

**NORTH RANCH COMMUNITY  
ASSOCIATION  
ARCHITECTURAL REVIEW RULES**  
Revised by the NRCA Board of Directors December 2009

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**ARTICLE I. INTRODUCTION**

The Architectural Review Committee, hereto forth ARC, of North Ranch was established under the Declaration of Covenants, Conditions and Restrictions for North Ranch. The function of the ARC is to consider and act upon all proposals or plans which have been submitted to it and to adopt Architectural rules within North Ranch for additions, deletions and modifications to existing structures, common areas and proprieties within North Ranch.

The ARC has the ability and power to adopt, amend, supplement and repeal these Rules, subject to the approval of the Board of Directors. These Rules were established to interpret, implement and supplement the Declaration and set forth procedures to be used in reviewing modifications to existing improvements within North Ranch. These rules set the standards for development within North Ranch, encompass the architectural design of the improvements and or modifications, landscaping design and content to ensure that they conform to the harmony of the surrounding parcel and general topography of the area. When viewed from a distance, no one home should stand out from the rest or from the desert background.

These Rules were adopted pursuant to Article XI of the Declaration to ensure development is in a consistent manner and of high quality, in an attempt to protect the investment of those who purchase property within North Ranch. They provide a documented basis for evaluating and directing the planning and designing of improvements to each parcel. The purpose of the ARC review of all plans is to ensure that such proposals meet the intent not only of these Rules, but of the development philosophy of North Ranch. These Rules have been established to interpret, implement and supplement the Declaration. The ARC has the authority to interpret accordingly in the event the Rules may not be explicit in a particular situation.

The ARC may amend these Rules without providing notice of such amendments to any person who intends to construct an improvement requiring the written approval of the plans and specifications. Prior to implementing construction, it is recommended that the Property Manager be contacted to determine if any supplements, modifications, additions or changes have been made to these Rules.

These Rules have the same force and effect as the provisions of the Declaration and may be enforced according to the provisions set forth in such Declaration. Once accepted and adopted by the Board, all projects will conform to rules set forth in this document. All completed projects which were in compliance with previous rules will be accepted as being in compliance. Projects not in compliance with these or previous rules will be subject to modification as directed by the Board. Any violations prior to this revision will be reviewed on a case by case basis by the North Ranch Board. The Board's decision will be final and binding.

**FOR ADDITIONAL REFERENCES TO THE ARCHITECTURAL RULES, REFER TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE NORTH RANCH COMMUNITY ASSOCIATION.**

**ARTICLE II. SUBMITTAL AND REVIEW**

The ARC Rules for modifications or additions to existing improvements are meant as a guide for the property owner who wants to make modifications to his/her property and may not adequately address every situation. The architectural theme for North Ranch should reflect the integration of structures within the overall desert environment, specifically of the South west. Themes of the Southwestern style are encouraged. In the event that these Rules do not address a particular situation or if there is a conflict between these Rules and the CC&R's as interpreted by the Board of Directors of the Association, the CC&R's shall prevail. It is the responsibility of the Management Company at the direction of the Board, to ensure that all improvements within North Ranch remain in compliance with the CC&R's and the appropriate Rules.

**Article II Section 1. Scope**

All future construction, landscaping, changes, modifications, and/or additions to the residence or on the Lot on which the residence is located, must be approved, in writing by the ARC or its representative (Management Company under ARC supervision)

It is not the intent of these Rules to cover all potential situations, but rather to provide a simple guide for the most common request. Any owner contemplating an addition to his/her home, a new patio wall or any accessory structure, a pool, or some other exterior improvement, should refer to the Rules.

Any owner who is contemplating changing the appearance of his/her home in any way, no matter how insignificant that Owner may feel it is, or if the Owner's plans to install any structure to or on the lot,, no matter how small, if it will be visible from outside of the residence, it must have the prior written approval of the ARC. The definition of a structure is any object, which is placed on the lot. Included in the definition, but not limited to, such commonly requested items as play equipment, flower boxes, sculptures, fountains, lattice work, umbrellas, awnings and storage sheds.

**Article II Section 2 Requirements for Application**

Property owners who desire to make any changes permitted by these Rules must submit a written application for approval to the Management Company. All applications submitted must be submitted by the property owner. Signatures of neighbors may also be required. Oral requests will not be considered.

When submitting request, in addition to completing the application form, the Owner should provide dimensional sketches or plans, elevations, specification sheets, photographs or other materials that will help the ARC visualize what the addition or modification will ultimately look like.

The applicant has the burden of demonstrating the acceptability of any proposals. Any application for approval must contain any material such as exhibits, petitions, photographs, experts' statements and the like necessary for the ARC to make an informed decision. Prior to approval the applicant may request an appearance before the ARC together with any persons which the applicant desires to provide additional information to the ARC, relevant to the approval of the applications.

Each applicant is responsible for obtaining any necessary and required permits from the appropriate governmental authorities. It should be noted, obtaining the appropriate documents does not waive the applicant's responsibility and need for ARC approval. If permits are required, a copy of the permits, accepted by the governmental agency shall be required before a letter of compliance is issued.

**Article II Section 3. Required Approval and Limitation of Liability**

Unless otherwise noted in these Rules, all modification projects within North Ranch require prior written submission and written approval of plans, specifications or proposed construction. The approval shall be only for the purpose of permitting the construction of proposed improvements within North Ranch and shall not presume compliance with town, county or state laws. Such approval shall not constitute an approval, ratification or endorsement of the quality, architectural or engineering soundness of the proposed improvement, and neither ARC, its members, the Board of Directors, the officers of the association, nor the management company shall have any liability in connection with or related to approved plans, specifications or improvements. The ARC and/or the Management Company may inspect completed jobs to confirm that they were completed per the approved request.

**Article II Section 4. The Review Criteria**

All applications are evaluated on the basis of the restrictions contained in the CC&R's of North Ranch, the appropriate Design Rules and on the individual merits of the application. In addition to evaluating the particular design proposal, consideration of the characteristics of the community housing type and the individual site will also be considered, since what may be an acceptable design on the exterior of one home, may not be for another. For example, designs are based on the following criteria:

- 4(a). Validity of Concept** All applications are reviewed as to the soundness of the basic idea and The appropriateness of surroundings and the character of the community.
- 4(b). Design Compatibility** The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details
- 4(c) Location and impact on neighbors** The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation and drainage.
- 4(d) Scale** The size (in three dimensions) of the proposed alteration should relate appropriately to the adjacent structures and its surroundings. For example, a large addition to a small home or area may be inappropriate.
- 4(e). Color** Any part of the addition or improvement that is similar to the existing house should be matching in color.
- 4(f) Materials** Continuity is established by use of the same or compatible materials as were used prior.
- 4(g) Workmanship.** Workmanship is another standard applied to all exterior alterations. The quality of work should be equal or better than that of the surrounding area.
- 4(h) Landscaping** Request for modifications to approved landscaping plans will be reviewed for the merits of the particular landscape design, and whether or not the plants shown on the plan conform to the requirements of the approved State and County plant List.

**Article II Section 5. Review Fees**

The Board of Directors may adopt a fee schedule in connection with its review and appeal procedures. The fees, if any, will be specified as a requirement for architectural review of individual project submissions, on a case-by-case basis. At the ARC's discretion, the services of an architect or other professional may be retained at the submitting Owner's expense, to review submitted plans.

**Article II Section 6, Security Bond**

A refundable Security Bond in a minimum amount \$250.00 shall be specified by the ARC based on the scope of the project. A homeowner must deposit the required bond (which shall be set at the ARC's discretion) prior to beginning any project involving any structural modification of a wall, structural addition, or structural modification on his or her lot. If the homeowner, contractor, or any of his or her agents should violate the conditions of the approved project requirements or these Design Rules, and it becomes necessary for the ARC to remedy the violation, the cost of the remedy will be charged against the Bond. Any additional amounts will be collectible like homeowner assessments or fines. Such amounts shall include replacement of the removed wall and/or any vegetation if not replaced to its pre-construction condition at the completion of the project.

**Article II Section 7. Reconsideration**

An applicant may request reconsideration of the ARC decision if new or additional information which may clarify the request or demonstrate its acceptability can be provided.

**Article II Section 8. Appeal of the ARC's decision**

If the applicant is rejected by the ARC, the applicant may appeal the decision to the Board of Directors in accordance with the procedures set forth by the Board.

**Article II Section 9. Changes during construction of the project**

If any changes are to be made during construction, a revised application must be submitted to the ARC which will act as promptly as possible upon the revised application and provide written approval or rejection of the proposed changes. No construction shall be instituted until the revised application is acted upon by the ARC.

**Article II Section 10. Notice of completion**

The applicant must provide the Management Company with notice of completion so that the Management Company can schedule an on site inspection. If the construction is in compliance with the approved plans, The Management Company will issue a Certificate of Compliance.

**Article II Section 11. Meetings of the ARC**

The ARC shall schedule a monthly meeting, as needed, to review applications for ARC approval. Meetings are open to all homeowners, with participation as permitted at the discretion of the ARC. Meeting dates should be published, whenever possible, in the Newsletter and on the Web site.

**Article II Section 12. Recordkeeping**

The Management Company shall keep and safeguard written records of all applications submitted for approval to the Association. All approvals, denials, requests for additional information, and homeowner appeals will be documented and sent to the homeowner. A copy of each will be placed in the Lot's file and retained for the time required by AZ statutes. All approvals must be in writing. It is the responsibility of the homeowner to maintain copies of all approved projects so as to present to the Board or its representative as required.

**Article II Section 13. RESULTS OF THE REVIEW**

The applicant should be notified in writing of the decision of the ARC as soon as possible after a decision has been made. If the application is not approved, the reason(s) for its rejection shall be stated in writing in the written notice

**ARTICLE III. ADDITIONS AND MODIFICATIONS**

Any exterior alteration, addition, or modification which is visible from neighboring property requires the prior approval of the ARC.

**Article III Section 1. ANTENNAS/SATELLITE DISH**

No antenna, satellite dish antenna or other device for transmission or reception of television or radio signals or any other form of electromagnetic radiation (collectively, "Devices") shall be erected, used or maintained on any property or improvement in North Ranch so as to be visible from neighboring property, unless the Device is approved by the ARC or the device is exempt from approval of the ARC as a result of federal or state law or regulation. Any Device shall, to the extent possible to the extent consistent with applicable federal or state laws and regulations, be placed in the following order or priority:

**1a** Location where the device will not be visible from neighboring property.

**1b** Location in the rear yard of the lot.

**1c** Location in the side yard of the lot.

**1d** Location connected to a residence or other structure on a lot

**1e** In the front yard of the lot

To the extent consistent with applicable federal or state laws and regulations, any Device placed on a lot, if visible from neighboring property, be screened by the Owner of such Lot as to not be visible from neighboring property within a reasonable time, following installation of the Device. All cables and conduit must be painted to match the exterior of the building to which it is attached. For further information, contact appropriate authority.

**Article III Section 2. BASKETBALL EQUIPMENT**

Only portable basketball hoops are permitted. Such equipment shall be located on private property and cannot block sidewalk and shall not be located on the street. Equipment located in backyards shall be at least four (4) feet from property lines/walls. When not in use, equipment should be put away in the garage, backyard or dismantled.

**2a** Backboards must be predominantly neutral in color. Clear Plexiglas backboards are acceptable.

**2b** All equipment shall be maintained in good condition. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped or peeling paints etc constitute grounds for fines and or removal.

**2c** The Owner is fully responsible for all ball equipment and containment on their own property. Any damage including but not limited to neighboring property or landscaping from basketballs or players shall be the homeowner's responsibility to repair or replace.

**2d** Paint or chalk courts may not be marked on common property whether temporary or permanent.

**Article III Section 3. BUILDING PROJECTIONS AND EQUIPMENT**

All architectural building projections, including but not limited to vents, gutters, down spouts, utility boxes, porches, railings and stairways must match the color of the main residence or should be of an approved color.

**Article III Section 4. CHIMNEYS**

Chimneys shall be constructed of the same material or complimentary material and textured as the home. Exposed flues are prohibited.

**Article III Section 5. CONSTRUCTION REGULATIONS**

Debris and trash should be cleaned up at the end of each day to promote good housekeeping. Trash and debris containers should be removed from the site as soon as possible. Owners and contractors are prohibited from dumping, burying, or burning trash anywhere on the lot except in areas, if any, expressly designated by the ARC. During the construction period the lot should be kept neat and should be policed to prevent it from becoming an eyesore, or affecting other lots and any open space.

**Article III Section 6. DETACHED STRUCTURES**

Any enclosed structure rising above the height of the party or community walls can not exceed 8 feet 6 inches in height after setup. This includes but is not limited to, pool houses, storage sheds, potting sheds, and playhouses. The exterior walls must be stucco or simulated stucco finish and painted the body color of the main residence with windows and door trim painted to match the home trim. The roof of the structure will have tile or simulated tile of a color to match the roof of the house. Structures may only be placed in side or rear yards. Placement must be at least 48 inches from all walls. The structure must not adversely effect the drainage of the property, and/or walls due to runoff.

**Article III Section 7. DECORATIVE ITEMS**

**7a Lawn Art - Front Yard** Decorative items in front yard and side yard may be permissible, as determined by the ARC, based on size, location, quantity, etc on an individual basis

**7b Lawn Art - Rear Yard** Decorative items are allowed in rear yards and must be screened from view of neighbors and common areas.

**7c Holiday and Seasonal Decorations** Holiday and seasonal decorations shall be defined as any symbol identified with a specific nationally recognized holiday or event which is visible from common area or a neighboring property. This shall include but is not limited to

1. Interior and exterior lighting
2. Ornamental objects
3. Vegetative or ornamental vegetation (I.e. trees, wreaths, plants)
4. Decorative window placards or photos

Holiday decorations may be erected one (1) month prior to the date of the holiday and shall be removed within four(4) weeks after that date. No decoration of any kind shall be placed on another's property or any common area without expressed written permission.

**Article III Section 8. DOORS, WINDOWS, AND AWNINGS - Approval Required**

External Window Treatment

Entry Door

Security Door

Storm/Screen Door

Gated Entry

Shade Structures (cloth and bamboo)

Window Framing

Sunscreen (solar and film)

Gutters

Rolling Shutters

General Association Guidelines

In general, the Association promotes installation of exterior treatments in harmony with the surrounding southwestern desert themes in colors. Exterior additions and changes should be used in an unobtrusive proportion to the size of the house and yard. Exterior treatments are subject to weathering and periodic maintenance is required. Awnings installed must be of a solar color canvass or similar material and be in harmony with the color scheme of the house. Metal awnings are not permitted. Association retains the right to determine when a awning must be repaired and or replaced due to weathering, fading, tearing, ripping, etc.

Layout of the house where the project is to be installed must be submitted along with the description, proposed color, design, and dimensions. Product sample brochures, pictorial drawings and/or photographs should also be submitted whenever possible.

Specific approval conditions and exclusions

1. Gutters and downspouts must closely match the color of the structure to which they are attached to. Highly reflective aluminum is prohibited.
2. Sunscreen material must be white, black, bronze, gray or tan.
3. Exterior shade coverings affixed to the house must match trim, accent or main house color.
4. Entry doors must match color of trim or main house. They should be constructed of wood, fiberglass or metal.
5. Security doors must be painted the same color as the house , trim, or white.
6. Aluminum screen/storm doors with glass/screen inserts are prohibited.
7. No aluminum material or other highly reflectivity material may be installed on windows or doors.
8. Exterior wrought iron window treatment must be keyed and painted to match the main structure of the house, trim color or black. Installation must conform to Pima County Building Code 1204, which generally states that the mechanisms function without the use of a key or special knowledge or effort.
9. The storage area for rolling shutters must be incorporated into the window frame structure to be as unobtrusive as possible. Color must be painted to match main house color.

**Article III Section 9. DRIVEWAY EXTENSIONS/EXPANSIONS/MODIFICATIONS**

Driveway extensions expansions or modifications are not permitted. Painting/staining of driveways ,except for the application of clear coat , is not permitted. Colors are not permitted.

**Article III Section 10. EXCAVATION OF STREETS**

**General Association Guidelines** From time to time, in order to restore or alter utility service, it may become necessary to excavate a North Ranch street. Although a blanket easement exists for utilities for this purpose, this easement in contingent on the area being restored to its original condition to the satisfaction of the Association.

**Notification** When the homeowner becomes aware that street excavation is required for service alteration or restoration, the homeowner shall notify the Management Company with contact information for the purposes of identifying the utility company and contractor for appropriate follow up.

ARC and/or Management Company shall determine if the affected area where excavation occurred has been restored to its original condition or if additional restoration is required.

**Article III Section 11. FENCES, WALLS, GATES**

*Fences and walls in North Ranch have two functions. The most basic use of walls and fences relate to privacy and security both of which are extremely important. The Rules attempt to provide handsome and unifying elements for the overall community.*

**11a.** *Fences are defined as a structure serving as an enclosure, a barrier, or a boundary. Fences shall be of masonry and must match the existing walls. No chain link, plastic, vinyl or wire fences are permitted. Wooden split-rail fences may be allowed upon review and approval of the ARC.*

**11b.** *Walls are defined as upright structures built of masonry. The texture and color of the wall must conform to the same color standards as the main residence. If raising the height of a party wall, the approval of all the affected homeowner(s) is required for submission.*

**11c.** *Gates as part of the wall enclosures must be wooden or wrought iron, the appearance of which must be properly maintained to prevent structural disrepair and/or weathering conditions. Wrought iron gates must be painted black, white or to match the existing structure/wall. Wooden gates must be painted to match the body color of the main residence.*

**11d.** *Submission Requirements*

*Layout of existing and proposed enclosures/gates on the property must be submitted noting height of existing structures, proposed height of and colors of modification.*

*11e. Modification to common or community walls is not permitted.*

**Article III Section 12. FLAGS AND FLAG POLES**

Flag poles must be firmly cemented into the ground and be a maximum height of sixteen (16) feet. Both flag(s) and pole must be maintained in good condition at all times. Torn, ripped faded flags etc may constitute grounds for fines and/or removal. Proper flag etiquette should be followed at all times. Only US and State flags are permitted. Flags displaying advertising are not permitted. House mounted flagpole bracket kits do not require ARC submission.

**Article III Section 13. GARAGES**

Garages shall be used only for the parking of vehicles and the storage of normal household goods, supplies and materials. Garages shall not be used for or converted to living quarters without the prior written approval of the ARC. Garage doors shall be left open only for needed ingress and egress as much as possible.

**Article III Section 14. GAZEBOS**

Gazebos shall not exceed ten (10) feet in height. Minimum setbacks shall be four (4) feet rear setback and four (4) feet side setback from privacy walls. Neighbor's views should be considered when determining placement. Non attached gazebos must be painted to match existing structure, redwood stained, or natural redwood finish.

**Article III Section 15. GUTTERS AND DOWNSPOUTS**

Gutters and downspouts shall match the color of the body or trim of the exterior of the house. The gutters and downspouts shall terminate in a manner that prevents erosion and contains the water on the property.

**Article III Section 16. HVAC**

Except as initially installed or replaced in the same location, no heating, air conditioning or evaporative cooling unit shall be placed, constructed, or installed or maintained on any lot without prior written approval of the ARC. All units shall be ground mounted and located within the perimeter of the rear or side yard. Fixture equipment shall be constructed in such a manner so it is level and plumb with the horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles.

**Article III Section 17. LANDSCAPPING**

The North Ranch Community Association landscape concept is based on a philosophy of compatibility with the existing Sonoran desert, sensitivity to its fragile ecosystems, and a commitment to low water usage vegetation. To this end, existing natural features such as strands of saguaros, unique vegetative groups, rock outcroppings and washes are preserved whenever possible. The majority of introduced plant materials should be indigenous, arid or semi-arid plants, ensuring minimal water usage and compatibility with the built and natural environments. The NRCA promotes the seven principles of “Xeriscape” which include:

1. Water conserving design
2. Low water use/drought tolerant plants
3. Reduction in turf
4. Water harvesting techniques
5. Appropriate irrigation techniques
6. Soil improvements and use of mulches
7. Proper maintenance practices

Landscaping Projects include

1. Vegetation (Ground cover, shrubs, trees, cactus, vines, grass and flowers)
2. Decorative stone projects
3. Irrigation and drainage
4. Accent walls/planter boxes/pots
5. Trellis
6. Fountains
7. Flagstone, brick/pavers, slate, concrete, steps and walkways
8. Any structure in yard outside walls

Submission Requirements A conceptual landscape layout plan must be submitted for front or side landscaping which identifies location of vegetation, common name of vegetation, colors included in foundation/ground cover, irrigation installation, any gravel and/or pictorial samples.

Specific approval conditions and exclusions

1. Planting of grass vegetation is only allowed in the rear yard and is restricted to hybrid Bermuda or other non-pollen producing grasses and must be maintained properly.
2. All grasses and rock must be separated by a barrier to prevent the two from mixing. A change of vegetation in front of privacy walls requires ARC approval.
3. No tree or shrub, or plant of any kind on any parcel may overhang or otherwise encroach upon street or street signage, (including, but not limited to, stop signs, street name signs and speed limit signs, etc), neighboring property sidewalk or other pedestrian way or bikeway from ground level to a height of 13 feet, 5 inches above the road, per Pima County Code.
4. All landscaping, including trees, shrubs, bushes etc, must be maintained. If the homeowner fails to trim the vegetation encroaching on a neighboring property that affected owner may trim the vegetation off their property.

6. Decorative stone size and colors of front and visible side yard require ARC approval. No decomposed granite ground cover will be permitted in front yard areas. Any new decorative stone ground cover must be crushed rock. Bare dirt is not permitted or allowed. When installing landscape and/or irrigation, care should be given to maintain proper grading on property lot to eliminate any undue drainage onto neighboring properties. Irrigation systems should not produce excessive watering on walls or streets. All rock areas shall be treated with weed control at regular intervals to retard weed growth.

7. Accent walls require ARC approval.

8. Theme Landscaping (I.e. sculptor trees/bushes that reflect animals and/or other architectural designs will be review on a case by case basis.

### **Article III Section 18. LIGHTING AND LIGHT POLES**

**18a.** In general lighting should be used only as necessary for functional requirements of safety, security and identification. Unnecessary use of light is prohibited in the interest of energy, efficiency and maintenance of a natural night environment. Accent lighting can be used for landscape illumination, safety lighting, lighting of pathways and pools. Security/motion, flood, pole/wall lamplights can be used to highlight areas and create safety enhancements. Lighting should be designed to coordinate with the community theme and must be shielded to reduce dispersal of ambient light. Illumination of lighting should be directed only on the homeowner's property and away from neighboring property. Actual wattage, bulb color, shielding of lighting, and illumination pattern will be reviewed and considered on a submission basis and may require post-installation inspection to determine if the intensity and pattern of the lighting meet the community standard of low intensity/low usage level.

**18b.** Light Poles Approval is required prior to installation. The overall installed height of any light pole fixture will not exceed six (6) feet. The light pole will be painted black, bronze or will match the color of the house. The light cover will be of size and design so as not to reflect light onto neighboring properties. The light pole will not be placed in the right of way. The light pole fixture will conform to applicable municipal requirements and standards.

The submitted lighting layout must show placement/location, direction and elevation of lighting, color of lights, wattage of each light, type of lighting, height of pole mounted fixture and whether lighting is continuous/automatic (timers) or intermittent (triggered by switches or motion detectors.)

### **Article III Section 19. MACHINERY AND EQUIPMENT**

No machinery, fixtures, or equipment of any type, including but not limited to heating, cooling, air conditioning and refrigeration equipment, water softeners/conditioners etc may be installed on the roof. The Association requires the placement of such equipment in garages or behind privacy walls to shield it from neighboring views. Layout must be submitted to ARC which includes area to be screened and or painted, location of equipment, types of materials to be used for screening/shielding.

### **Article III Section 20. MISCELLANEOUS ITEMS**

Refuse Containers

Maintenance Equipment (tools, ladders, hoses)

**General Associations Guidelines** (expected approved uses): Refuse containers and maintenance equipment should be visible only on an as needed/usage basis.

1. Refuse containers are to be stored out of sight except for the hours of 6PM the night before trash pickup to 6PM on the day of trash pick-up.

2. Garden hoses should be coiled and properly stored. All other refuse containers and maintenance equipment are not permitted for permanent storage in front of the privacy wall.

**Article III Section 21. ORNAMENTATION**

The Association promotes in harmony with the surrounding southwestern desert theme and colors. Furniture, wall ornamentation and yard ornamentation should be used in unobtrusive proportion to the size of the house and yard. Observance of holiday and patriotic events is permitted by the Association with appropriate colors and decorations. The primary function of a permanently installed, ground mounted flagpole is to display U.S., or state flags.

**Ornamentation Projects**

- Yard Furniture
- Exterior Wall Ornamentation
- Yard Ornaments
- Roof Ornamentation
- Statues
- Hanging Ornamentation (flags, wind socks, banners)

**Specific approval conditions & exclusions-**

1. Permanent placement of lawn/garden patio furniture or decorate wrought iron furniture/benches in front yard requires ARC approval.
2. Holiday decorations may be installed 1 month prior to the holiday and must be removed 4 weeks after the holiday associated with the decorations. No ARC submission is required.
3. Permanent roof mounted ornamentation is not allowed.

**Article III Section 22. OUTDOOR FIREPLACES**

Outdoor fireplaces require ARC approval prior to installation and must comply with all building codes. A deposit may be required.

The visible portion above any wall cannot exceed 3’ in width or 30” in height and must be installed with a spark arrestor.

Must not be visible from street.

Color to match adjacent structure or main exterior color of house.

**Article III Section 23. PAINTING - EXTERIOR**

All exterior house painting projects must be submitted to the Management Company for approval prior to commencement of project. Colors must be selected from “Approved Colors” list.

Exterior and adjoining perpendicular sides of wrought iron fencing are to be painted black, white or matching to whatever it is attached. Structures attached to house should be painted to match body color of house. Paint colors will be limited to “The Approved Colors List” for your North Ranch section. However, if the resident’s current color scheme is a previously approved ARC color scheme the paint may be refreshed to those colors; after the name/id number of the paints have been submitted on an ARC request to the management company for final approval.

If a corner party wall is involved in the project, the completed wall must match the color of adjacent wall color.

**Article III Section 24. PATIO COVERS**

The patio roof shall be an integrated part of the existing roof and shall compliment it in design, color and quality and shall blend with the existing roof so as to have the appearance of a united structure.

**Article III Section 25. POOLS AND SPAS**

In general the ARC reviews pools/spas for specific safety considerations to be followed during construction and to consider if the equipment installation provides minimal neighboring property interference. (I.e. equipment noise, views)

**25a Specific approval conditions and exclusions**

1. Diving boards are restricted to springboard types. No platform types are permitted
2. Slides, if installed, may not exceed eight(8) feet in height and must be white, blue or desert hues.
3. Mechanical equipment must be located inside privacy walls and placed so as to be least disruptive to neighbors..

**25b Submission Requirements**

A design layout for new in ground and above ground swimming pools/spas must be submitted with specifications noting at a minimum the following:

1. Type of pool/spa and filtering system
2. Wall up and wall down access to pool/spa during construction, if any
3. Lighting enhancement around pool/spa area
4. Location and height of pool/spa equipment (filters, heaters, diving boards etc)
5. Gazebo, if any, placement. (Refer to Section XIII)

**25c** The draining of pools/spas shall conform to the Pima County statutes. Contact the Management Company or the Pima County Regional Wastewater Reclamation Department Swimming Pool Discharge Program (520-746-6500) to obtain information and requirements prior to draining.

**Article III Section 26. ROOFS AND ROOFING PROJECTS**

In general, materials and colors of roof materials currently part of the community are required.

**26a. Specific approval conditions and exclusions**

1. High reflectivity and high glaze colors are not permitted.
2. On mission tile roofs, no more than one roof material design is permitted.
3. Structural addition roofing color/style materials are to be the same as the existing main house color and style.
4. Aluminum flashing material must be painted to match existing main tile color.

**26b. Submission Requirements**

On application please note type, color and size of replacement tile.

**26c.** Roof mounted Devices include but are not limited to, Solar tubes, Skylights, Roof ventilators, external gable ventilator. The Association encourages the use of energy efficient devices, provided the devices, including materials of construction, colors, and screening are aesthetically acceptable to the community.

**26d. Submission Requirements for Roof Mounted Devices**

A layout of the area showing where roof mounted device(s) are to be located and installed on the property/structure must be submitted. Information must include type of device, dimensions of device, proposed color of device, if possible, pictorial/brochure of the device to be installed. No mechanical equipment can be installed.

**26e.** Roof mounted devices, such as solar tubes and skylights must be painted to match the roof tile material except the actual skylight glass panels.

**26f.** Solar energy devices/systems are not permitted to be mounted on tile roof.

**Article III Section 27 . SIGNAGE**

No signs, whatsoever, (including but not limited to commercial, political, and similar signs), which are visible from neighboring property shall be erected or maintained on any lot except:

1. Signs required by legal proceedings
2. No more than one (1) identification sign for individual residences
3. Signs, the nature, number, and location of which have been approved in writing, in advance by the ARC.
4. Signs of builders on any lot or Parcel approved from time to time by the Association as to number, size, colors, design, message content, location and type.
5. Such other signs (including but not limited to construction job identification signs, builder signs, and subdivision, shopping center, apartment and business identification signs) which are in conformance with the requirements of the County of Pima and which have been approved in writing by the ARC as to size, colors, design, message content and location.
6. Security Signs
  - A. A maximum of one (1) security sign is permitted.
  - B. Security signs must be located a maximum distance of three (3) feet from the front of the house.
  - C. Security signs shall not exceed one (1) square foot.
  - D Security signs must be maintained in good condition at all times.
7. Signs as permitted under Federal, State, or County Statues.

**Property for Sale/Lease:** One (1), post-mounted sign not to exceed 5' high, "For Sale/Lease by Realtor/Owner sign (professionally designed and mounted) is permitted per property lot and placed only on the specific home for sale. This sign is prohibited from being placed on Association common areas, nature trails/paths, buffer zones, or walls. One additional small, ground level bandit and/or A-frame realtor sign (similar in design and less than 24" in height) is permitted only in Association buffer zones from Saturday 8:00 a.m. through Sunday 6:00 p.m. No other "For Sale Realtor/Owner" signs are permitted for posting. No flyer-type (paper) "For Sale/Lease Realtor/Owner" signs are allowed for posting on lots, parcels, common areas, buffer zones, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, entryway monuments/signage or buffer walls/plantings. Signs must be removed within two weeks after close of sale.

**Open House:** In conjunction with the "For Sale Realtor/Owner" sign, a Lot owner may also have one (1) sign (professionally designed and mounted) announcing an open house event on the lot and one (1) small, ground level bandit and/or A-Frame realtor sign (similar in design and less than 24" in height) only in Association buffer zones for the duration of open house. No flyer type (paper) signs for open houses are allowed for posting on lots, parcels, common areas, buffer zones, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, or buffer walls/plantings.

**Announcements:** School Announcements, Garage Sale, and Bake Sale: Signs (paper and professionally designed/mounted) are allowed on property lots and buffer zones only for the short-term duration of the event. Once the event has been completed, all the signs are to be removed immediately. Signs are not allowed on postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, common buffer walls/plantings, nor in any public right of way. Submission on these types of signs is not required.

**Lost/Found:** The Association encourages signs to be placed on the bulletin board at either pool.

**Lot Identification Signs:** Non-illuminated alarm/security identification signs are permitted without ARC approval providing signs are placed on Lot within three (3) feet of structure and no more than 18" to top of sign.

**Vehicle For Sale Signs:** "Vehicle For Sale" signs are permitted on vehicles within the community, providing signs are placed in vehicle windows, made of quality construction material or store bought signs (no signage painted on vehicle and/or hand written on windows). No "Vehicle For Sale" signs are allowed for posting on lots, parcels, common areas, buffer zones, postal/mail units, regulatory poles/signs, utility boxes, fire hydrants, or buffer walls/plantings. The Association encourages the use of bulletin boards in the Ramada Pool Areas.

**Specific approval conditions & exclusions -** The following signs (as noted below) are not permitted in the Community without proper authorization from ARC:

1. Promotional and advertising signs within the Association.
2. All political signage must conform with AZ statues. Any questions should be referred to Management Company
3. Identification signs for residential usage that number more than one (1) per Lot or are larger than 72 square inches.

Approval must designate the number of signs, the size of all signs, colors associated with each sign, design and message content, community location, and construction material type.

**Article III Section 28. STRUCTURAL ADDITIONS**

The ARC reviews structural addition plans for architectural consistency with existing structures within the community. The ARC encourages homeowners who are planning any of these projects to consider minimizing neighboring property interference (view, color selections, lighting). Homeowners should discuss with neighbors any addition or change to their property that would affect their neighbors' and get affected neighbor(s) written approval to submit with the ARC form. (Neighbors' approval is advisory only and not determinative.) The structure is required to be at least 48" from privacy walls. An approval from the Association does not imply an approval by any governmental organization or any engineering specifications.

Structural Projects that need ARC approval include but are not limited to:

- Ramada's
- Gazebos
- Sheds
- Detached Structures
- Patio Additions
- Patio enclosure
- Patio covers
- House expansion
- Outdoor fireplaces
- Wall additions
- Permanent placement of any structure in front yard or outside walls.

Structural projects NOT allowed include but are not limited to:

- Carports
- Driveway expansions/extensions/modifications
- Painting of driveways or walkways except for application of clear coat. Colors not allowed.

Design layout with structural specifications must be submitted noting the following (at a minimum): type of material, dimensions (width, height, length) of structure, color of structure, lighting installation, relationship[ to existing house structure, location of structure on property elevations, pictorial and/or photo of proposed structure if available.

Structural material and color selection must match the architectural construction and color of the existing house.

**Article III Section 29 . SWING SETS AND PLAY EQUIPMENT**

In general, the Association encourages the use of recreational equipment to promote leisure time activities for adults and children in the community. However, the Association discourages and does not endorse the installation of recreational equipment which forces users of such equipment onto the streets to use the equipment. Also, homeowners should consider the effect the placement and use of equipment will have on neighbors.

Commonly Used Recreational Equipment includes but is not limited to

- Playhouses
- Play gyms
- Swing Sets
- Volleyball
- Tetherball
- Trampolines

**Submission Requirements**

Layout of the area where recreational equipment is to be installed must be submitted with a description of equipment including proposed color, design and dimensions of equipment., Canvas covers shall be off white, beige, dark green or light brown. Red, blue, and yellow covers are not permitted. When placing such equipment in the rear yard, the equipment must be placed at least 48” from any neighboring wall and must be well maintained. The top of a playhouse, tree house, or any other permanent or temporary structure must not exceed 14 feet in height.

**Article III Section 30. UTILITY EQUIPMENT**

Common Utility Equipment Projects

Curbside Boxes (TEP box, cable box, phone box)







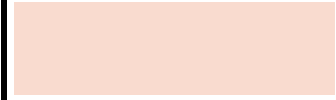

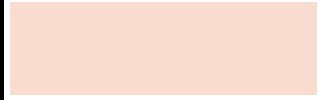


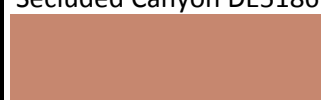
On house boxes (cable box, gas meter, electric meter)

The Association neither encourages nor discourages members who wish to screen the utility boxes located on their properties. The Association neither encourages nor discourages members to paint or screen utility boxes mounted on the home. If the homeowner chooses to screen utility boxes, upkeep and maintenance must comply with the CC&R’s (Encroachments, Building Repair) NOTE: If the utility company needs to work on the boxes, they have the right of way to displace any landscaping or screening (at the homeowner’s expense) to work on their equipment.

Utility equipment may be screened and/or painted with approved colors to match house or with landscaping plants. In screening curbside boxes with landscaping (plants, bushes etc) consider placement of plantings near curb, so that future growth of the plants does not block/encroach on curb. Since utility workers will need access to these boxes, consider a landscape screening material that will be easy to work around and that does not have any sharp thorny branches or limbs.

**North Ranch Community Association 2010 Approved Paint Colors List**  
**Approved January 26th 2010**


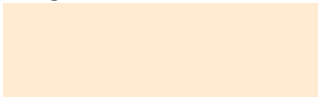




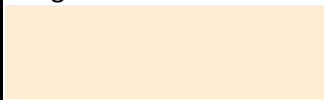

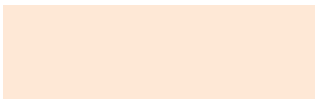
**Ironwood Canyon Color Schemes**

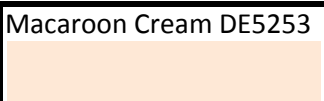
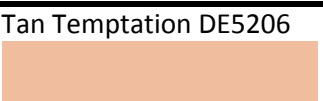
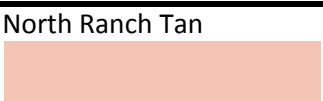
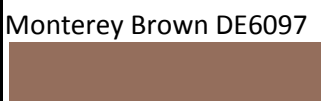

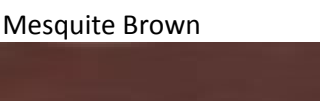
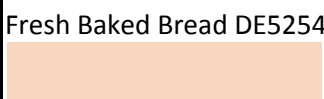
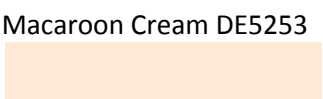

Scheme	IWC-1	IWC-2	IWC-3
Body/Garage Gates	Muddy Rose DE6087 	Muddy Rose DE6087 	Light Carob DE5183 
Fascia/Accent	Secluded Canyon DE5186 	Cedarville DE5185 	Aloha Sunset DE5178 
Scheme	IWC-4	IWC-5	IWC-6
Body/Garage Gates	Light Carob DE5183 	Muddy Rose DE6087 	Light Carob DE5183 
Fascia/Accent	Muddy Rose DE6087 	Light Carob DE5183 	Secluded Canyon DE5186 

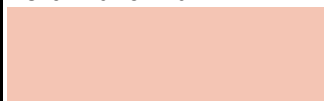


Ironwood Canyon Streets

- |                    |                      |
|--------------------|----------------------|
| BANDIT PLACE       | PONY PLACE           |
| BANDIT TRAIL       | PONY TRAIL           |
| BLACK MESA TRAIL   | SAWMILL SPRING TRAIL |
| DEPUTY LANE        | SKY RANCH PLACE      |
| DESERT RANCH TRAIL | SKY RANCH TRAIL      |
| DIAMOND GLOW DR    | SKY RIDGE PLACE      |
| HIDEOUT TRAIL      | SKY RIDGE TRAIL      |
| MEADOW RANCH TRAIL | SUN RANCH TRAIL      |
| MESA RIDGE TRAIL   | WOODSTONE TRAIL      |
| OUTLAW TRAIL       | STAGELINE TRAIL      |

**Mesquite Canyon Color Schemes**

Scheme	MC-1	MC-2	MC-3
Body/Garage Gates	Wild Maple DE5246 	Delightful Peach DE5239 	Peach DEC710 
Fascia	Monterey Brown DE6097 	Monterey Brown DE6097 	Monterey Brown DE6097 
Accent	Delightful Peach DE5239 	Allspice DE5247 	Macaroon Cream DE5253 


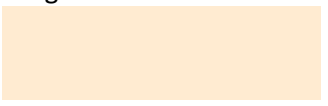

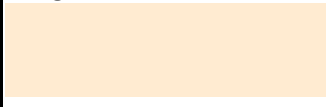

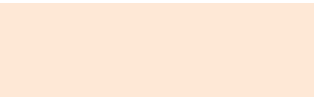
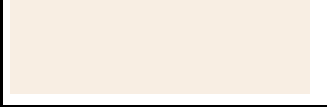
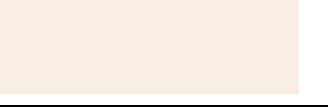
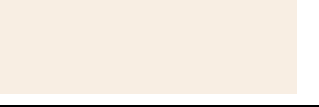
Scheme	MC-4	MC-5	MC-6
Body/Garage Gates	Macaroon Cream DE5253 	Tan Temptation DE5206 	North Ranch Tan 
Fascia	Monterey Brown DE6097 	Monterey Brown DE6097 	Mesquite Brown 
Accent	Fresh Baked Bread DE5254 	Macaroon Cream DE5253 	Secluded Canyon DE5186 

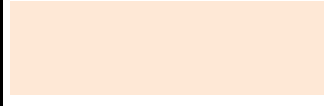



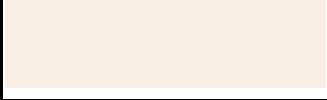
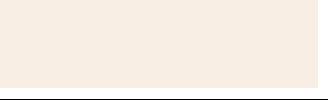
MC-7
North Ranch Tan 
Secluded Canyon DE5186 
Secluded Canyon DE5186 

Mesquite Canyon Streets

- |   |                       |
|---|-----------------------|
| CACTUS TREE TRAIL   | NORTHERN CROSS TRAIL  |
| CRYSTAL SPRINGS PLACE   | SEDONA PLACE          |
| DESERT BEND LOOP  | STRATTON SADDLE TRAIL |
| DESERT DAWN TRAIL   |                       |
| HIGH MEADOW TRAIL (north) - LOTS 259, 260, 261, 262, 263, 264, 265, 266, 267, 268 |                       |

**Moon Ridge Schemes**

Scheme	MR - 1	MR - 2	MR - 3
Body/Garage Gates	Wild Maple DE5246 	Delightful Peach DE5239 	Peach DEC710 
Accent	Delightful Peach DE5239 	Allspice DE5247 	Macaroon Cream DE5253 
Fascia/Trim	White Zin DEW315 	White Zin DEW315 	White Zin DEW315 





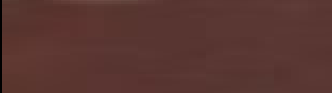




Scheme	MR - 4	MR - 5
Body/Garage Gates	Macaroon Cream DE5253 	Tan Temptation DE5206 
Accent	Fresh Baked Bread DE5254 	Fresh Baked Bread DE5254 
Fascia/Trim	White Zin DEW315 	White Zin DEW315 

Moon Ridge Streets

- MOON CANYON PLACE
- SUN VISTA PLACE
- THUNDERCLOUD LOOP
- WESTERN SKY PLACE

**Catalina Vistas Schemes**

Scheme	CV-1	CV-2	CV-3
Body/Garage Gates	Pale Jasper DE5148 	Wild Maple DE5246 	Allspice DE5247 
Fascia/Trim	Rustique DE5149 	Macaroon Cream DE5253 	Delightful Peach DE5239 
Accent	Milk Glass DEW358 	Anchors Away DE5814 	Tranquil Teal DE5703 
Scheme	CV-4	CV-5	CV-6
Body/Garage Gates	Peach DEC710 	Pale Jasper DE5148 	Coral Bisque DE5177 
Fascia/Trim	Delightful Peach DE5239 	Coral Bisque DE5177 	Peachful Peach DE5176 
Accent	Anchors Away DE5814 	Anchors Away DE5814 	Milk Glass DEW358 
Scheme	CV-7	CV-8	CV-9
Body/Garage Gates	Delightful Peach DE5239 	Delightful Peach DE5239 	Pale Jasper DE5148 
Fascia/Trim	Milk Glass DEW358 	Allspice DE5247 	Coral Bisque DE5177 
Accent	Allspice DE5247 	Milk Glass DEW358 	Milk Glass DEW358 

Scheme	CV-10	CV-11	CV-12
Body/Garage Gates	Pale Jasper DE5148 	North Ranch Tan 	North Ranch Tan 
Fascia/Trim	Milk Glass DEW358 	Mesquite Brown 	Secluded Canyon DE5186 
Accent	Coral Bisque DE5177 	Secluded Canyon DE5186 	Secluded Canyon DE5186 

Catalina Vistas Streets

CANYON BROOK PLACE

CANYON BROOK TRAIL

CANYON FLOWER TRAIL

DOUBLE DIAMOND PLACE

EASTERN FORK TRAIL

HIGH MEADOW TRL (south) Lots- 337, 338, 339, 340,341,  
342, 343, 344, 345,346, 347, 348, 349, 350, 351.

MEADOW FLOWER PLACE

MEADOW FLOWER TRAIL

PEPPERWOOD LOOP

RED MEADOW PLACE

SAGEBRUSH PLACE

SPANISH HEAD TRAIL

STAR RANCH PLACE

STAR RANCH TRAIL

STONEBROOK TRAIL

WESTERN FORK TRAIL

WINDWALER PLACE

WINDWALKER TRAIL

Disclaimer:

Owners must use approved colors. Owners must notify the NRCA upon completion of painting. If the Owner has followed the application process correctly and painted with approved colors a Certificate of Compliance will be issued to the Owner. Owners who use paint colors outside of the approved list may be required to repaint their homes and may be subject to fines by the NRCA for non-compliance.

North Ranch Tan and Mesquite Brown are custom colors. An accurate color swatch is available at Dunn Edwards Paint Store.

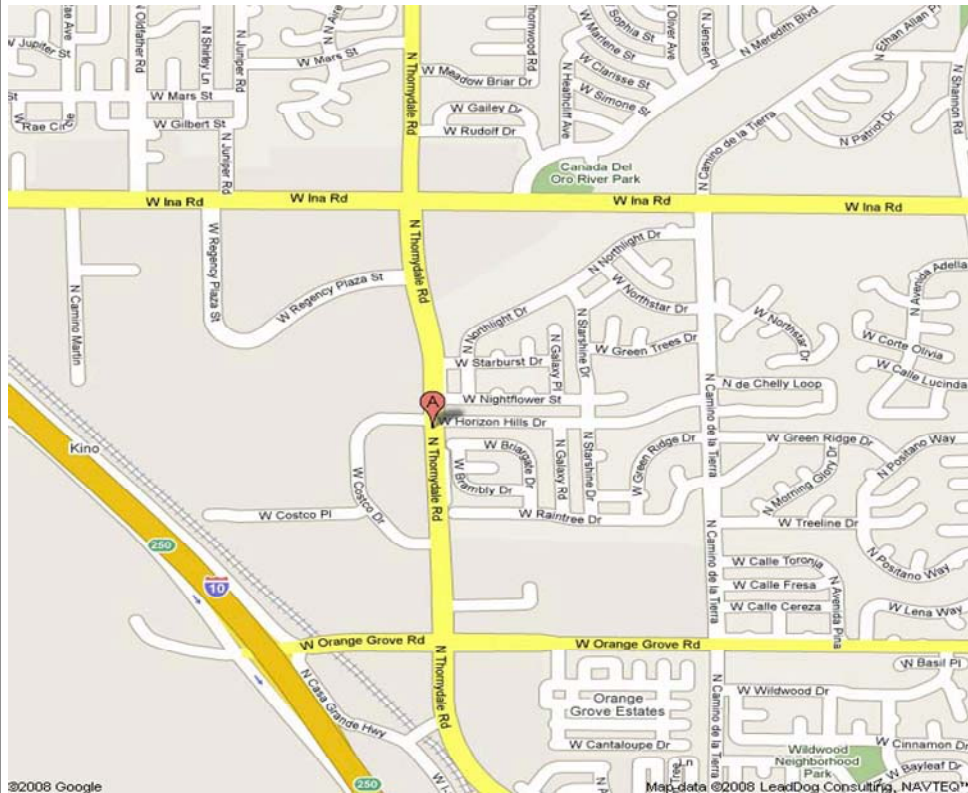
Owners must submit an ARC Improvement Request Form prior to painting.

## NORTH RANCH COMMUNITY ASSOCIATION

### Approved Paint Colors List Information

The actual color swatches are available at Dunn Edwards Paint Company 6741 N Thornydale Rd, Ste 101. Phone: (520)219-7252. See map below for directions to the store.

Dunn Edwards Paint Company offers a discount to North Ranch Owners. Please reference discount number 234284-000



- Lot Owners must submit an Architectural Improvement Request Form to the Mgmt. Company prior to painting. The form is available and may be submitted online at [www.nrcatucson.com](http://www.nrcatucson.com) or from the Mgmt. Company 624-4404.
- Lot Owners are responsible for selecting the correct approved colors.
- Lot Owners must choose one approved scheme.

### How To Refresh Your Original Colors

Pursuant to Article III, Section 23, Paragraph 1., Sentence 2 of the NRCA Architectural Review Rules if the "...current color scheme is a previously approved ARC color scheme the paint may be refreshed to those colors; after the name/id number of the paints have been submitted on an ARC request to the management company for final approval.

Questions? Please call 624-4404 or email [chris@azhomellc.com](mailto:chris@azhomellc.com)