens must blend in with the color of the residence or be the same as any screens existing in the residence.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

2. Engineering/architectural drawings, including those showing how the enclosure will look from both the sides and the rear must be included. A copy of the Maricopa County permit for Ironwood and Oakwood or a copy of the City of Chandler permit for Ironwood Estates (Unit 33) is required when the enclosure includes windows or sliding door(s).
3. If the patio enclosure is an extension to the room inside, and the patio walls/doors in between have been removed, the patio floor must be raised to the same level as the room inside. If the patio enclosure is to be a separate room, with the walls/doors kept between it and the room inside, the patio floor does not have to be raised unless required by either Maricopa County or the City of Chandler.
4. Privacy barriers at the end of covered patios cannot be more than 5 feet (5') tall and can be masonry or composite material. The color may be natural wood or same as the stucco color of the house.
5. Column Removal: A column under the rear patio may be removed to increase the view. The work must be performed by a licensed contractor and requires either a Maricopa County or City of Chandler building permit. Copies of approved plans and permit(s) shall be included with the Permit request.

C. Gazebos and Elevated Patios

1. Consult CSD before commitments are made or a contractor is hired for construction and whether a Maricopa County or City of Chandler Permit is required. Gazebo kits are allowed. Attach the kit brochure or a picture to the ALC Permit Request before purchase.
2. Gazebo Specifications: Height, maximum ten feet (10') above lot grade. The color must be natural redwood or painted to match color of house. Flooring must be concrete, at least four inches (4") thick and may not exceed six inches (6") above grade level. The maximum width shall be twelve feet (12'). Roof material must be tile or a composite and match or complement the color of house or Ramada type slats. Wooden shingles are not allowed.
3. Gazebos must be built not less than fifteen feet (15') from all lot lines. Gazebos may be placed over hot tubs or spas, providing all other ALC Guidelines and criteria have been met.
4. Elevated Patios may not exceed eight inches (8") above grade level.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

D. Ramadas, Pergolas and Patio Covers

1. Single color ramadas, pergolas, patio covers, and other similar structures must be attached to the house, or if freestanding, must be separated from the house by ten (10') or more feet.
2. Wood is not recommended, but if used, it must be redwood or painted the color of the house. Any wood in contact with the ground must be treated for termites. If aluminum is used, the color must match the primary color of the house as close as possible. Only single colors are allowed.
3. A Maricopa County or, for Unit 33, a City of Chandler permit must be obtained before construction can commence and a copy must accompany the Permit Request with a copy of the plot plan marked to show the location. Include dimensions, type of material used and color. Patio cover posts are not allowed to intrude into the setback area, but the cover itself may overlap by a maximum of two (2') feet. It is strongly recommended that preliminary designs be submitted to CSD prior to seeking Maricopa County or City of Chandler approval.

E. Sun Decks and Staircases - Sun and/or observation decks constructed on any part of the roof, and staircases of any kind connected thereto are prohibited.

F. Air Conditioners for Additions or Patio Enclosures

1. For any type of air conditioning/heating installations, including ductless air conditioning units, complete specifications and locations thereof must be included with the Permit Request Form.
2. Ductless Air Conditioning Units are permitted where additional cooling is needed. The external compressor must be placed on a suitable pad. All pipes and wiring should be enclosed and painted the color of the stucco.
3. Evaporative cooler units are not allowed.

G. Window Awnings and Patio Awnings

1. Window awnings must be of a fabric type of material and may be of a slanted or rounded type for protection from the sun. Supporting parts may stand out no further than four feet (4') from the home. The awning cover itself should be no wider than four inches (4") beyond the window on each side. Written approval of the location, single color, material, and style must be obtained before installation.
2. Sunshades of the roll down type are to be installed within the patio frame. Fabric type of material must be used. Approval of their location, color and material must be obtained before installation. They must be tied down or securely fastened at top and bottom when in use. No Bamboo or reed is allowed.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

3. Retractable patio awnings that extend out horizontally to the ground are allowed. A single color of the material must match or be compatible with the color of the house.

H. Doors and Screens

1. Entry Doors, Security Doors, and Screen Doors must be approved prior to installation.
2. Security Screen Doors - Security screen doors must have frames constructed using metal, and the door color must be compatible with the colors approved for use in painting the exterior of the house, or a standard manufacturer's color. Security screen doors must be finished by the manufacturer, not by the homeowner.
3. Non-security type Screen Doors must have metal frames, and the color must be compatible with the exterior of the house or a standard manufacturer's color. The color of the screen material may be black, white, or compatible with the color of the house or door frame.
4. All replacement front entry doors, including complementary components for customized entry doors, must be submitted to the ALC for review on an individual basis.
5. Silver colored aluminum/security doors and/or wire screen mesh doors are not allowed.
6. Refer to *Guidelines Article IX* for color requirements.

I. Security & Sun Window Screens and Shutters

1. Window Sunscreens & Sunscreens: The color of the sunscreens may be black or the closest match to the color of the body of the house as possible. The color of the frame shall match the color of the existing window frames as closely as possible.
2. Solid Exterior Roll-Down Metal Window Shutters: The color of the shutter shall match the color of the body of the house or window frame as close as possible.

J. Garage Door Replacements

1. Garage entries may not be raised to accommodate motor homes or similar large vehicles.
2. Driveways and garage floors may not be lowered to accommodate motor homes or similar large vehicles.
3. Should a garage door require replacement and the homeowner is replacing the existing garage door or individual panels with one(s) of the same or similar design, the homeowner should request a Permit. Upon approval, an ALC Maintenance Permit will be issued.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

4. If the homeowner is replacing the existing garage door with one of a different design, a Permit is required. CSD staff has copies of pre-approved design styles at the CSD office. Additionally, the following is required.
 - a. The new garage door must be of the roll-up multi-panel overhead type.
 - b. The garage door panels may be manufactured of fiberglass, vinyl, or metal. Wood panels are not allowed.
 - c. Faux wood texture finished panels are acceptable.
 - d. If the homeowner opts to have windows in the garage door, they may be approved in the top panel or down one side of the garage door.
 - e. Decorative hardware is limited to metal hinges and handles.
 - f. Color Selection:
 - 1) The garage door panels shall be of a single color regardless of the panel configuration and/or design.
 - 2) When painted the new garage door or replacement panels shall be painted per *Article IX* of these Guidelines.
 - 3) New garage doors with a faux wood texture finish, in lieu of painting per *Article IX* may have a manufacturer's applied color to match natural wood grain colors.
5. The homeowner must provide a manufacturer's brochure or photograph of the proposed new garage door with the Permit Request.

K. Windows

1. Replacement of existing windows
 - a. It is recognized that window replacements quite often are upgrades due to the latest technology such as Low e, high STC ratings, etc.; therefore, design very likely will vary from the originally installed windows.
 - b. The manufacturer's brochures shall accompany the Permit Request.
 - c. Approved colors for frames are white, black, brown, beige (aka - desert sand)
2. Additional, Relocated, or Re-Sized Windows
 - a. If new windows are wider than the existing windows, AHJ permits for the wider openings are required to be delivered to the CSD.
 - b. Elevation drawings shall accompany the Permit Request showing the location and size of the new or relocated windows.
 - c. The manufacturer's brochures shall accompany the Permit Request.
3. Approved colors for frames are white, black, brown, beige (i.e., desert sand)



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

4. Security bars or grates of any kind on windows are not allowed.
5. Reflective mirror coatings are not allowed. Non-reflective window tinting may be installed if a sample is approved by the ALC.
6. No reflective materials, including, but without limitations, aluminum foil, reflective screens or glass, mirrors or similar materials shall be installed.

L. Gutters, Downspouts and Soffits

1. Gutters and downspouts are to be constructed of solid, weather-resistant materials. Downspouts should have no side openings so drainage will be directed directly to the ground to provide for proper drainage as described below.
2. The color of the gutter must match as closely as possible the color of the trim on the house and the color of the down spout must match as closely as possible the color of the body of the house. Any soffit installed shall be painted to match the trim color of the house.

M. Trash Can Storage

1. Trash cans may not be visible from the street or from neighboring property as defined in the *Rules & Regulations, Article V, Section E*.
2. A masonry screen wall (See *Article V, Section E, Definitions: Screen Wall*) may be erected to provide a storage area for trash cans and prevent visibility.
3. Trellises may be used to conceal trash cans if shrubs or other appropriate plants are also used to provide screening for trash cans on the side of the house. The plants must be maintained so that the trellis is covered, and the trash can is not readily visible.

N. Exterior Lighting

1. All changes to attached exterior lighting fixtures on the garage or front entryway will require an ALC Permit. A picture or catalog brochure of the light fixture and color thereof must accompany the Permit Request.
2. Spot or flood lights are permitted off the rear patio or the side of the house. They may be directed to the Homeowner's lot only. Where spotlights might shine into a neighbor's property, either directly or indirectly, they must be redirected. The maximum incandescent lamp rating allowed is 100 watts. If LED lighting is used, the maximum rating allowed is that equivalent to the incandescent rating allowed by this section.
3. For low voltage walkway lighting and spotlights to highlight landscape scenery, refer to *Article XI, Section S*.
4. Lamp posts in front of the home or in a courtyard require a permit and the post/post light color must complement the color of the home and be approved by the ALC.



VIII. DECORATIVE SHUTTERS

- A. Decorative shutters are non-functional and for decorative purposes only. Refer to *Article VII Section I* of these Guidelines for security shutter requirements.
- B. Decorative shutters are only allowed if made of vinyl or similar material. Wood shutters are not permitted.
- C. The height must match the window opening. All shutters on any single side of the home must be of the same width.
- D. The decorative shutters must fit flush to the stucco wall. The shutter cannot exceed the available width of the backing stucco wall.
- E. Decorative shutters can be added to the front, back, or sides of the house under the following considerations:
 - 1. Decorative shutters cannot be used on homes that have “pop-outs” that are around the windows or come horizontally or vertically into the windows.
 - 2. All shutters must be painted to match the approved color of the house, pop-outs, or trim.

IX. PAINTING, EXTERIOR

- A. Prior approval is required to repaint the exterior, stucco, trim, and any other exterior masonry items of the house. Color schemes and sample chips of the current approved body (stucco), pop-outs, trim (fascia) and door colors are available in the CSD office and may be found on the community website. The Permit Request form must indicate the color scheme to be used on the body, pop-outs, trim and door.
- B. Stucco (body) colors must be used on the body or stuccoed portion of the house. Pop-outs, defined as stuccoed house trim on a different plane from the body stucco, may be painted a different approved color. If a trim color is selected it must be used on the fascia boards and is optional on the garage doors. If a different combination to those included in the approved schemes is desired, the Permit Request with the selected scheme must be submitted to the ALC for review.
- C. Front entry door(s) to the house may be stained a wood color or painted the approved body, pop-out or trim color or a color selected from the list of approved colors for doors. If a different color than those included on the approved color list is desired, the Permit Request with the selected color(s) will be submitted to the ALC for review. Separate entry doors(s) to the garage may be painted the body color or approved front door color. Designs are not allowed on any exterior doors (other than security screen doors) or any exterior wall.
- D. Guidelines require all masonry walls, fences, and mailboxes to be painted the color of the body or trim of the house. Any change in the trim or body color must be carried over to these other structures.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

- E. If a house is to be repainted, colors must be selected from the most current community approved colors.

X. CHANGES OF OTHER FEATURES ON THE PROPERTY

A. Shade Sails, Shade Covers

1. Shade Sails may be installed in the backyard and/or over a front enclosed patio. Choice of colors shall be limited to those shades that complement the roof tile and/or stucco color and must be approved by the ALC. The material should be fire retardant, preferably fire rated and fade resistant. Awnings and sunshades must always be maintained and kept in good condition.
2. An approved Maricopa County or City of Chandler Permit (whichever is applicable) is required and is to be included with the ALC Permit Request if the structure is to be attached to a house or more than 200 square feet. Drawings of the proposed structure, including the location, dimensions and color must be included.
3. Poles/columns are to be installed no closer than ten (10) feet from the property line.
4. It is highly recommended that homeowners call Arizona811 at (602) 659-7500 to ensure that no utility lines are located where the poles/columns are to be placed.
5. Shade Covers constructed of material supported by four (4) metal or wooden poles at the corners are not permitted as permanent structures.
6. The shade structure must be properly anchored according to the manufacturer's installation instructions to prevent movement in high winds.

B. Flags and Flag Poles

1. The Association does not prohibit the flying of those flags specified in the most current ARS 33-1808.
2. A maximum of four (4) flags may be installed on any property and flags must be maintained in good repair.
3. A permanent vertical flagpole, if installed, must be constructed of metal, be a neutral color and no higher than the peak of the roof or approximately twenty feet (20') above ground level. It must be located within the Homeowner's property, set back a minimum of nine feet (9') from the street and five feet (5') from all property lines.
4. Flag dimensions are not to exceed four feet by six feet (4' x 6').

C. Golf Ball Shields

1. Golf ball shields must be constructed so as not to obstruct the view of adjacent houses and not degrade the neighborhood scheme, using approved materials only. Contact the CSD office for approval prior to



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

contracting. Due to safety issues, construction of these structures is to be done by contractors specifically licensed to do this work. Designs based upon the following guidelines will be found acceptable.

2. Pole Height: Galvanized steel or aluminum poles with concrete footers approximately eighteen inches (18") deep, based upon poles being thirteen to fifteen feet (13' to 15') high. If higher poles are used, the depth of the footers shall be increased.
3. Poles are to be placed approximately ten to twelve feet (10' to 12') apart with one quarter inch (1/4") galvanized steel cable top and bottom between poles.
4. Netting to be black heavy poly golf netting, UV treated, rope bound with holes approximately three-quarter inch (3/4") in diameter, attached to the poles and cable with black rope about one-eighth inch (1/8") in diameter.
5. Netting made of metal, wire mesh and sunscreen material is not acceptable for use.
6. Netting should not be stretched tight but should be loose enough to give slightly when hit by a golf ball. If stretched tight, balls may possibly get through the netting.

D. Antennas and Satellite Dishes

1. A No Charge ALC Permit is required only to verify placement is within the homeowner's lot.
2. Satellite dishes must be installed solely on the Homeowner's property and not encroaching on adjacent Common Areas or the neighbor Homeowner's property.
3. Homeowners in the Villas must check with their Villas Homeowner's Association for specific details on the location and method of installation.
4. Digital HD Antennas (Off-Air) are permitted and may be installed in a location that provides maximum reception of local HD digital broadcasts.

E. Bird Feeders, Hummingbird Feeders and Bird Houses - Homeowners are responsible for continuous cleanup of the area around birdfeeders and bird houses.

F. Basketball Backboards and Playground Equipment

1. Basketball backboards are not permitted.
2. Playground equipment such as slides, swings, seesaws, etc. are not permitted on a permanent basis. When not in active use, the equipment must be stored in an area out of sight.



XI. LANDSCAPING

A. Basic Landscape Requirements

1. These Guidelines have been established for Homeowners and landscapers to follow when preparing for changes to existing landscaping. It is highly recommended that the selection of plants and shrubs include only those that are considered Sonoran and are compatible with the local soil and weather conditions and require a minimum of water should always be used.
2. The basic requirement for landscaping is 100% Lot coverage with no bare ground that could be a source of dust. Landscape plans will not be approved unless trees, shrubs and/or plants are included in the design along with ground cover material such as granite (see Sub-Section XI M). Landscaping designs which consist of 100% hardscape granite will not be approved.

B. Landscape Permits

1. Application: The Permit Request Form is to be submitted to the CSD office with a detailed Landscape Plan on the Homeowner's Plot Plan, drawn to scale.
2. Landscaping must not commence until approval has been given by the ALC and the approved Permit issued. Work started without an approved Permit is a violation and subject to a fine. (See Article IV. Section D)
3. Landscape Design: The Permit Request must include a diagram showing the outline of the house and property lines, with dimensions. All plant and hardscape material to be used in the landscape design must be shown. Trees and shrubs should be shown at mature size. All plants, trees and shrubs must be identified by name and shown on the drawing in the location where they will be planted. All structural and landscape measurements are from the finished grade level at the time of installation.
4. Backyard landscaping improvements on Lots that are not visible from neighboring properties or the golf course through view fencing do not require approval of the ALC.

C. Ground Contouring: The property shall not be altered by walls, sidewalks, landscaping, or ground contouring to impede the natural water flow or divert the water drainage to a neighboring Lot. French drains may have to be added to facilitate water to pass obstructions such as sidewalks.

D. Landscape Installation & Re-Design

1. The Homeowner is required to obtain a Permit and sign the liability waiver that is a part of the Permit Request before the delivery of any materials. Such materials are to be delivered to the Homeowner's property. Such



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

materials must be spread, installed, or otherwise removed from view within three (3) days unless prior approved by the ALC.

2. Homeowners and any contractors they employ (landscaping, masonry or other) are responsible to ensure that equipment and/or materials (gravel, dirt, boulders, sand, plants, masonry blocks, etc.) are not stored on the street without first notifying CSD and having safety cones with reflectors set in place.

E. Street Curbs and Corner Lots

1. It is the Homeowner's responsibility to landscape to the street curb in front of the property, to the street curb on both sides of a corner property, and to any common area adjacent to their Lot.
2. Homeowners on corner lots must design and maintain landscaping on the corner so street traffic in both directions are able to see approaching traffic on the cross street at the intersection. For guidance and additional information regarding landscaping restrictions on corner lots the Homeowner should refer to *Article V Section B* of these Guidelines

F. Property Borders

1. Borders are generally used to define boundary lines, separate different rock types or separate lawn from granite. Borders may be made of concrete, brick, or slump block.
2. Border height are not to exceed six inches (6") and may be up to eight inches (8") wide.
3. Borders must be within the Homeowner's property line unless written permission is given by the neighboring property owner to put the border on the property line. A copy of such permission shall accompany an ALC application.

G. Landscaping Golf Course Lots – For homes adjacent to the golf course, the following additional provisions apply:

1. All rear or side properties that are adjacent to golf course properties must have some type of hardscape installed along this property line to contain the dirt or granite within the Homeowner's property. This hardscape can be brick, one block of masonry, or a cement curb. Without such hardscape, dirt and granite can wash onto the golf course and interfere with the sprinkler heads and grass from the golf course can grow into the Homeowner's landscaping. When picked up by mowers, granite acts as missiles that can cause damage to property or injury to persons.
2. Homeowners are responsible for locating their property pins so that their landscaping, including the hardscape liner, can be installed wholly within their property. If a Homeowner neglects to locate the property pins and



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

landscapes outside his property, he will be responsible for all surveying costs and the cost of moving the landscaping back into his property.

3. If a Homeowner, or a landscaping, fence or pool contractor has the need to access the rear property through the golf course property, permission to do so must be obtained from the CSD.

H. Raised Planters and Decorative Walls -Raised planters and decorative walls may not be more than 42” in height and must be a minimum of five feet (5') from the property line and comply with Maricopa County or City of Chandler (as appropriate) permit and zoning requirements.

I. Trellises / Lattices

1. Trellises – A Trellis may be constructed of horizontal and vertical bars, with spaces of approximately nine inches (9”) square between such bars. They also are available in a fan shape design.
2. Lattices – Lattices are constructed of laths approximately one and one-half inches (1 ½”) wide inside a frame. The laths are configured diagonally in a crosshatch fashion with approximately one and one-half inch (1 ½”) square openings between them.
3. Materials – Trellises/Lattices may be constructed of wood, coated metal, or vinyl. Plastic is not recommended as it deteriorates rapidly in the sun and paint will not bond or last.
4. Maintenance – Trellises/Lattices must be always maintained to present an attractive appearance from both sides, unless one side is blocked by a masonry wall or the house. When erected close to property line wall or house wall, it is recommended that they be painted the same color as the wall, or the color of the natural wood.
5. Placement and Size
 - a. Trellises/Lattices are not allowed as substitutes for a property line wall or fence.
 - b. Next to the wall of the house – The maximum width allowed is eight feet (8’) and the height can be no higher than the eaves. Only one eight-foot (8’) section per exterior wall of the house is allowed.
 - c. Between houses where there is no property line wall – The maximum dimensions are six feet (6’) in height by eight feet (8’) wide and must be erected at least two feet (2’) inside the property line. The color must match the house color or be natural wood.
 - d. Ends of covered patios – Wood or vinyl lattices/trellises may be installed on the ends of covered patios of the house. They must be no taller than five feet (5’), securely attached and the color must be of natural wood or match the stucco color of the house.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

- e. View Lots - Beyond the rearmost portion of the houses on view lots (golf course, walking path or common area lots)
 - 1) Lattices/Trellises must be erected a minimum of two feet (2') in from the property line.
 - 2) The maximum height is five feet (5') and the maximum width is eight feet (8').
 - 3) Plant material must be kept trimmed so that the height does not exceed five feet (5') and is all within the homeowner's property.

J. Riverbeds and Arroyos

1. Riverbeds, also referred to as "rip rap" (the material usually used to form a riverbed) or Arroyos, are allowed for decorative purposes and to direct water away from foundations during storms.
2. The riverbed cannot be directed to neighboring properties and must be installed to flow toward the street or sidewalk.

K. Tree and Shrub Selection and Maintenance

1. Greenery should be carefully chosen, considering type and size. Homeowners must plant all trees and shrubs far enough in from the property lines so that, at maturity, no branches or roots will protrude into neighboring yards. The rule of thumb for determining the distance a tree should be planted from the property line is one half (1/2) the size of the canopy of the mature tree. For example, some species of elm have a mature canopy of forty feet (40') and should be planted 20 feet (20') from the property line.
2. Wildflowers
 - a. Wildflowers are not recommended for use in landscaping and may not be used for ground cover.
 - b. If wildflowers are present, the plants must be cleared from the property when the flowers have stopped blooming and/or when there is noticeable dead material. This is in keeping with the standard of landscape maintenance.
3. Once landscaping has been installed, the Homeowner is responsible for keeping it properly maintained throughout the year and within their property lines to minimize impact on adjoining landowners. Homeowner's property must be free of trash and weeds, and all dead and dying vegetation removed promptly.
4. A Homeowner has a legitimate right to request the adjacent property owner to remove and or cut back all trees and/or shrubs that may cause damage to his home or interfere with the maintenance of his home.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

L. Plant Replacement

1. The removal of any plant or tree cannot leave a large barren spot without vegetation of any kind.
2. If any tree, shrub, or planting of any kind overhangs or encroaches upon any sidewalk, street, bike path, pedestrian way, walking path, golf course or other common area, it must be trimmed from the ground level up to a height of eight feet (8').
3. Trees and bushes that are known to have extensive root systems should be planted a minimum of four to six feet from foundations, exterior concrete, and fences.

M. Groundcover, Hardscape and Softscape: The ground may be covered with either hardscape, which includes patio extensions, walkways, and decorative walls, or with softscape, which includes grass, granite, and plant materials.

1. Hardscape includes the use of concrete, flagstone, pavers, bricks, etc., in extending patios and driveways or in adding walkways and flat areas for use as a base for a storage facility or holding trash containers.

1) Granite - The following specifications apply.

- a) A Permit is required for all applications of granite. If the granite is to be dumped on the street, it should have safety cones in place. After the granite has been spread on the property, the street must be swept clean.
- b) Granite may vary in size and color, but natural or earth tones are required.
- c) All granite areas, including accent granite locations, should be treated with a pre-emergent weed control at the time of installation and at regular intervals to retard weed growth.
- d) Lava rock and white marble may be used in small decorative areas but are less desirable as both discolor and absorb dirt. White rock glares in the sun, which can be offensive to neighbors.
- e) Artificially colored or painted rocks are prohibited.
- f) Minus granite, although easy to sweep clean, is subject to water damage (washing away on slopes) in heavy rain.
- g) River rock may be used for drainage purposes in riverbeds, but not for the entire softscape area. Refer to *Article XI Section J Riverbeds and Arroyos* of these Guidelines for more information.
- h) Road base and other materials used in the foundation of houses, such as gravel, are prohibited.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

2. Softscape including grass/turf and granite in areas interspersed with plant material.
 - 1) Natural Grass
 - a) When grass is installed, it must have a concrete or masonry border to keep it from spreading throughout the yard. Grass must be properly maintained to always present a pleasing appearance throughout the year.
 - b) Natural grass lawns must be maintained on a regular basis throughout the year. It is understood that certain natural grass species are seasonal in nature and in the winter, dormant browning of this grass is acceptable.
 - 2) Artificial Turf
 - a) Any artificial turf in a Public Utility Easement may be subject to removal for repairs or other required access by a utility. The Homeowner is responsible for returning the area to the original installed condition.
 - b) Requests to install artificial turf are to be included as part of the Landscape Permit Request form. Information to be included on the permit request form shall be:
 - i. Location of the artificial turf on the property
 - ii. Indication of a concrete or masonry border around the artificial turf to prevent the growth of adjacent ground coverings into the artificial turf areas.

N. Temporary Plant Coverings - Temporary coverings for plants/trees may be used in extreme weather conditions and must be removed when conditions ease.

O. Weed Prevention

1. A pre-emergent is recommended twice each year and may be used in all areas for weed control.
2. Any growth of weeds or other nuisance plants must be controlled and removed to always maintain a neat appearance of all landscaped areas.
3. Failure to maintain the landscape area around a home is subject to citations and possible fines. Refer to *Article XX* of these Guidelines.

P. Irrigation Systems

1. Permit Requirements:
 - a. For Ironwood Estates (Unit 33) a City of Chandler permit is required for the installation of all new irrigations systems and repairs if the repair requires a new anti-siphon valve or pressure backflow preventer and



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

new electrical timers. The City of Chandler also requires that the HOA approve the plans prior to submitting them to the City.

- b. For Oakwood and the remainder of Ironwood the Authority Having Jurisdiction (AHJ) is Maricopa County. A Maricopa County permit is required for the installation of all new irrigation systems and repairs if the repair requires a new anti-siphon valve or pressure backflow preventer and/or new electrical timers. For these Units an approved Maricopa County Permit is required prior to CSD staff issuing an HOA permit.
2. All ground level water lines, irrigation pipes and tubes, drainpipes and electrical wires installed at any time must be covered with ground cover so as not to be visible from the street or neighboring properties.
3. Should the irrigation system not be maintained or repaired in a timely manner, the Homeowner will be subject to a CSD Violation.

Q. Private Pools, Spas and Swim Spas

1. A City of Chandler permit is required for Ironwood Estates and a Maricopa County permit is required for Oakwood and Ironwood. Prior approval of the ALC is also required. A copy of the Maricopa County or City of Chandler permit must accompany the Permit Request Form. It is the responsibility of the Homeowner/contractor to ensure that a temporary fence is installed when permanent party walls and/or fencing must be removed while construction is in progress.
2. All pumps, heaters and tanks must be concealed from the street and neighboring properties by masonry walls that are stuccoed and painted the color of the house. They must be five feet (5') from the property line unless that portion of the yard is totally enclosed by a masonry wall (minimum of five feet (5') high in Oakwood and Ironwood and a minimum of six feet (6') high in Ironwood Estates).
3. Equipment of any type relating to the pool must be five feet (5') away from the back wall or party wall unless an inner wall and gate are constructed around the equipment at the required height of the party wall.
4. Maricopa County requires all pools in Oakwood and Ironwood to be totally enclosed with a minimum five (5') foot wall/fence and self-locking gate and the City of Chandler requires all pools in Ironwood Estates to be totally enclosed with a six-foot (6') wall/fence with a self-locking gate.
5. Draining of pools:
 - a. Pools and spas shall not be drained into streets or common areas. Clean-out drains located in the front of the home must be used. For help in locating such drains, consult the Pima Utility Company.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

- b. For Ironwood Estates (Unit 33) only, pools may be drained into the street with prior approval from the City of Chandler Water Department. A backwash pit may also be used for draining small amounts of water for cleaning the filter.
6. Setbacks for swimming pools in IronOaks are as follows:
 - a. A minimum of five feet (5') from rear and side property lines to water and one foot (1') to the cool deck. For houses with five-foot (5') setback/right to use easements, water must be a minimum of eight feet (8') from foundation of house next door.
 - b. No pool equipment, pipes, or decking may be placed in the easement area, and must not be visible from neighboring properties.
 - c. No pool should be constructed closer than three feet (3') to a building foundation as three feet (3') or less may weaken the foundation of the house.
7. All water features, pool slides, covers or other accessory items to the pool or spa that is a permanent structure shall be no higher than the surrounding wall or fence.
8. Interior barriers surrounding pools must meet City of Chandler or Maricopa County specifications.
9. Above ground pools and swim spas:
 - a. The entire backyard of a non-view lot containing a spa greater than 8'L x 8'W x 42"H and/or an above ground pool must be enclosed by a view fence or masonry wall. See *Article XI. Section Q.* above for height requirements according to AHJ.
 - b. The height of the spa and/or pool, including the cover and accessories may not exceed the height of the wall.
 - c. Spas greater than 8'L x 8'W x 42"H and above ground pools, including cover(s), are not allowed on view lots.

R. Vegetable Gardens

1. Gardens are allowed but not in the front yard.
2. If watering the garden causes damage to a wall the homeowner with the garden will be responsible for maintenance/repair of both sides of the wall.

S. Water Features, Fountains and Pool Slides

1. Water Features, Fountains and/or Pool Slides must not exceed six feet (6') in height from ground level and must be approved by the ALC prior to installation.
2. Requirements in *Section XII Art and Embellishments – Yard Art* apply to this section.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

3. Any pond greater than eighteen inches (18") deep or eight linear feet (8') wide at any point on the long axis constitutes a pool and all pool rules apply. Refer to Article XV. Private Pools, Spas and Swim Spas.
4. A water feature that includes water service piping and/or drain lines must obtain the appropriate permits from Maricopa County or City of Chandler. Permits must also be obtained for electrical connections to pumps or other electrically fed water feature equipment.
5. If ponds/waterfalls are to be installed, owners should check with Maricopa County or City of Chandler (Ironwood Estates) to determine whether the pond falls under the guidelines of swimming pools, for which barrier walls are required.
6. All motors used to activate the water feature must be hidden from view from the street and adjoining properties, and the location thereof must be indicated in the plan submitted for approval. Locating such equipment between houses is preferred, but then it must be separated from the adjoining home by the installation of a masonry wall so that the noise does not become a nuisance to another Homeowner (plants alone will not be allowed).
7. When locating pump equipment at the rear of a Lot backing up to the golf course or common area, either plant material or a short decorative wall of three feet (3') in height or less may be used to hide the equipment.
8. A water feature that includes a basin, pit or pond that holds water must have such basin, pit or pond drained or treated with chemicals when the Homeowner leaves for an extended period and the pump is turned off. Standing water becomes stagnant and becomes a breeding ground for insects such as mosquitoes.

T. Landscape Lighting

1. Low Voltage (12 volt) or low wattage 110-volt lights may be used to highlight landscape shrubs. They may also be used along walkways, patios or to highlight water features.
2. Lighting must be shielded where these lights may shine onto a neighbor's property. They should always be directed to the Homeowner's lot to avoid disturbing the neighbor.
3. Colored lights are not permitted on a permanent basis. For holiday lighting refer to the *IronOaks Rules & Regulations Article V. Community Standards, Section A4.*



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

XII. ART AND EMBELLISHMENTS – YARD ART

- A. A permit is not required for yard art.
- B. Yard art is defined as items that are manmade, or some natural items not in native settings and/or form, as opposed to landscape materials such as rock, living plants, shrubs, trees, and flowers.
- C. Wall and yard art or embellishments must be maintained and are acceptable only if they are in harmony with the area.
- D. Standard style solar light or decorative solar lights are considered yard art not requiring a permit.
- E. Seasonal and decorative flags which are house mounted below the roofline do not require approval. Seasonal (holiday) flags may be displayed thirty (30) days before and must be removed no later than twenty-one (21) days after the holiday to which the flag pertains. Flags must always be maintained in good condition.
- F. Decorative Garden Flags
 1. Garden flags may contain seasonal images and texts. They are to be in harmony with the area as solely judged by the ALC.
 2. Typical flag size is 12" x 18".
 3. The quantity of garden flags shall not be excessive for the size of the property containing the flags.
 4. Placement of the Garden Flag Hangers shall be a minimum of nine feet (9') feet from the street.

XIII. FIREPLACES, BARBEQUE ISLANDS, OUTDOOR KITCHENS

- A. A complete set of detailed plans must be included with the submission of a Permit Request for an outdoor fireplace or a constructed barbecue or barbecue island.
- B. All the proposed items/structures for the outdoor fireplace or a constructed barbecue will be located a minimum of five feet (5') from the property line.
- C. The height of fireplaces shall not exceed 5 feet (5') or the height of the fence.
- D. The height of a barbecue island or outdoor kitchen countertop/working area shall not exceed 36 inches (36"). If a backsplash is included the height shall not exceed 42 inches (42"). The height of a built-in grill shall not exceed 50 inches (50").
- E. All exterior surfaces must be covered in stone, brick, stucco, or tile. Any portion that is to be stuccoed is generally painted the same color as the residence with tile, stone and brick a complementary color.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

- F. The Homeowner should check with Maricopa County or the City of Chandler (Unit 33) regarding the issuance of a Permit when installing a Natural Gas line or valve.
- G. CSD permits are not required for prefabricated barbecue units that are ready to set in place and use.

XIV. OUTDOOR TVs - Outdoor TVs sound level when the TV is “on” shall not be such as to be an annoyance to neighbors, regardless of the time of day.

XV. MAILBOX ENCLOSURES (Not Applicable to Ironwood Estates)

- A. Four (4) mailbox models are approved, and pictures may be obtained from the CSD office.
- B. An approved ALC Permit Request is required before the replacement of any mailbox.
- C. Construction of all mailboxes must comply with U.S. Postal Service (USPS) requirements which states the height of the mailbox opening must be fifty-four inches (54"). This is to be confirmed with the USPS.
- D. The mailbox may be located on either side of the driveway and must be enclosed as described below in this Article.
- E. Mailbox enclosures must be of masonry construction, stuccoed, and painted to match the trim or body color of the residence.
- F. Ledger Stone or Cultured Stone Veneer may be added to mailboxes only when the stone matches the stone on the house. An ALC Permit must be obtained. Refer to *Ledger Stone/Cultured Stone Veneer Article V Section N*.
- G. Ironwood Estates uses cluster boxes supplied by the U.S. Postal Service.

XVI. SOLAR PANELS, SKYLIGHTS, SOLAR TUBES

A. Solar Panels

1. Installation of Solar Panels and ancillary equipment (whether for Solar Hot Water Heaters, Solar Pool/Spa Heaters, or Solar Photovoltaic Power) requires an ALC Permit, along with the appropriate Maricopa County or City of Chandler permits (AHJ) which must be submitted along with the Permit Request Form.
2. A copy of the complete set of drawings, specifications, and documents required by the applicable Authority Having Jurisdiction (AHJ) along with a copy of the approved AHJ permit shall be submitted to the CSD with the Permit Request
3. The installer must be a licensed solar contractor with the appropriate contractor’s license.



ARCHITECTURAL AND LANDSCAPE GUIDELINES (ALG)

Sun Lakes Homeowners Association #3

B. Skylights

1. Installation of skylights in the roof requires prior approval of the ALC.
2. The Permit Request must include complete specifications and a copy of the plot plan and house plan marked to show location on the roof. Homes located in Ironwood Unit 33 are required to have a City of Chandler building permit which must be attached to the Permit Request. Homes located in Oakwood and Ironwood Units 27 through 28 do not require a permit from either Maricopa County or the City of Chandler.

C. Solar Tubes - Installation of solar tubes in the roof requires prior approval of the ALC.

XVII. ROOFS AND REPLACEMENT ROOF TILES

- A. Tile roofs are required for all homes in IronOaks except on territorial style models and patios that have flat roofs.
- B. CSD has samples of approved tiles if the entire roof is being replaced.

XVIII. STORAGE FACILITIES (STORAGE SHEDS)

- A. Definition: For the purposes of this Section, a Storage Facility is defined as a prefabricated structure without any utilities (i.e., electricity, water, or gas) installed. Any prefabricated, man-made or manufactured structure which exceeds forty-two inches (42") in height shall be considered a Storage Facility for the purposes of this Section. Refer to additional requirements within this section.
- B. Complete specifications for size, type of material used, color and the proposed location where the storage facility will be installed must be submitted to the ALC for approval.
- C. If the storage facility does not come with a floor, it must be placed on a concrete slab, or a base made of pavers or cinder blocks and painted the color of the house. It can be placed near a property line but cannot use any property line wall as one of its walls.
- D. The storage facility must be behind, or alongside, the house in an area that is fully enclosed by masonry walls. It must not be visible from the street or neighboring properties.

XIX. WATER SOFTENER TANKS – Outside installation of water softener tanks is not allowed.

XX. NON-PERMIT RELATED VIOLATIONS - In those situations where any Lot has not been maintained, or where other conditions may exist as to present a nuisance, or substantially detract from the appearance or quality of the surrounding Lots as cited in these Guidelines, the SLHOA #3 CC&R's, and or the

SLHOA #3 Bylaws, or the SLHOA #3 Rules and Regulations the Homeowner will be subject to the SLHOA#3 Enforcement and Appeals Process Policy.

XXI. APPEAL OF CSD OR CC&R VIOLATIONS OR DECISIONS

- A. Appeals of CSD and CC&R violation notices are managed according to the SLHOA#3 Enforcement and Appeals Process Policy.
- B. Appeals of a CSD permit request decision may be made to the ALC by the homeowner. Appeals of a subsequent ALC decision are managed according to the SLHOA#3 Enforcement and Appeals Process Policy.

[END]

IronOaks at Sun Lakes

Permit and Fee Schedule

\$0 FEE MAINTENANCE (PROPERTY UPKEEP/REPAIR)	PERMIT (Y/N)
• WALL REPAIRS	N
• REPLENISHING LANDSCAPE GRANITE	N
• REMOVING OR REPLACING DEAD PLANTS, TREES	N
• REPLACING DAMAGED GARAGE DOOR WITH SAME STYLE	N
• PAINTING (EXTERIOR)	Y
• ROOF REPAIR AND TILE REPLACEMENT	Y
• MAILBOX ENCLOSURES	Y
• REPAIRING OR REPLACING EXISTING	
➤ AIR CONDITIONER	N
➤ LEDGER STONE	N
➤ AWNINGS/SUNSHADES	N
➤ SHADE SAILS	N
➤ SHADE COVERS	N
➤ SECURITY DOORS/SUNSCREENS	N
➤ DRIVEWAYS/WALKWAYS/PAVERS	N
➤ PATIO SURFACES/COATINGS	N
➤ EXTERIOR LIGHTING (COACH LIGHTS)	N
➤ GARAGE DOOR	N
➤ GUTTERS/DOWNSPOUTS	N
➤ WINDOWS	N
➤ IRRIGATION SYSTEM	N
➤ TRELLIS/LATTICE	N
➤ RIVERBEDS/ARROYOS	N
➤ PATIO MIST SYSTEMS	N
➤ DECORATIVE SHUTTERS	N

\$0 FEE ADDITIONS (NOT MAINTENANCE)	PERMIT (Y/N)
• STAND-ALONE BBQ	N
• PORTABLE FIRE PITS	N
• TEMPORARY TENTS/AWNINGS	N
• PLANTS IN POTS; POTS	N
• YARD ART	N

IronOaks at Sun Lakes

Permit and Fee Schedule

\$20 Permit Fee additions or new (Not upkeep) **Permit (Y/N)**

- AIR CONDITIONERS FOR ADDITIONS Y
- LEDGER STONE Y
- AWNINGS/SUNSHADES Y
- SHADE SAILS Y
- SHADE COVERS Y
- SECURITY DOORS/SUNSCREENS Y
- DRIVEWAYS/WALKWAYS/PAVERS Y
- PATIO SURFACES/COATINGS Y
- EXTERIOR LIGHTING (COACH LIGHTS) Y
- FLAG POLES Y
- GARAGE DOOR CHANGE Y
- GOLF BALL SHIELDS Y
- GUTTERS/DOWNSPOUTS Y
- ADDITIONAL/RELOCATED WINDOWS Y
- NEW IRRIGATION SYSTEM Y
- TRELLIS/LATTICE Y
- RIVERBEDS/ARROYOS Y
- PATIO MIST SYSTEMS Y
- STORAGE FACILITIES Y
- DECORATIVE SHUTTERS Y

\$40 PERMIT FEE ADDITIONS OR NEW (NOT UPKEEP) **PERMIT (Y/N)**

- ARTIFICIAL TURF FRONT OF HOUSE Y
- RAMADAS/PERGOLAS/PATIO COVERS/GAZEBOS/ELEVATED PATIOS Y
- MASONRY BOUNDARY WALLS Y
- ALL FENCES AND WALLS AT EXTERIOR OF HOME Y
- BUILT-IN (BBQ ISLANDS/OUTDOOR KITCHEN/FIREPITS) Y
- SOLAR PANELS Y
- SKYLIGHTS/SOLAR TUBES Y
- COLUMN REMOVAL Y
- OUTDOOR TVS Y
- FRONT/VISIBLE LANDSCAPE REDESIGN Y
- NATURAL GAS LINE INSTALLATION OR EXTENSION Y

\$60 PERMIT FEE NEW WORK **PERMIT (Y/N)**

- GUEST SUITES, CASITAS, GOLF CART GARAGE, ADDITIONS Y
- POOLS Y