

**LANTANA VILLAGE HOMEOWNERS ASSOCIATION
DESIGN GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS**

**Originally Adopted December 2002
First Revision October 8, 2004
Second Revision May 7, 2014**

Architectural and landscape improvements are under the purview of the Design Review Committee, as specified in the Declaration of Covenants, Conditions and Restrictions (the "Declaration"), page 9, Section 3.11 Design Review Committee.

These Design Guidelines for Architectural Improvements (hereinafter referred to as Architectural Guidelines) have been adopted by the Design Review Committee in accordance with the CC&R's and are in addition to the Declaration and the Design Guidelines for landscaping. They shall apply to all Lots within Lantana Village and are binding on all Owners. The Design Review Committee may amend these Architectural Guidelines as it deems appropriate. It is the responsibility of each Owner to obtain and adhere to the requirements in the most recent Architectural Guidelines.

ARCHITECTURAL REVIEW PROCESS

Each lot owner should read, review and make themselves acquainted with the Declaration recorded on their Lot with Maricopa County and with these Architectural Guidelines as may be amended from time to time by the Design Review Committee. These documents are intended to enhance property values and the high standards of development that exist within Lantana Village.

These Guidelines are established to assist residents in preparing an application to the Design Review Committee for structural and landscape improvements. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE DESIGN REVIEW COMMITTEE. Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval.

Because each situation may have different conditions, e.g. different locations, physical conditions and design considerations, etc. each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable City codes.

APPLICATION PROCEDURE

Application and plans will be kept on file with the Association and should be mailed to:

**Kinney Management Services
P.O. Box 25466
Tempe, Arizona 85285**

1. Application Form – A completed application form (copies can be obtained from the management office)
2. Plot Plan – A site plan showing dimensions of the Lot, the dimensions of the existing dwelling in relation to the Lot, and the dimensions of the proposed addition in relation to the existing dwelling and property lines (setbacks) Measurements must be written on the plans. An accompanying photograph of the proposed location will be helpful.
3. Elevation Plan(s) – Plans showing finished appearance of the proposed addition in relation to existing dwelling. An accompanying photograph of the proposed addition (if applicable) will be helpful.
4. Specifications – Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Lantana Village and the use and appearance of all land within Lantana Village, shall comply with all applicable City of Chandler zoning and code requirements as well as the Declaration and these Guidelines.

Review – Approval and/or Disapproval

The Design Review Committee shall have forty-five (45) days after submittal of plans to approve or disapprove plans.

Review and approval (or disapproval) will include, but not be limited to, consideration of architectural design material, colors, harmony with the external design and color of existing structures on the Lot and on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation will also be considered.

Neither the Design Review Committee, nor the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The homeowner shall be responsible for obtaining any and all permits required by the City of Chandler (if applicable). The review of plans by the Design Review Committee, Board of Directors and/or the Declarant is for aesthetic purposes only.

Approval Expiration/Construction Period – Upon receipt of approval from the Design Review Committee for any construction or modification, the owner who has requested such approval shall commence the Construction or modification approved by the Design Review Committee within ninety (90) days after the date the construction or modification was approved by the Design Review Committee and shall diligently pursue such construction or modification so that it is completed as soon as reasonably practicable within such time as may be prescribed by the Design Review Committee. If the construction or modification is not commenced within the time period prescribed by this Section, the Design Review Committee's approval of the construction or modification may be revoked by the Design Review Committee.

GUIDELINES

ANTENNAS AND SATELLITE DISHES

Unregulated receivers, whether attached to a building or structure, or on any Lot, must be approved in writing by the Design Review Committee with such screening and fencing as such the Committee may require, prior to installation.

For antennas not regulated by the FCC larger than one meter in diameter, Antenna Concealment Rules are as follows:

- The highest point of satellite dish must be no higher than (12) inches below the lowest fence elevation.
- The Design Review Committee reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the Declaration.

The Association's preference for location of receivers, which are regulated by the FCC (television antennas and satellite dishes less than one meter in diameter), in descending order, is as follows:

1. A location in the backyard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the backyard of the Lot;
3. On the roof, but below the roofline;
4. A location in the side yard of the Lot where the Receiver and any pole must be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

For any installation other than in the backyard below the fence line, all visible wiring MUST be painted to match its background color.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be visible from neighboring property, the Association would prefer that such location be used for the Receiver rather than a higher-listed location at which the Receiver would be visible from neighboring property, provided such location will not unreasonably delay or prevent installation, maintenance, or use of the regulated Receiver, unreasonably increase the cost of installation, maintenance, or use of the regulated Receiver, or preclude the reception of any acceptable quality signal.

AWNINGS

Awnings must be approved by the Design Review Committee. Awnings over windows shall be (a) canvas, (b) a solid color matching the exterior body or roof color on the home, (c) the same color on the inside and exterior face, and (d) installed only on the

side and rear of the home. A minimum five-year guarantee is required from the manufacturer to ensure a high quality awning. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping etc.

Submit: The manufacturer, sample color swatch, in duplicate type, and number of years' guarantee for approval prior to installation. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material used, along with the color and design of the proposed awning is required in duplicate.

BASKETBALL GOALS OR SIMILAR STRUCTURES

No portable basketball goal or backboard shall be constructed, installed or maintained in any front or rear yard.

No permanent basketball goal or backboard shall be constructed, installed or maintained in any front yard.

A permanent basketball goal or backboard may be installed in the rear yard, provided that it meets the following guidelines:

Architectural approval must be submitted for and obtained in writing prior to the installation of any basketball goal. **Submittals should contain the area where the goal will be placed due to possible nuisance to neighbors and ensure they are within the 8 foot guideline below.

- No portion of the basketball goal and/or backboard may be attached to the house.
- Backboard must be white or clear plexiglass.
- All non-clear surfaces, including metal supports and pole shall be painted to match the stucco color of the house.
- Basketball goals must be located a minimum of eight (8) feet from any perimeter wall and be maintained in good condition at all times, including the net.

CONCRETE ADDITIONS/DRIVEWAY EXPANSIONS

A single sidewalk which does not exceed 36" in width and which runs from the driveway to the rear yard gate, may be installed **with the prior approval** of the Design Review Committee. It must match the existing sidewalks in color and texture.

No other concrete additions, including but not limited to driveway extensions, will be permitted.

DECORATIVE ITEMS (INCLUDING, BUT NOT LIMITED TO BENCHES AND OTHER SEATING ITEMS, FOUNTAINS/WATER FEATURES, LIGHT POLES, ORNAMENTAL STATUARY ETC.

Water features, including fountains, are not permitted in front yards. Water features will be allowed in rear yards. It is recommended that the water be chlorinated. It is the obligation of the owner to keep the water feature maintained and in good operating

condition provided the maximum height be six (6) inches below the fence line, unless approved in writing by the Design Review Committee.

Other decorative items including but not limited to ornamental statuary, artistic work, craftwork, figurines or ornamentation of any kind are not permitted in front yards. Watering hoses must be in an appropriate housing, i.e., bracket on a wall, large pot where it can be coiled inside, etc., or out of the view of the street or adjoining dwellings. Empty plant pots need to be removed from front yards.

Decorative flags will be allowed in front yards if approved in writing by the Design Review Committee. No flags shall be placed in the areas maintained by the association.

One bench or two chairs and one small table will be permitted in the front of a home without the need to submit for architectural approval, provided they be located on the home's front porch, and must be outdoor/patio furniture in style and purpose.

Owners of homes without a front porch must submit for architectural approval of any of the above items prior to placing them in front of their home.

Exterior Lighting will be considered for approval with the following provisions:

- Lighting shall be shielded such that the light shines primarily in the Lot; lights that create glare visible from other Lots are prohibited.
- Colored light bulbs, lenses or reflectors are not permitted.
- Light fixtures shall not exceed an illumination intensity of more than one-foot candlepower as measured from the Lot line.
- Low-pressure sodium bulbs are not permitted.
- Outside lights should be screened whenever possible with walls, plant materials, or internal shielding.

FENCES AND WALLS (INCLUDING DECORATIVE WALLS)

Plans for new fences or walls or additions or modifications to existing fences or walls must be submitted to the Committee for approval prior to construction. This includes decorative walls. Masonry planters and decorative walls must be no taller than 30 inches in height. Any wall not made from stone shall be painted and stuccoed to match the house.

FLAGPOLES

Display of the United States Flag

Definition: As used herein, the term "flagpole" shall mean a pole or staff of wood or metal for display of the American Flag, whether such pole or staff is horizontal or vertical, or freestanding or attached to a structure.

Definition: The “union” portion of the flag is the portion with the stars on the blue background.

Placement of the American Flag Display; Poles; Number of Flags:

- 1 Prior to installing a flagpole on any Lot, the Owner of said Lot must, in writing, submit a request including specific plans detailing the height, type, location and method of installation and color of the flagpole to the Design Review Committee for approval.
- 2 Only one (1) flagpole of any type is allowed on a Lot.
- 3 The height of the flagpole can be no greater than the distance between the point of placement of the pole in the yard and the closet point of either of the following:
 - The sidewalk or the street if no sidewalk;
 - Any common area; or
 - Any neighbor’s property line
- 4 There shall be no more than (1) American flag displayed at any one time, and no flag shall be disproportionately large. An Arizona Flag or a flag representing one of the five United States military branches may also be displayed, provided their display is in accordance with the Federal Flag Policy. No more than two (2) flags may be displayed at one time.
- 5 If a homeowner stops displaying a flag on their flagpole for 30 days or more, the flagpole must be removed.
- 6 The American Flag may not be placed on Common Area (common elements) or the Association maintained property, e.g. rights-of-way, etc. without the express written permission of the Board of Directors.
- 7 No other flag or pennant should be placed above or, if one the same level, to the right of the flag of the United States of America.
- 8 If the flag of the United States is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from the windowsill, balcony, or front of a Unit, the union of the flag should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
- 9 When displayed either horizontally or vertically against a wall, the union should be uppermost and to the flag’s own right, that is, to the observer’s left. When displayed in a window, the flag should be displayed in the same way, with the union or blue field to the left of the observer in the street.
- 10 The flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.
- 11 The flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.
- 12 The flag, when it is in such condition that it is no longer a fitting emblem for display, should be removed and replaced with a new flag.

GATES

Double gates may not be installed at Lantana Village.

The installation of a gate in a fence running along the side of a property is prohibited.

When gates are in need of maintenance, homeowners with wood gates must paint them to match their fence or may stain the wood in its natural color. Homeowners with wrought iron gates with wood inserts must paint the wrought iron black or to match their fence and must maintain the wood in its natural color.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts will be considered for approval. Their finish must match the dwelling in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain the addition in good repair. Plans must include:

- The proposed locations of the gutters and downspouts;
- The quality of materials to be used
- Warranty by the manufacturer
- Name and telephone number of installer.

HEATING, VENTILATING AND AIR CONDITIONING UNITS (INCLUDES EVAPORATIVE COOLERS)

No machinery, fixture or equipment of any kind including, but not limited to, heating, cooling, air conditioning, refrigeration equipment and clotheslines shall be placed, operated or maintained upon or adjacent to any Lot, except such machinery, fixture or equipment as is usual and customary in connection with residential use of property, and provided such machinery, fixture or equipment is properly screened or concealed from view of non-residential neighboring property or public property.

*Oil pans, carpet, board or any other object used to collect oil spills from driveways must be concealed from view when not in use.

PATIO COVERS

Plans for patio covers will be considered for approval. The following minimum standards are required.

Partial Shade covers

Horizontal shading members: minimum 2x2 rough sawn, with a maximum overhang of 6 inches past a support.

Horizontal support members: minimum 4x4 rough sawn or double 2x6 members.

Vertical support members: minimum 4x4 rough sawn

Color: to match existing trim

Solid patio Covers

Flat roof pitch less than 1":12" must have a brai or other built-up roof application identical in color and quality that meets City code.

Sloped patio cover with 4":12" and greater shall have tile to match existing dwelling.

All building materials and structural designs must meet City code and have a City permit.

Color to match existing trim.

PLAY STRUCTURES

Plans for play structures must be submitted for approval as in most instances they protrude over the fence. This is not intended to eliminate play structures, but to assure nothing unsightly is erected.

The maximum height, which will be considered for approval for pool ladders, swing sets and jungle gym equipment, shall be nine (9) feet, exclusive of awnings.

Play structure awnings must be a solid, neutral color, e.g., beige. Forest green canopies will also be acceptable.

When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure. When considering plan approval, the Design Review Committee will be concerned that the height of the structure not protrude above the perimeter fence more than three (3) feet.

All structures must be located a minimum of six (6) feet from any party wall, measured from the portion of the structure that is the closest to the party wall.

POOL AND SPAS

Pool accessories that will exceed the height of the fence must be submitted for approval, e.g. sides, water features etc.

Pools and spas need not be submitted for architectural approval. Note that the perimeter “theme” walls on Lots bordering the Association landscapes areas may not be torn down. Access must be granted by tearing down a front wall on the side of the home, leaving the perimeter theme wall intact, assuring it matches in texture and color throughout the community.

RAMADAS OR SIMILAR STRUCTURES

These shall be limited to single story structures. No upper decks will be allowed. Structure design shall be harmonious with the dwelling and exterior landscape. Structures shall be considered for approval provided they do not exceed twelve (12) feet six (6) inches in height above approved finished floor, are placed no closer than five (5) feet from any party wall, and do not violate any provisions of the Declaration.

SIGNS

No signs that are visible from neighboring property shall be erected or maintained on any Lot except for signs as allowed by Arizona Statue, “For Sale” and “For Rent” signs not exceeding eighteen (18) inches by twenty-four (24) inches and two identification

signs for individual residences, that have been approved in advance in writing by the Architectural Committee. Placement of “For Sale” and/or “For Rent” signs on perimeter theme walls within Lantana Village is prohibited. No signs shall be placed in the areas maintained by the association.

Landscaping, pool signs, etc. must be removed when the work is complete.

Small signs for displaying security systems and “Beware of Dog” are allowed subject to Committee approval.

SOLAR PANELS

Except as may be initially installed by the Declarant, no solar energy collecting unit or panels shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Design Review Committee. Roof mounted solar panels and equipment must match the roof material. Panels can have a surface area of eight (8) feet by six (6) feet and must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline and must not be visible from public view. Any solar panels and/or equipment exceeding a surface area of eight (8) feet by six (6) feet must be ground mounted and may not be visible from neighboring property or public view.

The preferred location for all panels and equipment is within the confines of the rear yard, concealed by a solid fence. If this is not possible, plans must include the following:

- Dimensions of panels
- Dimensions of surface on which panels are to be installed
- Location of the portion of the surface on which the panels are to be placed
- Positioning of the panels on the surface
- Photo or brochure showing the appearance of the panels and the materials and color of which they are constructed
- Location of plumbing and what steps will be taken to conceal it
- Explanation of why the panels cannot be installed in a less visible location

STORAGE SHEDS

Storage sheds will be permitted provided the maximum height of the shed does not exceed the height of the immediately surrounding fence or fences. All sheds must be submitted for approval prior to installation.

WINDOW COVERING MATERIALS

Permanent draperies or suitable window covering on all windows facing the street must be installed within sixty (60) days from the close of escrow. All such window coverings facing the street must show a white or beige color unless otherwise approved in writing by the Design Review Committee. *Except for the smallest windows 17”x 17” on second level and smallest garage windows 17” x 17”.

Clear aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors.

Bronze, charcoal, brown or gray sunscreen material may be installed. The frame for window screens must match the existing window frames. As long as the guideline is met and the sunscreens are of high quality and professionally installed, a sunscreen request form need not be submitted for approval.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed.

SECURITY DOORS

Security doors need to be submitted for approval prior to installation.

THESE DESIGN GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS MAY BE AMENDED BY THE DESIGN REVIEW COMMITTEE BY A MAJORITY VOTE OF THE DESIGN REVIEW COMMITTEE.