

QUICK TIPS FOR HOMEOWNERS

This **Quick Tips for Homeowners** summary is being provided to you by The Springs at Santa Rita Architectural Review Committee (ARC) for your convenience as a reference guide to help you understand HOA standards as they pertain to the outside of your property.

Please keep this form in the house to be used as a quick reference BEFORE starting any project

(These tips are NOT intended to replace the HOA Governing Documents)

PLANNING TO MAKE A CHANGE TO THE EXTERIOR OF YOUR HOUSE OR LOT?

REMEMBER – MAKING CHANGES TO THE EXTERIOR OF YOUR HOME OR LOT IN MOST CASES REQUIRES SUBMITTAL OF AN ARCHITECTURAL REQUEST FORM BEFORE YOU HIRE ANY CONTRACTOR OR PERFORM ANY DO-IT-YOURSELF WORK.

Blank ARC Request Forms can be found on the HOA website at www.thespringshoa.org/pdf/arc/ARC%20Request%20Form%20240315.pdf

Satellite Dishes, Solar Panels, and Phone Wires: must be coordinated with ARC to ensure that they are not visible from the street or neighbors' houses to the extent possible. All visible wires should be painted to match the color of the house.

Building Additions: must be approved by ARC **PRIOR TO** construction, erection or placement of any permanent or temporary addition to the outside of your house. This includes replacement of windows, doors, garage doors, etc.

(OVER)

Garage Doors, Metal Gates, Wood Beams, Driveways and Walkways: Garage Doors must be painted the same color as the stucco walls of the house and can be flat or satin finish. Coloring or coating of driveways or walkways is NOT permitted. Any improvements to walkways or driveways requires ARC approval **PRIOR TO** the work being done. Wood beams, posts and trim that are stained instead of painted should be sealed every two years at a minimum.

Painting Your House: Does NOT require prior ARC approval but **MUST** conform to the exterior paint policies on the HOA website at www.thespringshoa.org/pdf/arc/Paint%20Policy_240910.pdf. Be sure to share this policy document with your painting contractor.

Painting Your Front Entry Door, Security Door: Entry door must be painted in one of the twelve approved colors you can find on the website at www.thespringshoa.org/pdf/arc/ARC%20Color%20Chart_240925.pdf

Replacing Windows/Patio Sliding Doors: You must submit for approval to ARC **PRIOR TO** replacing windows and/or patio doors in your house. Window frames can only be one of the industry-standard colors which include black, brown, tan or bronze. NO white window frames are permitted.

Exterior House Lighting: Replacing or installing new exterior lighting on your house requires ARC approval **PRIOR TO** the work being done. The Springs requires that all exterior lighting, front and back, be direct and shielded to prevent spillover onto adjacent lots and streets. The light fixture that illuminates your house number should be kept illuminated, free of obstruction and easily visible from the street so emergency vehicles can see your house number. The house number light is illuminated with a special dawn to dusk bulb provided by the HOA. If your house number bulb is not working, please contact the HOA office. **ONLY** the bulbs provided by the HOA should be used in these fixtures.

Landscaping your Lot: Planting or placement of, or removal of, trees, bushes, shrubs or other landscaping on your property requires prior review and written approval of the ARC. The planting plan submitted to ARC must include the name of the tree, bush, shrub or plant, the size at full growth and the proposed location. Plantings of any kind must NOT overhang or damage the sidewalks.

Sun/Solar Screens & Awnings: Installation of screens/awnings must be approved by the ARC **PRIOR TO** installation. Fixed sun/solar screens and frames visible from the front or roll down screens on patios can be a light or dark shade of brown, black, beige, or match the exterior color of the house. Sunscreens need to be hidden behind wood beams or covered with cornice painted the same color as the beam. Window screens can only be off-white or colors matching the exterior of the house. Bamboo is NOT approved.

Flagpoles: May be placed above your garage or, with prior approval from ARC, installed in the front or back yard. Flagpoles cannot exceed the height of your dwelling by more than one foot. No more than 2 flags can be displayed at once. Flags displayed must be consistent with AZ law as applied to planned communities. See www.azleg.gov/ars/33/01808.htm

Parking and Vehicle Storage: Vehicles (including legally licensed golf carts) may be parked in garages or driveways of a lot only and not on the street. When parked, vehicles shall not obstruct the sidewalk for the safety of those walking on the sidewalks. Short term parking is allowed on the street in front of your residence for visitors but **NO parking on the curbs or sidewalks** is allowed **AT ANY TIME**. Overnight parking on the street is prohibited with the exception of visitors parking overnight if your driveway and garage are full. See additional rules regarding parking in the HOA handbook.

Garage Doors: Keep your garage door closed at all times except when you are entering and exiting the garage or if a project you are working on requires the door to be left up for access purposes.

Streets and Sidewalks Use: When landscaping, remodeling or other activities require the use of the street or sidewalk space for **TEMPORARY** storage of gravel, rocks or other material, care must be taken to protect the streets and sidewalks from damage. **COVER THE SURFACE** before landscaping material is delivered.