

# ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

## Introduction

The purpose of these guidelines is to ensure the maintenance of high development standards for the benefit of the homeowner. These guidelines have been established to provide a broad framework within which the quality of design will be insured. These design guidelines will guarantee that The Springs homes reflect an architectural quality and style consistent with the natural beauty of the Sonora Desert and Green Valley. For that reason the design of architectural forms of the early Native Americans inspires the philosophy of the residences. With consistency of design, homeowners will understand that they are a part of the overall composition.

## Design Philosophy

The Springs has established a unique architectural statement. It is the responsibility of the homeowners and the Architectural Committee to enforce the integrity of the community through the careful maintenance of its residences.

The following are some key elements, which represent the design direction by The Springs Homeowners Association.

- ✓ Simple architectural statements.
- ✓ Continuity of architectural forms, materials and textures.
- ✓ Harmony between the home and the site.
- ✓ Color and landscape coordination.

To realize these key elements the following consideration should be embraced:

1. All homeowners acknowledge and agree that the guidelines are understood, are reasonable, and benefit the community.
2. A spirit of cooperation and community pride should be strived for between the homeowner and the Architectural Committee.
3. Guidelines cannot be all encompassing and are meant to encourage creativity and allow the Architectural Committee latitude of approval authority.

## Purpose

The Architectural Committee was established and guidelines were formulated to guarantee The Springs would maintain its architectural spirit and value. The guidelines are comprised of design philosophy submittal procedure and standards. The Board has adopted these guidelines. Any conditions, materials or procedure not defined within the CC&R's and these guidelines shall become a matter of judgment on the part of the Architectural Committee. The purpose is to provide a procedure and establish guidelines for assisting each owner to obtain approvals.

## ARCHITECTURAL DESIGN GUIDELINES

**Building Additions** – Any construction, erection or placement of anything permanent or temporary on the outside portion of any home or lot is not permitted without prior approval by the Architectural Review Committee (ARC). This includes without limitations: basketball hoops, swing sets and similar sports and play equipment, clothes lines, animal pens, fences of any kind, gazebos or porches, and awnings.

**Exterior Lighting** – All exterior lighting is to be approved by the ARC, prior to installation. It shall be indirect and shielded to prevent spillover onto adjacent lots and streets. Exposed bulbs, spotlights and reflectors are prohibited.

**Antennas and Satellite Dishes and Phone Wires** – Placement of antennas and satellite dishes should be coordinated with the ARC so that they cannot be visible from street or neighbors house. All wires (antennas, dishes and phone) on rear or sides of the house must be painted to match the color of the stucco.

**Wall Hangings** – Wall hangings and other outdoor decorations must be tasteful and in a Southwest motif and not be excessive.

**Sun/Solar Screens (Awnings)** – Fixed sun/solar screens and frames or roll down screens on patios can be a light or dark shade of brown, black, beige or match the color of the exterior of the house. No mirrored finishes or reflective material that is visible from the outside is permitted. Sun screens need to be hidden behind wood beams or covered with cornice painted the same color as the beam. Screens can only be off-white or colors matching the exterior. Bamboo is not approved.

**Doors, Metal Gates and Wood Beams** – All houses to be painted must provide a paint sample to ARC before painting if using other than approved paint formulas. Garage doors and house must be painted with flat paint. Color changes are not permitted. Coloring of the driveway is not permitted. Wood beams, posts and trim need to be sealed every two years or sooner. You may not change the stain color at any time.