

# **SIGNAL BUTTE RANCH COMMUNITY ASSOCIATION**

## **COMMUNITY RULES AND ARCHITECTURAL GUIDELINES**

(Revised January 11, 2024)

# Signal Butte Ranch Community Association

## Community Rules and Architectural Guidelines

### TABLE OF CONTENTS

<b>RULES AND REGULATIONS.....</b>	<b>3</b>
COMMUNITY ORGANIZATION.....	3
ARCHITECTURAL REVIEW PROCESS.....	4
<b>DESIGN GUIDELINES.....</b>	<b>4</b>
GENERAL PRINCIPLES.....	4
Prior Approval Required.....	5
Protection of Neighbors.....	5
Design Compatibility.....	5
Workmanship.....	5
BUILDING ARCHITECTURE.....	6
Additional Living Space.....	6
Patio Covers and Storage Sheds.....	6
Paint Colors.....	6
Shutters, Awnings, and Other Building Modifications.....	7
Satellite Dishes.....	7
Roof and Wall-Mounted Equipment.....	7
Outdoor Fireplaces.....	7
Outdoor Lighting.....	8
LANDSCAPING.....	8
Maintenance.....	8
Granite.....	8
Curbing.....	8
Ornamentation.....	9
MISCELLANEOUS ITEMS.....	9
Swimming Pools.....	9
Flagpoles and Flags.....	10
Basketball Goals.....	10
Driveways.....	11
Clotheslines.....	11
Window Coverings.....	11

Planters and Walkways.....	12
Ramadas and Gazebos.....	12
Play Structures.....	12
Gates.....	12
Gutters and Downspouts.....	13
Perimeter Walls.....	13
<b>COMMUNITY RULES.....</b>	<b>14</b>
General Property Restrictions.....	14
Trash/Recycling Containers and Collection.....	14
Pets.....	14
Machinery and Equipment.....	14
Vehicles, Campers and Boats.....	14
Parking.....	15
Building Repair.....	16
Common Areas.....	16

## RULES AND REGULATIONS

### COMMUNITY ORGANIZATION

Every resident of Signal Butte Ranch is a member of the Signal Butte Ranch Community Association (the "Community" and the "Association" respectively), the entity responsible for the management of all common areas and related community facilities as well as administration of the affairs of the Community. The Association was created by the recording of the Declaration of Covenants, Conditions, Restrictions, and Easements (the "CC&R's") with Maricopa County on January 23, 1997. The CC&R's set forth procedures, rules, and regulations that govern the Community. These Community Rules and Architectural Guidelines are an extension of the CC&R's and are designed to be used in harmony with them.

The Association's Board of Directors (the "Board") is charged with responsibility for overseeing the business of the Association. The Design Review Committee (the "Committee") was established by the Board to review all improvements within Signal Butte Ranch including new construction and modifications to existing properties. The Association has adopted architectural guidelines and standards to guide homeowners as they plan modifications to their property, and to assist the Committee in its evaluation of proposed construction activities.

## **ARCHITECTURAL REVIEW PROCESS**

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee. Residents with proposed changes should contact the Association's Property Management Company or visit the Community web site to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no new construction or remodeling, is to occur on any lot or exterior of any home without the prior approval of the Committee. The Committee is responsible for ensuring that the harmonious, high quality image of Signal Butte Ranch is implemented and maintained. Each submittal will be reviewed by the Committee and will be returned either approved, denied, or with a request for more information. Homeowners may appeal the decisions of the Committee to the Board, in which case, the decision of the Board shall prevail. The Committee may also seek Board input before approving or denying an application for approval to make changes to a homeowner's property. However, changes to the exterior color of the structure within the approved paint schemes, as well as improvements such as new windows, window screens, screen/security doors, garage doors, front doors, coach or sconce lighting, do not require approval, though the homeowner **MUST** still give written notification of details, to the management company.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all counties, local, state and federal government agencies. The homeowner is also responsible for ensuring that all required permits are obtained, inspections performed, and that the proposed construction complies with all applicable municipal Codes, Rules or

Regulations. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals, and approval by the Committee of additions to or modification of the homeowner's property does not waive the homeowner's responsibilities in this regard.

## **DESIGN GUIDELINES**

### **GENERAL PRINCIPLES**

The purpose of the Committee is to ensure the consistent application of the Design Guidelines. The Committee monitors any portion of any lot or parcel which is visible from other lots or parcels, the street, or Association common areas. This would include backyards which are visually open to other lots or Association common areas. The Design Guidelines promote those qualities in Signal Butte Ranch that enhance the attractiveness and functional utility of the Community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the Community.

## **Prior Approval Required**

Failure to obtain prior approval from the Committee does not relieve the homeowner of the need to file an application for approval from the Committee. Homeowners that proceed without prior approval assume the risk that the late filed request may be denied, as well as any and all costs associated with that denial. It may not be presumed that construction completed prior to obtaining approval will automatically be approved by the Committee.

## **Protection of Neighbors**

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, light and air, and other aspects of design, which may have a substantial effect on neighboring properties. As a result, an application for Committee approval for any project that visually impacts neighbors, outside of these specific architectural guidelines, should generally be accompanied by documents from those neighbors indicating that they do not object to the proposed project.

## **Design Compatibility**

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the Signal Butte Ranch Community as a whole. Compatibility is defined as harmony in style, scale, materials, colors, and construction details.

## **Workmanship**

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Committee assume no responsibility for the safety or livability of new construction by virtue of design or workmanship. Committee approval notwithstanding, the homeowner is responsible for ensuring that the quality of construction is consistent with this principle. Should it subsequently be determined after construction that the level of quality is not up to Community standards, the homeowner may be required to remove, repair or replace the unacceptable work at the homeowner's expense.

## **BUILDING ARCHITECTURE**

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure. Any such addition or alteration requires approval of the Committee prior to construction.

### **Additional Living Space**

Additions that increase interior living space must conform in materials and design with the existing house structure, including having a tiled roof, and windows and doors that match or are compatible with the doors and windows currently installed in the house. All additions and changes in materials require architectural approval.

### **Patio Covers and Storage Sheds**

All structures, such as covered patios, should be painted to match the house. Though storage sheds may be any neutral color that is compatible with the color scheme of the community. Backyard sheds and patio covers below the fence line do not require any approval. One backyard storage shed above the fence line may be approved, provided it is no higher than 10 ft at its tallest point, the homeowner obtains any legally required permits, and adheres to city code requirements about setbacks from any walls. This shed must be kept in good repair, including the roof and paint.

### **Paint Colors**

A key element in the Community is its earth tone color scheme. The Committee will, from time to time, update the approved portfolio to reflect paint combinations that are compatible with the Community color scheme. The Committee has also defined the perimeter wall color that should be employed when painting approved perimeter wall modifications or repainting the existing perimeter wall.

Generally, homeowners may repaint their homes using any of the color schemes in the portfolio without first obtaining Committee approval. However, so that Association records are kept current, homeowners are required to notify the Management Company of which approved paint colors are being used, via written notice to the property management company.

Homeowners wishing to employ a color scheme not yet included in the portfolio, including the mixing of individual colors from various approved color schemes, must submit a request to the Committee before painting. Applications should include color chips from the paint manufacturer for

each color proposed. As new color schemes are approved, they will be added to the portfolio to allow the simplified procedures for use by other homeowners.

Homeowners are not required to purchase paint from the manufacturer noted in the portfolio. However, the paint employed must be color matched, to the extent practical, to the colors in the portfolio. The homeowner is solely responsible for any mismatch, and may be required to repaint the structure if colors are noticeably different from those in the portfolio.

## **Shutters, Awnings, and Other Building Modifications**

Shutters, awnings and other building modifications provide each homeowner the opportunity to personalize the appearance of their home by adding architectural detail and a splash of color, and may also increase personal security or provide energy savings. The use of shutters, awnings and other such building modifications may be added, without committee approval, if they are neutral in color and complementary to the color scheme of the house and the Community in general.

## **Satellite Dishes**

Satellite dishes are permitted within Signal Butte Ranch. However, any "dish" larger than one meter (39 inches) may not be visible above the fenceline to streets, neighboring property and common areas. Those homes with "view" fencing must locate the "dish" in the best possible location so as to minimize the visibility from neighboring property and common areas.

## **Roof and Wall-Mounted Equipment**

Except for solar collectors, no devices of any type, such as evaporative coolers or air conditioning units shall be placed on any roof. Electrical boxes, panels, conduits and cables, or irrigation controllers attached to the home are to be painted to match the adjacent surface. Any rooftop solar equipment should, to the extent practical, be installed so as to minimize the visual impact to neighbors and the Community as a whole, must be integrated into the roof structure, and does not require advance approval by the Committee.

## **Outdoor Fireplaces**

Outdoor fireplaces exceeding fence height require approval.

## **Outdoor Lighting**

The installation of any lighting does not require prior Committee approval, with the exception of flood lighting. However, all lighting shall not be directed towards neighboring property.

## **LANDSCAPING**

### **Minimum Landscaping Requirements**

To preserve the look of the Community, a minimum of 3 vegetations are required on the visible portion of each lot. Other front yard landscape options that are visually appealing will be considered for approval.

Lawns should be well landscaped. Dirt must be covered with grass, turf, or granite. A suitable durable border, such as concrete curbing, should be installed to separate the grass and granite areas.

## **Maintenance**

All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash. Trees should be regularly pruned to maintain a visible trunk, a well shaped canopy, and to ensure that branches do not obstruct sidewalks. A homeowner's failure to adequately maintain the property may result in the Association hiring an outside contractor to perform the work, at homeowner's expense.

## **Granite**

Granite should be used to cover all visible areas except for lawns or where approval has been specifically granted for an alternative covering. The granite should be maintained at all times so as to retain a consistent and acceptable appearance.

## **Curbing**

Decorative curbing provides definition and separation of different areas of a homeowner's



property, such as between a lawn and planting areas. It may also be used to separate one homeowner's property from that of a neighbor. Curbing should be permanent in nature, constructed of concrete, mortared brick, or similar permanent material. Loose bricks, timbers, etc, are unacceptable. Curbing that will be placed on a property line in common with a neighbor requires that neighbor's written consent.

## **Ornamentation**

The utilization of non-living objects such as decorative curbing, seating, low walls, or permanent ornaments in the landscape must be harmonious with the character of the neighborhood and must be approved by the Committee. Individual expression is encouraged so long as it does not detract from this goal. Temporary holiday decorations are permitted but must be removed no later than 30 days after the event they represent.

## **MISCELLANEOUS ITEMS**

### **Swimming Pools**

Prior to construction of a swimming pool, a homeowner should contact the Management Company to coordinate the point of construction access to assure damage to common landscaped areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of their homes. Any opening which affects a common Association wall shall require an architectural submittal and a deposit for such work, refundable after walls and landscape are repaired and returned to their original condition. The Committee may also require the Association to replace and repair any common wall that has been affected to insure continuity within the Community with the ability to charge back to the member for labor and materials.

In addition to the requirements of these guidelines, pool construction is also governed by the Codes of the City of Mesa. The homeowner is fully responsible for abiding by the City's requirements, including but not limited to obtaining all necessary approvals, permits, and inspections. Approval of the installation of a pool by the Committee does not relieve the homeowner from compliance with the City's requirements.

Consistent with City of Mesa Codes, pools may not be backwashed into the drainage ditches, natural washes, common landscaped areas, drainage-ways or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity.

Swimming pool fence requirements and other safety requirements such as self closing gates and window and door locks, are also regulated by the City. The City should be contacted to determine the safety requirements for your pool. For safety reasons, all openings in walls must be securely

covered during construction to prevent children from entering and being injured.

Pool plans will not need prior approval unless there is a feature (pool slide or other structure) which would be visible above the top of the wall. All pool equipment shall be screened from view of neighboring property, streets and common area with walls which match the architectural character and color of the house or the existing wall. IF POOL EQUIPMENT IS PLACED NEAR VIEW FENCING, SPACE MUST BE ALLOWED TO ACCOMMODATE THE SCREENING WALL.

## **Flagpoles and Flags**

1. Display of the American flag is encouraged and permitted within Signal Butte Ranch if the flag is hung from a mounted pole bracket no longer than six feet in length mounted at an angle on the house or garage. In addition, the flag of the State of Arizona or of an Arizona Indian Nation, flags denoting the various branches of the United States military, and POW/MIA flags may be similarly displayed. A maximum of two flag brackets may be installed per residence except as provided below. Only one flag, measuring no more than 3'x 5', may be suspended from each bracket mounted pole.
2. A single flagpole may be installed in any suitable location on a residential lot, but only with the prior written approval of the Signal Butte Ranch Homeowners Association or its Architecture Committee. If a flagpole is installed, the number of mounted pole brackets that may also be installed on the residence is reduced to one. Flagpoles shall be no more than 20 feet in height, may not cause a noise nuisance of any kind, and must be properly maintained. A maximum of two flags, of the types described above, each no larger than 4'x6', may be hung from the flagpole.
3. All displays of the American flag within Signal Butte Ranch must be in a manner consistent with the Federal Flag Code, Public Law 94-344; 90 Stat. 810; 4 United States Code Sections 4 through 10 (see <http://www.bcpl.net/~etowner/flagcode.html>, for example). Similar treatment shall also be afforded to any other displayed flag.

## **Basketball Goals**

1. Basketball goals shall not be attached to the house, garage, or roof.
2. Basketball poles and bases must be black or painted to match house or trim color.
3. Whether pole mounted or portable, basketball goals must be centered between the front wall of the garage and the back edge of the sidewalk adjacent to the street, and must face the driveway.
4. Backboards may either be made of clear Plexiglas, be of a neutral color (black, grey, white), or be painted to match the house or trim color.
5. Permanent, portable, or temporary basketball goals are acceptable.
6. Basketball goals must be constantly maintained. Broken backboards, disfigured or bent

rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines or removal.

7. Only nylon or similar cord nets are acceptable. Metal chain nets are not acceptable

8. Homeowners with basketball goals are fully responsible for ball containment on their property, as well as for the prompt repair or replacement of any damage caused to neighboring property attributable to the use of the basketball goal.

As used herein, the term basketball goal shall refer collectively to any base, pole, backboard, net, etc. associated with permanently installed or portable equipment.

Lots with basketball goals that do not meet these requirements will be assessed fines in accordance with the Association's Rules, and/or the homeowner may be directed to remove the basketball goal at the owner's expense.

## **Driveways**

Driveways may not be expanded without the prior approval of the Committee. Driveways must be in compliance with the Mesa City Code, which states “ It is unlawful to park or store any motor vehicle within the front or side yard of a single residence unless it is parked or stored on an improved, dustproof parking surface. An improved, dust-proof parking surface is concrete, asphalt, or 3” of crushed rock surrounded by a concrete border. Such parking may not exceed 50% of the front yard area.”

## **Clotheslines**

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

## **Window Coverings**

No reflective materials, including, but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, or temporary window coverings such as newspapers or bed sheets shall be installed or placed upon the outside or inside of any windows of any house without the prior written approval of the Committee. Window screens and coverings should not be excessively worn or have any rips or tears.

## **Planters and Walkways**

Paved walkways and other hardscape features visible from neighboring property must be consistent with the color palette of the home and Community. Surface textures and colors are to coordinate with the paint color and materials of the house.

## **Ramadas and Gazebos**

Ramadas and gazebos erected in rear yards, meeting the below standards, do not need approval. Anything larger is subject to prior review and approval by the Committee.

- 1) Maximum square footage (under roof area) is 120 square feet
- 2) Maximum roof height is 10 feet at the highest point
- 3) The structure must be set back a minimum of 7 feet from any perimeter wall
- 4) The structure must match the house color or be a coordinating neutral color and be maintained in good condition
- 5) Any roofing material must coordinate with the house

## **Play Structures**

Play structures with a maximum height of 13 feet do not require approval.

The appearance of all structures must be well maintained. Play structures may be erected in rear yards only and must be set back a minimum of 7 feet from any perimeter wall. The maximum height of any deck/platform is to be 6 feet above the ground. Any shade canopy must be a neutral color.

## **Gates**

Gates should be maintained at all times. Slats may not be removed in part to facilitate visibility from the back yard. Broken or missing slats should be promptly replaced, and slats should be periodically treated with a suitable transparent waterproofing material to maintain their appearance. All metal parts should be repainted a neutral or wood stained color, as necessary to prevent rust and otherwise maintain an attractive appearance.

All new or replacement gates should be neutral in color and coordinated to match the design of the house.

## **Gutters and Downspouts**

Gutters and downspouts may be considered for approval. The finish on same must match the adjacent surface of the home in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed locations of the gutters and downspouts, the quality of material to be used, warranty by the manufacturer, and the name and telephone number of the installer.

## **Perimeter Walls**

Perimeter walls are employed throughout the Community to define and separate each homeowner's property from that of a neighbor's or adjoining property. Perimeter walls should be maintained at all times to ensure their stability, and the visible exterior should be painted, using the color originally applied by the builder, as needed to maintain an acceptable appearance.

Generally, the height of a perimeter wall should not be raised. However, if a homeowner wishes to increase the height, of a perimeter wall, prior approval of the Committee is required.

Any application for approval to modify, extend or raise the height of a perimeter wall should include:

1. A plot plan or other drawing showing the portions of the wall to be modified.
2. Documentation from neighbors who may share the perimeter wall indicating that they do not object to the modification. Where the wall is in common with Community property, in making its decision the Committee will address the Community's interests with respect to the proposal.
3. A statement that visible exterior portions of the wall will be painted to match the exterior color of perimeter walls throughout the Community.

In all instances, the modification should follow accepted practices with respect to materials, workmanship, and construction standards for such walls. Raising the height of a perimeter wall may also be subject to the provisions of Mesa City Code, and may also require the City's written approval. It is the homeowner's responsibility to be informed about these requirements and to obtain any necessary City approvals. Approval by the Committee of an application to modify a perimeter wall does not imply that the homeowner is relieved of these requirements.

# **COMMUNITY RULES**

The following Community Rules summarize some of the common provisions found in the CC&R's as well as rules established by the Board. Cooperation on the part of all residents in following

these rules will make living at Signal Butte Ranch an enjoyable experience.

## **General Property Restrictions**

All Residents must follow Mesa City Codes. Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any rezoning, variances or use permits.

## **Trash/Recycling Containers and Collection**

No garbage or trash shall be kept on any lot except in covered containers as provided by the City. These containers must be stored out of sight except for days of collection.

## **Pets**

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior approval of the Committee. Dogs must remain on leashes at all times while on Association property. All owners must clean up after their pets.

## **Machinery and Equipment**

No machinery or equipment of any kind shall be placed, operated or maintained upon any lot or any street.

## **Vehicles, Campers and Boats**

No motor vehicle classed by manufacturer rating as exceeding 1 ton, mobile home, travel trailer, camper shell, boat, or other similar equipment or vehicle may be parked, maintained or repaired on any lot or on any street so as to be visible from neighboring property. Temporary parking of recreational vehicles, boats and similar equipment will be permitted, if it is apparent that the item(s) are being loaded or unloaded. All motorized vehicles, including ATV's, motorcycles, go-carts and similar vehicles are prohibited from entering onto any common areas. Vendors may

park for a reasonable amount of time while rendering a service.

## Parking

Parking must remain in compliance with Mesa City codes: "It is unlawful to park or store any motor vehicle within the front or side yard of a single residence unless it is parked or stored on an improved, dustproof parking surface. An improved, dust-proof parking surface is concrete, asphalt, or 3" of crushed rock surrounded by a concrete border. Such parking may not exceed 50% of the front yard area. All vehicles parked in the front yard must have current registration displayed."

The Community's CC&Rs specifically describe the kinds of vehicles that may, and may not, be parked within the community. Please consult the CC&Rs for full details. Generally, the CC&Rs provide:

1. Vehicles of homeowners and their guests, including private, non-commercial cars and pickup trucks up to one ton are to be parked in the garage, carport or driveway.
  2. Vehicles exceeding one ton, as well as boats, trailers, motor homes and recreational vehicles, and campers may not be parked, maintained or repaired except within a garage, or if they are kept behind, and are not visible over, the homeowner's perimeter wall.
- Neither inoperable vehicles nor those with expired tags shall be parked in driveways or streets. No vehicle shall be parked on landscaped areas such as on the grass or granite. These provisions do not preclude the temporary parking of recreational vehicles, boats and similar equipment where it is apparent that these vehicles are being loaded or unloaded

The CC&Rs also state that, except for Occasional Overflow parking, vehicles of homeowners and their guests are to be parked in the garage, carport or driveway.

1. As used herein, Occasional shall mean occurring on a particular occasion (e.g., a holiday or birthday party), infrequent, or happening only now and then (such as might occur with an out of town visitor). Overflow shall refer to the condition where *all* available parking in a garage, carport or driveway is fully occupied, and it is therefore necessary to park vehicles elsewhere, such as on the street. The terms are used in conjunction; that is any on street parking must be both Occasional and Overflow in nature. Any other parking of vehicles on the street on a regular or recurring basis is not permitted.
2. These provisions are not intended to preclude the temporary parking of delivery or service vehicles in the street where a delivery or service is actively being performed, or to deny parking as otherwise permitted by law.

## Building Repair

City of Mesa code specifies: Homes and other structures need to be maintained in a structurally sound condition and need to be impervious to moisture and weather. The exposed, exterior

windows, surfaces of buildings must be structurally sound and have no holes, breaks, rotting, crumbling, cracking or rusting elements. Painted surfaces should not have peeling, chipping, cracking, or blistering paint. Exterior windows and doors should not be broken, missing or poorly fitted. Window screens should not be excessively worn or have any rips or tears. Canopies and metal awnings should be in good condition, with no rips, holes, or excessive fading. Roofs should be free from surface breaks, raised edges, and missing, curled, loose or excessively worn shingles.

## **Common Areas**

The Association maintains common areas throughout the Community for the use and enjoyment of residents and their guests. After use, residents should ensure the area is ready for use by others, such as by disposing of all trash, cleaning up after pets, etc.