



SaddleBrooke *TWO*

ALC Guidelines
Revised January, 2025



**FOR REVIEW OF RED MARKED
CHANGES DECEMBER 2024**

Architectural & Landscaping (ALC)

Requirements & Guidelines

ALC Hotline: (520) 879-4155

e-mail: askhoa2alc@sbhoa2.org

These Requirements and Guidelines, and any updates approved by the Board of Directors, supersedes any earlier dated and previously issued publication.

Anything not expressly discussed in these Guidelines (allowed or not allowed) requires a review and/or permit by the ALC.

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DEFINITIONS

TERM	DEFINITION
ALC	Architecture and Landscaping Committee
ALC GUIDELINES	The Architecture and Landscaping Guidelines.
BOARD	The Board of Directors of SBHOA2.
CC&R's	Declarations of Covenants, Conditions and Restrictions of SBHOA2 dated August 5, 1994 including subsequent updates
COMMON AREA	Refers generally to Association property
FENCE	A wall built entirely of wrought iron, steel or aluminum without masonry block
HOMEOWNER	The record holder of legal, beneficial or equitable title to the fee simple interest of any Lot or Parcel (See CC&R's - Owner)
LOT	Homeowners property (see CC&R's)
MAY/SHOULD	Permissive not mandatory
MUST/SHALL	Mandatory
NEIGHBORING VIEW	With respect to any given object, that the object is or would be visible to a person six (6') feet tall standing on the neighboring property, on the level of the base of the structure or building being viewed
PLOT PLAN	The drawing provided to the homeowner by the Developer at the close of escrow or included in Pinal County Building Permits that indicates the placement of the house on the lot, easements, set-back lines and building envelope lines
SBHOA2	SaddleBrooke Homeowners Association #2
RULES & REGULATIONS	SBHOA2 Rules & Regulations which aid in governing SBHOA2
SCREEN	Obscure or conceal an object (example: air conditioner)

WALLS

COMMON WALLS	Surround SBHOA2 and are on the property line between private homeowner lots and common areas such as golf courses or streets
HOA2 PERIMETER WALLS	Are a special group of Common Walls which are on the boundary between SaddleBrooke and surrounding areas such as Lago Del Oro, etc.
LOT PERIMETER WALLS	Collectively refer to the common and party walls surrounding a lot
PARTY WALLS	Are on the property line between lots and separate adjacent lots
PONY WALLS	Are constructed within the homeowner's lot.
RETAINING WALLS	Are constructed along a slope to hold back or support the earth in the slope
RETURN WALLS	Connect a party wall or common wall to the nearest wall of the residence

ARTICLE I: GENERAL INFORMATION

1. Introduction

SaddleBrooke Two, a planned, age restricted active-adult community, was designed around a Sonoran Desert/Southwestern theme, incorporating architecture, plants, texture and colors of the surrounding area to create a cohesive, pleasing environment. The Board of Directors and the Architecture and Landscaping Committee (ALC) are responsible for assuring this theme is maintained in our community.

The Architecture and Landscape Committee (ALC) is a standing committee of the SaddleBrooke Homeowners' Association 2 (hereinafter called SBHOA2) Board of Directors. The ALC is responsible for administering the Architecture and Landscape Guidelines (hereafter called ALC Guidelines) under the direction of the Board of Directors for exterior modifications to homes and lots of the residents of SBHOA2.

These ALC Guidelines are used as the basis for decisions by the ALC for the approval or disapproval of Permit Applications, as required for the initial installation or modifications to landscaping, and exterior architecture changes. They are intended to protect and preserve the appearance, aesthetics and value of our community. A primary ALC goal is to assist homeowners in meeting these Board-approved ALC Guidelines.

Declarations of Covenants, Conditions and Restrictions dated August 5, 1994 including subsequent updates (hereinafter referred to collectively as CC&Rs) are referenced in the following explanation.

Nothing contained herein shall be construed as altering, amending or changing the CC&Rs, as recorded with the County of Pinal, or the Articles of Incorporation and Bylaws of SBHOA2. In the event of a conflict, the following represents the order of priority: CC&Rs, Articles, Bylaws and these ALC Guidelines. To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than that found in these ALC Guidelines or the CC&Rs, the local government standards shall prevail. To the extent that the local ordinance is less restrictive than these ALC Guidelines or the CC&Rs, then these ALC Guidelines and CC&Rs shall prevail, except as provided by Arizona Revised Statutes (ARS).

- A. Special or unusual cases which were not anticipated nor defined in this document will be considered on their own merit and particular circumstances.
- B. It is the responsibility of homeowners to make sure they have the most recent copy of the ALC Guidelines. If you are unsure if you have the most recent copy, please call the SBHOA2 Administration Office at (520) 818-1000 for verification. The most recent copy of these ALC Guidelines and ALC forms are also available on the SBHOA2 website. These ALC Guidelines and any updates, as approved by the SBHOA2 Board, supersede any prior ALC Guidelines.

2. The Preserve: Units 42-45

The Preserve is comprised of Units 42-45 and is a part of SBHOA2. The Preserve includes some Developer-introduced features that are not available throughout the rest of SBHOA2.

Any specific variations in these ALC Guidelines relating to The Preserve are to be found in the appropriate sections in ARTICLE III.

3. The Villas: Units 35-35A

These two Units collectively comprise one Association known as SaddleBrooke Two Villas Association 35/35A, Inc. (SBVA) This Association is part of SBHOA2 but has its own Board of Directors, Tract Declaration, CC&Rs, Bylaws, Rules, Architectural Rules, Landscaping Regulations, and Guidelines.

Homeowners are subject to BOTH SBHOA2 and SBVA governing documents. Permits from the SBHOA2 ALC are required for exterior modifications to homes in SBVA based on procedures in place at the time of application. These procedures may be modified from time-to-time.

Villa owners should complete the HOA2 ALC Permit Application and have it approved by the appropriate Villa Representative. The approved permit may be submitted at the Administrative Office by either the Villa owner or the Villa Representative. The Permit Application will be reviewed, and approved or denied by the ALC. The Villa owner will be notified of the permit status and can pick up an issued permit at the Administration Office.

4. The Villas: Unit 50

The Unit 50 Villas are a part of SBHOA2, although they have their own Board of Directors and CC&Rs. Homeowners are subject to these ALC Requirements and Guidelines for SBHOA2, as well as any additional Guidelines unique to Unit 50.

Permits from the SBHOA2 ALC are required for exterior modifications to homes in Unit 50 Villas. Villa owners should complete the HOA2 ALC Permit Application and have it approved by the appropriate Unit 50 Villa Representative. The approved permit may be submitted at the Administrative Office by either the Villa owner or the Villa Representative. The Permit Application will be reviewed, and approved or denied by the ALC. The Villa owner will be notified of the permit status and can pick up an issued permit at the Administration Office.

5. Communication with ALC

- A. When contacting the ALC always reference the Unit and Lot number of the property you are inquiring about.
- B. Homeowners are encouraged to use the ALC e-mail or call and leave detailed messages on the ALC voice mail with any questions or issues they may have regarding the ALC Guidelines.
 - The ALC e-mail address is: askhoa2alc@sbhoa2.org
 - The ALC voice mail number is: **(520) 879-4155**
- C. Further information is available online at the SBHOA2 website, under HOA2 Governance/Committees/Architecture and Landscaping.
- D. All ALC forms are available at either the SBHOA2 Administration Office, or online at the SBHOA2 website.

**SCAN TO
ACCESS
ALC ONLINE**



6. When is an ALC Permit Required?

- A. A Permit is required for any addition, improvement or replacement made to the exterior of your dwelling, walls, roof, or on your lot. Examples could be installing a new gate; painting your house; planting a new tree; installing a new exterior security screen on your front entry; installing new walkway, patio or driveway pavers; replacing a window, adding or raising a wall; or anything that requires a Pinal County permit. For any project requiring a county permit, that permit with its supporting paperwork must be submitted with the ALC Permit Application before an ALC permit will be approved.
- B. After the initial landscaping has been installed, no ALC Permit is required for the addition, change or removal of small shrubs or plants. However, an ALC Permit is required to add, move or substitute the species of any tree.
- C. Repairs do not require a Permit. Examples could be painting a rusty gate; replacing a dying shrub; relaying lifted or sunken pavers on your walkway or patio; mending cracks in a concrete patio, driveway or walkway; replacing an existing air conditioner; or replacing a broken window pane.
- D. If you are unsure, it is always best to inquire with the ALC directly. Call or send an email to Askhoa2alc@sbhoa2.org, 520-879-4155.

7. ALC Permits

- A. It is the responsibility of the homeowner to obtain ALC Permits as required in these ALC Guidelines prior to making any improvements or altering the exterior appearance of any property or structure, including exterior painting or installing any landscaping.
- B. Any improvements or other work on property or structures that in any way alter the exterior appearance, whether a permit is required or not, must adhere to the CC&Rs, these ALC Guidelines, and/or any applicable statute, ordinance, code or regulation having jurisdiction.
- C. It is the responsibility of the homeowner(s) to maintain landscaping and construction records and permits. These records should be passed on to buyers when selling the home.
- D. Neither the Association, Board, nor the Committee shall be held responsible in any way for the defects in any plans and specifications approved by the Committee, or for any structure or improvement erected, placed or maintained according to those plans or other specifications. By approving plans and specifications, neither the Association, Board, nor the Committee assume any liability or responsibility for compliance with building and zoning ordinances, or for other applicable requirements of governmental authorities or industry standards.

8. Contractor Selection

- A. Homeowners should exercise due diligence when selecting a contractor for all landscape and construction needs. The final responsibility for selecting a contractor is up to each homeowner. Per the Arizona Registrar of Contractors, "Arizona Revised Statutes, Title 32, Chapter 10 requires a contractor be licensed through the Registrar of Contractors (ROC) to legally perform construction or home repair and remodeling jobs having total

project cost, including labor and materials, above \$1,000 or requiring a building permit.”

- B. The ALC maintains Contractor Evaluations completed by homeowners. These are available for review online (login to the homeowner site at sbhoa2.org) and in a binder kept at the SBHOA2 Administration Office reception desk. The Binder must be used and remain in the Administration Office. No evaluations may be removed by homeowners. Neither the SBHOA2 Board of Directors nor the ALC has any work ethic authority over any contractor conducting business in SaddleBrooke and are not involved in the licensing of contractors. This function is the responsibility of the ARIZONA REGISTRAR OF CONTRACTORS. Prior to selecting a contractor, homeowners are urged to check the licensing status and records of any complaints against specific contractors by calling the ARIZONA REGISTRAR OF CONTRACTORS at (602) 542-1525 in Phoenix or on-line at <https://roc.az.gov/contractor-search>. The ALC will not intervene on behalf of the homeowner if a problem arises between the homeowner and the contractor. The members of the ALC are discouraged from recommending specific contractors.

9. Views

- A. Homeowners cannot expect views, which exist at the time of purchase, to remain unchanged over time. Neighboring property may eventually be modified and landscaping, both on residential lots and common areas, (including golf courses) will mature.
- B. Neither the ALC nor SBHOA2 shall be under a duty to homeowners for the protection or enforcement of views or view expectations.
- C. Maintaining views in the community is a courtesy to your neighbors. It is the responsibility of homeowners to see that no shrub, tree, exterior addition to or modification of their property, adversely affects their neighbors or the community. However, projects allowable per the Guideline requirements will not be disapproved based on neighbors' objections regarding views or other potential impacts. Should conditions lead to a conflict or dispute between neighbors, the affected parties must resolve the matter. Neither the ALC nor SBHOA2 will be a party to any dispute or litigation that arises between neighbors pursuant to personal property rights

ARTICLE II: ARCHITECTURE AND LANDSCAPE STANDARDS AND REQUIREMENTS

1. Initial – New Build Landscaping

- A. The CC&Rs require all initial, new home construction landscaping must be completed within 90 calendar days after the close of escrow. Permit extensions are allowed. To expedite this process, owners in escrow may communicate with the ALC to obtain pre-approval, however, no ALC Permit will be issued until the day of Close of Escrow.
- B. Permitted work for new build initial landscaping must begin active and ongoing landscaping work within 90-days of permit creation.
- C. New build minimum mandatory 90-day landscaping requirements are defined in Article II.3. Landscape Standards and Requirements B and D.

2. Architecture Standards and Requirements

- A. Pinal County Permits are required for most exterior additions and modifications. It is the responsibility of the homeowner to obtain all necessary Pinal County Permits prior to applying for an ALC permit. A copy of the Pinal County permit and supporting documentation must be included with an ALC Application. An approved Pinal County permit does not negate the requirement for an ALC permit.
- B. The design, style, detailing, materials and color of any addition or exterior renovation must conform to that of the house.
- C. Any addition to the original home, including but not limited to, casitas, golf cart garages, room additions, and pergolas/ramadas (free-standing or attached) requires an ALC permit and cannot be built within the building set-back lines (BSLs), as measured from the property line. Additionally, for the front, no construction is permitted further than 7' in front of the existing structure (usually the Garage wall).
- D. The height of any addition to an existing home must not exceed that of the original roof or parapet line.
- E. All materials used in additions, alterations and landscaping must conform to those in the ALC Guidelines. The ALC may allow substitute materials that are considered compatible with the theme of the community. Substitutions are approved based on the judgment of the ALC.
- F. Unless otherwise approved by the ALC in its discretion, a casita, guest house, or garage must be attached to the original dwelling by one or more of the following:
 1. A continuous roofline between the two buildings
 2. A five foot high wall
 3. An arch with a gate
 4. A Ramada (also see Article III-34 Ramadas/Pergolas subsection C. Front Yard Ramadas)
- G. When any building additions, alterations or renovations are made to an existing home, the lot drainage to the street, must be maintained. All roofs or gutter installations must drain to the ground solely within the deeded lot line. Drainage to common areas or neighboring lots is prohibited (refer to Article III Section 9 Drainage and Gutters).
- H. SBHOA2 is not liable or obligated for the replacement of improvements removed by utility construction or maintenance. Homeowners are cautioned that the utility companies have

the right to remove any extensions or construction placed within the setback line of the Lot without reimbursement to the homeowner. Underground utility lines are not to be disturbed when altering driveways or walkways

- I. Screening: Some mechanical equipment is required to be screened (obscured) from view of neighbors, or the street, or the golf course. Screening may take the form of masonry walls, plantings, pots with plants, or lightweight metal screens complementing the southwest desert theme. Visual screening is determined by looking directly at the object from the street. Masonry walls should provide 100% coverage. Plantings, pots with plants, or Lightweight metal screens should provide 50% immediate visual coverage. The ALC may require additional material be added to metal screens. Screen color must be black, bronze, or house color.

3. Landscape Standards and Requirements

In planning landscape and construction, access must be given to allow for the maintenance of areas that have TV cable, electrical boxes, water meters, etc. Utility companies have the right to remove any obstructions (construction or landscape) placed within these areas (public utility easement) of the lot without reimbursement to the homeowner. No plantings are allowed that will hinder utility maintenance personnel or meter readers.

- A. The use of native and/or drought tolerant species is recommended for all landscape (See Appendices A or B for plant materials and trees that are prohibited or recommended in SBHOA2). Underground irrigation is recommended but not required.
- B. Minimum planting requirements: Sufficient landscape materials must be used to maintain harmony with surrounding areas. Every front yard must have a focal tree five feet high (or taller) measured from the ground after planting and have a trunk no less than 2" in diameter at base. The focal tree may be a native Sonoran saguaro (*Carnegiea gigantea*) cactus or a tree not on the ALC Prohibited Tree list. In addition, there must be 20 five-gallon plants (or equivalent) as approved by the ALC. The ALC, in its judgment, may require additional plantings or grant variances to the number of living plant materials, predicated on the size and shape of lot and front patio or entry walk installation. There are no minimum planting requirements for backyards.
 1. Exception for Unit 35/35A Villas sharing a roofline. There may be a single focal tree for two villas.
 2. Exception for unit 50 Villas sharing a common building roofline. The number of plantings per villa is a minimum of five, five-gallon planting (or equivalent). The plantings include the focal tree and screening bush for A/C units.
 3. Exception for unit 50 Villas NOT sharing a common roof line. The number of plantings per villa is a minimum of eight, five-gallon planting (or equivalent). The plantings include the focal tree and screening bush for A/C units.
- C. The A/C condenser unit must be screened from street.
- D. Minimum hardscape requirements: Gravel/Rock - All ground not covered by plantings or hardscape, including front, side and backyards, must be covered with crushed native colored rock 3/8" to 1" in size (with the fine dust removed) in shades of browns and grays. Rock colors are limited to two color choices, one base color and one color for accent and decorative purposes. If used, the accent color can cover no more than 10% of the relevant landscape area available. Native river rock and boulders may be used for accent purposes. White rock, artificially colored rock or crushed man-made material, are not allowed. Lava rock may be used as an accent color only.
- E. Communication cables intended for underground installation should not be visible.

- F. Road base or foundation base materials (gravel or ABC) and minus (decomposed and/or epoxied) granite, and any similar materials are prohibited for ground cover or pathways which are visible from the front of the house or the street. It is allowed behind return walls; if no return walls are present, it is allowed in the rear of the house, no further forward than the back corner of the house.
- G. Weed growth or other nuisance plant materials must be controlled with herbicides and/or manual weeding. Plastic sheeting must not be placed under crushed rock for weed control since it is ineffective and causes the covering crushed rock to wash away.
- H. If wildflowers are to be propagated, they should not be visible from the street so that when each plant dies off, it will not become an obvious weed nuisance.
- I. Landscaping along roads or corners to should avoid creating visual obstructions that compromise the safety of pedestrians, bicyclists or other drivers.. Reference the Pinal County Subdivision & Infrastructure Design Manual - "Sight visibility triangle for streets and intersections".

4. General Provision

The ALC reserves the right to consider and approve or disapprove any homeowner landscape request which is not covered by the entire ALC Guidelines as incorporated within this document and which, in the judgment of the full ALC, does not meet the Architecture/Landscape aesthetics of the greater SaddleBrooke community.

5. Maintenance of Property

- A. All homeowners, including those not in full-time residence, are responsible for maintaining the appearance of their home and related landscaping so that it contributes to the overall appearance and aesthetic value of the neighborhood and the community. All lots must be kept free of weeds, dead trees and plants including stumps, and trash/debris. Plants and trees must be neatly trimmed.
 - 1. Every building or structure must always be kept in good condition and repair, and adequately painted or otherwise finished. All awnings and screens shall be maintained in good condition and not allowed to be torn or weathered. In the event any building or structure is damaged or destroyed, it shall be promptly repaired, rebuilt, replaced, or removed. All paved and concrete areas, including driveways, sidewalks and parking areas, located on a lot must be maintained in good condition and repair.
- B. Overhead Encroachments: Trees, shrubs, or planting of any kind on any lot, parcel, or other area must not overhang or otherwise to encroach upon:
 - 1. Any neighbor's property, common area, sidewalk, golf course, or other area from the ground level to a height of eight (8) feet without the prior consent of the Board or the ALC.
 - 2. The street from ground level to a height of fifteen (15) feet.
- C. Any Health and Safety issue will be forwarded to the Board for appropriate action.

6. Debris and Materials on Vacant Lots and Common Areas

Rubbish, debris or materials from homeowner landscape or construction projects may not be

ARTICLE III: SPECIFIC REQUIREMENTS AND GUIDELINES

1. Air Conditioners, Mini-Split Systems, Evaporative Coolers (A/C condenser units)

ALC Permit Required

- A. Definition: Mini-Split System- A heating and cooling solution that doesn't require ducts. It consists of two main components: an outdoor condenser and an indoor air-handling unit connected by refrigerant lines.
- B. All A/C or mini-split condenser units installed by homeowners must be ground mounted on an impermeable base. However, flat roofed homes may have air conditioning equipment installed on the roof hidden behind parapet walls.
- C. The top of the condenser unit must be no higher than (48") forty-eight inches above grade level. A/C units and mini-split condensers must be screened from the street view.
- D. All exterior ductwork, rigid covers for refrigerant lines, and/or conduit must be painted to match the house surface color immediately behind it.
- E. Portable window-type air conditioning units are prohibited for use in any structure.

2. Alternative Energy Devices

ALC Permit May Be Required

- A. Reference Article III-42 Solar Panels, Solar Tiles, Collectors, Skylights
- B. Battery Backup - ALC Permit required for exterior installation. Permanent battery backup may be installed in the garage or outside and can be charged by solar or through the electrical grid. Battery backup cabinets installed outside the garage are **not** required to be painted. ~~to match the house surface color immediately behind the cabinet.~~
- C. Generators
 - 1. Permanently installed generators are not allowed in SBHOA2. However, in the case of life-threatening medical disability, an exemption or variance request for natural gas-powered generator may be made to the SaddleBrooke HOA2 General Manager. This request must be accompanied by the Fair Housing Disability Certification Form.
 - 2. Portable generators powered by gasoline are allowed and do not require an ALC Permit. These generators must be operated outdoors.
- D. Wind Turbines - Wind turbines are not permitted within SaddleBrooke TWO.

3. Animals, Domestic Animals & Wildlife

ALC Permit May Be Required

- A. Feeding wildlife (except birds and tree squirrels) is illegal in Arizona.
- B. Bird Feeders and Birdhouses: Two seed-type bird feeders are allowed in the back yard only, and only if catch pans are attached. Hummingbird feeders are not restricted. Ground feeding is prohibited. Feeding bird seed or any other food brings pack-rats, mice, snakes, javelina and other wild animals to your property. Birdhouses may not be more than six feet above original grade level. Placement in common areas is prohibited.
- C. Pets: Guidelines regarding pets may be found in the HOA2 Rules and Regulations.

- D. Dog Houses - ALC Permit required must not be visible from the street or neighboring properties.
- E. Dog Runs - ALC Permit Required: Construction of dog runs is discouraged due to our severe climate. Preferred placement is at the side of the home. The enclosure may not exceed the height of the party walls (5-feet) and must not be visible from neighboring properties, the street, or golf course. They may not have concrete slabs as a base. Extreme care must be taken for abatement of noise and odor. Dog runs must have some type of sun shelter constructed for dogs use at all times. Dog runs must be constructed of wrought iron, or "Aluma Wood" painted to match the house color. Construction is subject to ALC approval. Wood, chicken wire and chain link fencing construction are prohibited.

4. Arches

ALC Permit Required

- A. Reference Appendix D of this document for the following discussion.
- B. Arches must be constructed of concrete block and must be stuccoed and painted to match the house. The outside contour of an arch may be curved or angular/square, provided the structure is proportionate with the house, and blends with neighboring architecture.
- C. The inside width of the arch must be no greater than five (5) feet.
- D. The maximum outside height of arches must not exceed eight (8) feet from grade level. Arches must be attached to an adjoining wall. The maximum width and thickness of arch legs must not exceed 16 inches.
- E. If requested, homeowners must provide the ALC with drawings showing the location on the property and an elevation (front view) with full dimensions of the arch.
- F. The Preserve: On certain models in The Preserve an arch with a wooden lintel is allowed where it replicates as part of a pony wall the architecture features of the front door. This exception applies to The Preserve only.

5. Awnings

ALC Permit Required

- A. Fabric Awnings must be a solid color fabric approximating the color of the house or trim. They may be of a slanted or rounded style. Supporting parts of fixed window awnings may project no more than four feet from the house. Awnings of all types must be no more than six inches wider than the window opening. All awnings shall be maintained and must be replaced or removed if they become torn or weathered.
- B. Metal awnings. Requests for fixed metal window awnings will be evaluated on a case-by-case basis with regard to placement and color. Bahama style is preferred; other styles will be considered. A window cannot have both shutters and a metal awning.
- C. Retractable awnings are restricted to the rear of the home and must be a solid color fabric, approximating the color of the house or trim.
- D. **Metal awnings that and-must-not** exceed 120 total square feet **and-not** or extend more than 8 feet from the structure **require a Pinal County permit.**

6. Barbecues and Grills

ALC Permit May Be Required

- A. Fixed Barbecues/Grills - ALC Permit Required Fixed barbecues/grills must not exceed five

feet in height and are only allowed in backyards. They may be constructed of concrete block or approved weatherproof material with stucco finish and painted to match the color of the house. The only fuels allowed are electricity, natural gas, propane or charcoal. Wood burning barbeques or grills are not allowed under any circumstance because of the potential fire hazard. It is the responsibility of the homeowner to obtain all necessary Pinal County permits. All gas lines installed must have a safety shut-off valve installed.

- B. Portable Barbecues/Grills Portable barbecues, grills and ovens are allowed in backyards only. They may use only the same fuels as fixed installations above. If natural gas is used, a safety shut-off valve must be installed, and the metal flex line length must be within the manufacturer's specifications. If there is no length specification, the metal flex line must be six (6) feet or less. Wood pellet, electric fired portable smokers are acceptable.

7. Casitas and Building Additions

ALC Permit Required

- A. See Article II-2 Architecture Standards and Requirements for general requirements.
- B. A Casita or Guest House is defined as an attached or detached accessory building with no cooking facilities, used to house guests of the occupants of the principal building, and which is never rented or offered for rent per Pinal County Code 2.10.010 Guest House/Casita. A Pinal County permit is required for the construction of any casita or building addition. Pinal County zoning laws strictly regulate the inclusion of kitchen facilities in casitas or guesthouses and enforce minimal space requirements for ingress and egress.
- C. Any casita or building addition must conform to the design features and aesthetic appearance of the original structure. As a common courtesy, neighbors should be informed.
- D. The plans for constructing each casita or building addition will be evaluated by the ALC on a case-by-case basis with regard to placement on the lot relative to the existing structure, the set-back lines as shown on the plot plan from the Developer, and distance from the street.
- E. Building additions and casitas may not be larger than 45% of the floor area of the main home and height restriction is same as the main dwelling.
- F. All Casitas must be built in accordance with current Pinal County Code 2.150.240 Guest House/Casita.
- G. A Building Addition must be physically connected to the original house.
- H. A complete set of stamped county-approved construction documents, including floor plans, elevations, drainage plan, site plan, plot plan showing the set-back lines, and all drawings to scale with indicated dimensions, must be submitted for approval along with the color of the house and material schedules. Drawings must be dropped off at the Administration office. Allow at least one week for issuing a Permit. The drawings will be reviewed, and an on-site visit may be required, prior to issuing a Permit.
- I. A casita or room addition, including the overhang associated with the project cannot extend further than the 7' in front of the existing residence (usually but not limited to the garage wall).
- J. The Preserve: If a wall is used to attach the casita to the original dwelling, it may be five foot six inches (5' 6") in height.

8. Doors

ALC Permit Required

- A. Entry/Front Door and Side/Utility Door: May be constructed of any material; wood and

fiberglass are most common. Color must be natural wood grain (browns) or painted the Stucco or Trim color. Wrought iron/aluminum doors may also be black, dark bronze, or dark brown in color. Accent colors for entry/front doors are subject to approval by the ALC. The architecture style of the house and the visibility will be considered in rendering a decision.

- B. Garage Door: Permit Required - see Article III-15 Garages, Garage Doors, Garage Additions and Modifications.
- C. Security Door: Permit Required - see Article III-37 Screen Doors and Security Doors
- D. Sliding Glass Door: Permit Required - see Article III-54 Windows

9. Drainage and Gutters

ALC Permit Required

- A. Drainage: Improper drainage from homeowner lots can undermine the street and has been found to cause foundation lift leading to structural damage to the home and foundations associated with wall footings. The SaddleBrooke master site plan for drainage is that each home lot should drain over the street gutter into the street either through underground drainage piping or, with grades through artificial river rock washes that drain to the street. In no case should storm or drain water be allowed to pool or be diverted to other homeowner's property lines, empty lots, or common areas.
- B. Definition of terms:
 - 1. Master Drainage Report: When construction on a new home is complete, this document is prepared to certify that the drainage on the lot conforms to the requirements of drainage into the street. This document is included in the closing documents.
 - 2. Swale: An indentation in the ground which forms a drainage channel along each side of the lot, situated between the house and the perimeter wall. It is provided by the Developer.
- C. Alterations: Each homeowner is responsible for ensuring that the landscaping or additional construction on the homeowner's lot maintains positive drainage on the lot and provides for appropriate drainage away from the foundation of the residence and other structures towards the street)
 - 1. Weep holes are required in pony walls and return walls to facilitate drainage.
 - 2. No plants or other landscape features are allowed to exist in the pronounced drainage swale.
 - 3. If drainage results in water undermining the curb, the HOA will affect repair and bill the homeowner. Remediation of existing drainage will be required.
- D. Excavation below grade: Landscapers and homeowners are not allowed to remove dirt along the side of the curb or sidewalk within the right-of-way for laying river rock, creating "rivers" or for any other purpose except installing "pop-up" drains or for driveway extensions or for utility installations. After such installations, the original grade must be restored. "Rivers" may not be excavated below the existing grade created by the Developer.
- E. Special situations: Steeply graded lots and road configurations can present situations where effective drainage may require waivers to the above requirements.
- F. Gutters:
 - 1. Colors: Gutters and downspouts must match or approximate the house or trim color using approved color choices. When gutter installation includes fascia board, the fascia board may be aluminum or wood material and must match the house or trim color.

2. Buried drain pipes, if used, must be a minimum of three inches in diameter.
3. If a roof gutter and downspout system is installed on any portion of the home, any combination of the following criteria must be met:
 - a. Downspouts may connect to a buried drain pipe extending to the curb and discharging to a pop-up over the curb and into the street.
 - b. Downspouts may connect to a buried drain pipe extending to a nearby drainage swale used for surface water drainage.
 - c. Downspouts may discharge into prefabricated splash blocks. The splash blocks must be a minimum length of twenty-four (24) inches and be color complementary to surrounding gravel.
 - d. Downspouts may be directed to a rainwater harvesting system as described in III-33.

10. Driveways

ALC Permit Required

- A. See Article II-2 Architecture Standards and Requirements for general requirements.
- B. The color of driveway coatings or replacement (pavers) must complement the house stucco color
- C. Driveway coating: An ALC Permit is required for any alteration or replacement of any driveway including the application of coating or change of color to the driveway. Implementation can be colored concrete overlay, or the application of an epoxy finish. The acid stain method is prohibited. Pattern design should be unobtrusive and must cover the entire driveway in an even, consistent, parallel pattern. Strips of pattern designs are prohibited. Application of nonstandard patterns is subject to ALC approval.
 1. The concrete driveway may be replaced by pre-stressed concrete pavers. Garden pavers, bricks, or flagstone do not provide an acceptable surface for vehicles.
 2. The replacement driveway must preserve the water runoff into the gutter provided by the previous concrete driveway. Any damage to the roadway caused by improper drainage resulting from driveway replacement will be entirely the liability of the homeowner.
- D. Exposed Aggregate is allowed as a replacement driveway surface.

11. Fences

See Paragraph 51. Walls and Fences

12. Fireplaces (Exterior), Fire Pits, Kivas

ALC Permit Required

- A. Exterior fireplaces, beehive fireplaces (kivas) and fire pits may be placed only in backyards, unless offered by the Developer as an option for that specific model and elevation. Fireplaces and kivas must be constructed of concrete block, but fire pits may be concrete block, brick or metal. Fireplaces may have decorative accents of brick, tile or flagstone. Concrete block structures must be stuccoed and painted to match the color of the house or walls. Brick fire pits may remain the natural color or colored block. Fireplaces and kivas must not exceed five feet (5') in height above grade and fire pits must not exceed 20 inches above grade. It is the responsibility of the homeowner to obtain all necessary Pinal County permits

- B. Fire Pit/Fire Table: Portable propane gas tank fire pit/fire tables are allowed without an ALC permit in the back yard. They are also allowed in the front patio area when they are concealed from the street by a pony wall/courtyard.
- C. The Preserve: In certain models, fireplaces are allowed in the front courtyard. Such fireplaces may not exceed eight feet in height and every effort should be made to ensure that they are not visible from the street.
- D. Wood used as fuel:
 - 1. The use of wood is strongly discouraged because of the fire hazard.
 - 2. If wood is used as fuel in a fireplace, kiva or chimenea, it must be within a closed chamber and the chimney must have spark arresters.
 - 3. In the case of a fire pit, wood must be used in conjunction with a metal spark arrester in the form of a cover (this includes portable units).
 - 4. If a fire pit is installed for wood burning, it must be located at least 10 feet from the property line (this includes portable units).

13. Flagpoles (Permanent) & Flags

ALC Permit Required

- A. Only one flagpole per lot is allowed.
- B. Telescoping flagpoles are recommended to eliminate wind noise from halyards. The top of the flagpole must not exceed 20 feet in height. Flagpoles must be silver, dark bronze, black or white in color and made of metal or fiberglass; wood is not allowed.
- C. No flag may exceed three feet by five feet (3'x 5') in size. A maximum of two flags may be flown simultaneously from a single pole.
- D. Location of the flagpole:
 - 1. Must be at least ten feet from all lot lines preferably located in a front yard. Exception: flag poles may be located only five feet from common area lot lines excluding the street.
 - 2. Due to noise during high winds, the flagpole must not be placed on a side where a neighboring home bedroom or casita is located.
- E. Flagpole lighting is restricted to state and federal flags and must be shielded so that the light source is not directly visible from any of the property lines. Downward-directed lighting from the top of the flagpole is recommended. See Article III-24 Lighting.
- F. Removable flagpoles attached to homes: Flags may also be flown from removable flagpoles attached to the house which does NOT require an ALC Permit. Flag restrictions (A, B, E) apply to removable flagpoles.

14. Fountains/Water Features

ALC Permit Required

- A. Permanent fountains and water features may only be installed in backyards and front courtyards and may not exceed five feet in height above original grade level. Pumps must be screened from the street, golf course and neighboring property, and located to minimize noise transmission to adjacent property. Only underground wiring is allowed.
- B. Portable fountains must adhere to the above height and location requirements. These fountains may be located in front courtyards within an area enclosed by pony walls. A Permit is not required for small, portable water features which are plugged into an approved existing GFI outlet.
- C. It is the responsibility of the homeowner to obtain all necessary Pinal County permits.

- D. Drainage must be provided for all water features and fountains to permit unsupervised drainage during periods that the feature/fountain is not in use and/or maintained.

15. Garages, Garage Doors, Garage Additions and Modifications

ALC Permit Required

- A. See Article II-2 Architecture Standards and Requirements for general requirements.
- B. These structures may not be converted for any use other than that for which they were originally intended. Garage roofs and door frames may not be modified to accommodate motor homes or other large vehicles except for special vehicles for the handicapped. Driveways and garage floors are not to be lowered.
- C. A Pinal County building permit is required for garage additions. It is the responsibility of the homeowner to obtain all necessary Pinal County permits.
- D. Photographs of the existing structure can be very helpful to the ALC in the review process and will facilitate approval.
- E. A complete set of stamped county-approved construction documents, including, elevations, drainage plan, site plan, plot plan must be submitted for approval along with the exterior color must be dropped off at the Administration office. Allow at least one week for issuing a Permit. The drawings will be reviewed, and an on-site visit may be required, prior to issuing a Permit.
- F. Additionally, for the front, no construction is permitted further than 7' in front of the existing structure (usually the existing garage wall).
- G. The garage addition must be placed on the same side of the house as the existing garage and share the existing driveway. When space is not available on the garage side, the addition may be placed on the side of the house opposite of the existing garage with side entry preferred. The driveway for the new garage addition in this case must connect to the existing driveway across the rear front of the house.
- H. Garage Doors: New and replacement garage doors must be similar to the doors seen in **any part of SBHOA2**, (i.e., traditional paneled doors, carriage house-style doors, **or wood panel appearance doors**). All garage doors on the dwelling must be identical in style and color. The ALC Permit Application package must include a picture of the replacement garage door noting approved color to be painted.

16. Gates

ALC Permit Required

- A. Gates must be constructed of wrought iron or aluminum and may contain metal screening panels on the rear of the gate. Wooden gates are not allowed. Ornamentation on gates must be permanently affixed and painted.
- B. Generally, gates should be no higher than the adjoining return wall or pony wall. Arches are allowed on gates, however the maximum height of the arch on the gate must not exceed one foot above the adjoining return wall or pony wall unless rounded to match any approved arch enclosure. **(see Appendix D). Exception: Fence and gate combinations in front entries may exceed 60 inches.** Drawings to scale must be submitted.
- C. Gates to the common area must be hinged (swinging), with self-closing mechanism and a maximum width of 42 inches, If step over access is required, blocks may be removed; however, one row of wall block must remain.
- D. Courtyard and return wall gates may be a single leaf, hinged gate, maximum of 48 inches

wide; or a double leaf hinged gate, maximum of 72-inches wide (each leaf a maximum of 36-inches). It is strongly recommended that a gate be installed in each return wall (each side of the home) to allow for emergency access.

- E. The design of the gate must be approved by the ALC.
- F. If the gate is a locking "security door" which encloses a home entryway, a doorbell is recommended to be installed on the house exterior accessible from the street side of the gate and emitting an audible sound inside the home. A Permit is not required for installation of the doorbell.
- G. All gates within SBHOA2 must conform to the same standard: Black, Bronze, Medium to Dark Brown, or the house stucco color.
- H. Gates may have **two** features such as a cactus, roadrunner, or sun, consistent with the Sonoran Desert theme in an accent color. Color and design must be approved by the ALC.

17. Gazebos

Prohibited

- A. **Definition:** A gazebo is a shelter that has a solid roof like a ramada. However, it's often circular or octagonal in shape.
- B. Gazebos of any type or size are prohibited.

18. Golf Ball Screens and Nets

Prohibited

Golf ball screens and netting to prevent errant golf balls from entering homeowners' lots are prohibited. (Please refer to CC&Rs regarding assumption of risk.)

19. Grass

No ALC Permit Required

- A. Natural: Natural grass or sod is not recommended due to the high-water usage, the use of low pollen producing, non-allergenic types of grasses in small areas in backyards is allowed.
- B. Artificial: Artificial grass used for decorative purposes, pet exercise areas, or putting greens is allowed in backyards or if screened from the street in side-yards.

20. Gravel

ALC Permit Required

- A. Gravel must be crushed native color rock (browns/grays) with fines/dust removed.
- B. Size: 3/8" minimum to 1" maximum size.

21. Greenhouses

Prohibited

Greenhouses of any type or size are prohibited.

22. Holiday Lighting and Decorations

No ALC Permit Required

- A. It is highly recommended that Holiday Lighting should be turned off at 10:00PM.
- B. The periods when holiday lighting and decorations can be installed on homes and in yards are as follows:
 1. December holiday season: Installation of holiday lighting may begin November 1st with the lights turned on the Tuesday prior to Thanksgiving Weekend before Thanksgiving through January 8th
 2. Other holidays: 2 weeks before, 1 week after the holiday.
- C. No holiday decorations except holiday lights may be attached to any common wall.

23. House Numbers

No ALC Permit Required

All new and existing homes in SBHOA2 must have permanent house numbers affixed to the structure as soon as the home is occupied.

General	<ul style="list-style-type: none"> • Numerals; not spelled out in script • Displayed horizontally • Vertical and slanted displays not allowed • Material: durable and clearly visible material (i.e., metal, plastic, ceramic), • Not allowed: Wood and painted numbers
Visibility	<ul style="list-style-type: none"> • Visible From both directions of approaching traffic • Color to be contrasting with background
Location	<ul style="list-style-type: none"> • Beneath light sconce on side of garage closest to front entrance • Centered above garage door • Non-qualifying locations include: : Numbers displayed on the mailbox of the residence or locations on the ground such as rocks, slabs of concrete/flagstone and other similar displays of numbers
Preferred Size	<ul style="list-style-type: none"> • Height is six inches with a minimum height of four (4) inches • Minimum width of two inches.
The Preserve	<ul style="list-style-type: none"> • Standardized number provided by Developer • Additional numbers may be mounted on a surface facing the street

24. Lighting, Exterior

ALC Permit required

- A. Lighting installations require a permit except in a few situations identified in this Guideline. All permanent wiring installations need to be installed per current Pinal County requirements and have a County Permit issued prior to obtaining an ALC Permit. Please note: Interior fixtures that are intended to illuminate something on the outside are considered exterior lighting for the purpose of this Guideline.
- B. SaddleBrooke is located within a Pinal County Low Ambient Lighting Zone (Pinal

County Outdoor Lighting Ordinance PZ-C-003-09 Chapter 2.195) and as such follows local Dark Sky ordinances and restrictions. See Appendix J - Exterior Lighting. The purpose of residential lighting in SaddleBrooke is safety, security and peace of mind; beyond that, all other lighting is intended to be limited and subdued.

C. General requirements:

1. An ALC Permit is required for initial landscape installation or when adding or replacing light fixtures, except for replacing like-for-like or replacing with solar lights.
2. Lighting must not be directed into nor cause glare in neighboring lots or common areas and must not be directed into the street such as to blind oncoming drivers. Spill light (light that crosses a property line with enough intensity to cause shadows) must be minimal.
3. Exterior lighting should be shielded and downward directed with the following exceptions: rope lights, accent lights, string lights, and sconce lights. Sconce lights should be shielded and, optimally, be downward directed. Pathway and landscape lighting need not be shielded.
4. It is recommended that warm light colors be used as opposed to bright white light sources. Colored lights are prohibited except as holiday lighting.
5. Lighting should be no brighter than necessary. Worldwide, "lumen" has been adopted as the measure of brightness. Refer to Appendix J
6. Lighting after 10:00 pm

Continuous illumination with exterior lights, front or rear, is prohibited except as allowed below. After 10:00 pm only the following lighting is allowed:

- Lighting used only on an occasional basis for security or safety purposes
- See Flagpole lighting
- Developer installed garage soffit lights in the Preserve controlled by a dusk-to-dawn sensor
- Solar powered lighting
- Lighting used to provide heat to protect vegetation during periods of extreme freezing temperatures.
- Low voltage landscape accent lights

D. After 10:00pm it is a violation if any light source causes glare or interferes with the reasonable use and enjoyment of neighboring properties. Homeowners who are hosting a party (or returning home from an event) after 10:00 pm should be courteous to their neighbors by minimizing the amount of area lighting in use and must not create glare.

Type of Light	
Security Lights	<ul style="list-style-type: none"> • Occasional use; Must not be continuously illuminated • Floodlights & Spotlights <ul style="list-style-type: none"> • Intended for back & side yard • Total lumens of all lights not to exceed 3,600 lumens (approximately 240 incandescent watts) • Quartz Halogen floodlights are prohibited. • Motion Detection <ul style="list-style-type: none"> • Illuminate 70 feet or less ground space • Activated infrequently by vehicles and wildlife

Type of Light	
Pathway & Landscaping Lights	<ul style="list-style-type: none"> • Intention is not to illuminate an entire area • Place 5 to 8 feet apart depending on brightness • Halos or pools cast by lights should barely overlap • Maximum of 200 lumens/20 incandescent watts incandescent/18 watts Halogen/ 4 watts LED
Accent Lights	<ul style="list-style-type: none"> • A spotlight directed at a landscape element for aesthetic purposes (i.e., rock, tree, or plant). • Maximum of 400 lumens/40 incandescent watts/25 watts Halogen/ 5 watts LED • In the event of complaints, the ALC may require a reduction of the number of accent/spotlights
Wall Washing & Entire Area Illumination	<ul style="list-style-type: none"> • Prohibited
Ceiling Lights	<ul style="list-style-type: none"> • Replacement lights and additional lights (with or without fans) must be shielded, downward-directed designs • Not produce glare beyond the property lines • Compact Fluorescent Light Bulbs (CFL) and LED lights allowed; Florescent strip lighting not allowed
Soffit Lights	<ul style="list-style-type: none"> • Allowed if above garage doors
Rope & String Lights	<ul style="list-style-type: none"> • Allowed locations: acceptable in back or side yards, on patios, porches, ramadas or in enclosed front courtyards • Restrictions: Intensity is to be subdued, do not cause glare, and are not colored. • Must not illuminate the entire back, side or front yard. • Colored strings or ropes of lights attached to objects or plants in yards are not allowed, except as temporary holiday decorations. • Reference Article III-22 Holiday Lighting and Decorations
Wall & Sconce Lights	<ul style="list-style-type: none"> • Installed on the front of homes, in courtyards, and in entrance tower structures. • Maximum of 1500 800 lumens (100 60 incandescent watts). • New lights must be shielded and optimally downward directed. • Clear glass or no glass inserts are prohibited
Front Door Lighting	<ul style="list-style-type: none"> • Must be downward directed

Type of Light	
Post Lights	<ul style="list-style-type: none"> • Pole front yard location: minimum of 18 inches from the edge of the street curb. • Maximum allowable height is 72 inches. • Maximum amount of light emitted from the light must not exceed 225 lumens (approximately 20 incandescent watts), the light source is not to be exposed. • Pole color: black or bronze. • Fixture color: black, bronze, brass or the same color as the house or trim. • If mounted on pony walls in front yards, maximum height 54 inches above grade
Bug Lights/Zappers	<ul style="list-style-type: none"> • Limit of two • Not located more than six feet above finished grade unless hung directly from eaves of roof. • Every effort should be made to avoid creating glare or light sources that invades neighboring properties

25. Lightning Protection System (Air Terminals/ Lightning Rods)

No ALC Permit Required

- The ALC does not recommend or prohibit any Air Terminal or Lightning Rod design.
- If the wiring connecting the air terminals to the ground is enclosed in conduits, the conduit must be painted to match the house.

26. Mailboxes

No ALC Permit Required

- Decorative or novelty mailboxes are prohibited.
- Temporary holiday decoration of mailboxes is allowed.
- The homeowner is responsible for maintaining the post, mailbox and tube in good condition. Dented or faded mailboxes must be restored to an acceptable appearance.
- Replacement of mailboxes must either be a standard Gibraltar Elite brand/style medium in black or an Oasis 360 (model 6300B-10) **Black lockable boxes approved by the U. S. Postal Service which can be purchased locally.**
- Replacement of mailbox posts and tubes must match or approximate original design. Jimmy Dean Welding in **Tucson** fabricates mailbox posts and tubes.

27. Mounds and Berms

ALC Permit Required

Mounds in front and backyards must be constructed of natural materials and:

- Be located at least one foot away from lot perimeter (common and party) walls.

- B. Not exceed 18 inches in height from original finish grade level.

28. Painting: Exterior

ALC Permit Required

Refer to Articles III-8, III-16, III-37, and III-51 for detail requirements for painting doors, gates, security doors, and walls respectively.

- A. An ALC Permit is required prior to painting the exterior of home including house body, trim, pop-outs, shutters, garage door, entry and utility doors, any walls, fences and gates, etc., even if a color change is not planned.
- B. Following are painting standards common to all SBHOA2 homes:
 1. Homeowners may select any paint supplier that they wish when painting, however, the paint used must match the color standard and quality indicated by the color name or code of the designated paint shown in Appendices E and F.
 2. Gloss paints are not allowed on house exteriors. Paint on house exterior body must be 30% or less sheen (eggshell) as determined by the Master Paint Institute. Paint used for trim must be 50% or less sheen as determined by the Master Paint Institute.
 3. House trim must be painted whenever the house stucco/body is painted.
 4. When repainting homes that were built with wood paneled gable ends, the wood gables must be painted the same color as the house stucco/body color.
 5. Homeowners are required to paint new improvements, such as casitas and house/garage additions, to match their existing house colors.
 6. Murals and other colors, other than those on Color Charts 1 and 2, or the Preserve Exterior Paint Color Schemes that are painted on property and/or pony walls visible from the street or neighboring properties are prohibited.
 7. Murals may be painted on back or side walls if not visible from the street, neighboring properties, or the golf course. An ALC Permit is required.
 8. Colors allowed for walls (common, party, return, pony, etc.) are documented in the Guidelines section on Walls and Fences.
 9. Specific requirements for painting in SBHOA2 and The Preserve are detailed below.
 10. Color coated driveways and color of pavers used in driveways must be considered when painting a home with new colors to ensure the driveway color complements the new home color.
- C. SBHOA2 (excluding The Preserve - See Appendix E)
 1. The stucco/body colors and accent colors to be used for trim/fascia/garage doors and pop-outs are defined in Appendix E.
 2. These colors will replace all existing color charts/choices, except The Preserve Palettes available to homeowners in the past will no longer be allowed, however, many of the updated colors closely match the existing colors. Specifically, not allowed are: Previous board approved color palettes, or the original house color unless the current color is on the new color charts.
- D. SBHOA2 homeowners excluding the Preserve may paint their house with up to three colors, all from the color charts in Appendix E using the combinations as outlined below:
 1. One color: selected from Appendix E to paint the house stucco/body, trim and architecture pop-outs, utility doors and the garage door.
 2. Two colors: one color selected from Appendix E to paint the stucco/body and garage utility doors, and two colors selected from Appendix E one for the trim and/or architecture pop-outs. The garage door may be painted either the selected

- stucco or trim color.
3. Three colors: one color selected from Appendix E to paint the stucco/body and garage utility doors, and two colors from Appendix E - one for the trim and one for the architectural pop-outs. The garage door may be painted either the selected stucco or trim color.
 4. Gutters must match the trim color. Downspouts must match the house stucco/body color.
 5. Front entrance doors may be natural wood-grained, or painted the Stucco/body color, or (if used) the Trim color. Steel or aluminum doors may also be black, dark bronze, or dark brown in color. Homeowners may also request an accent color not on the chart for front entrance doors only. The Accent color is subject to approval by the ALC. The architecture style of the house and the visibility will be considered in rendering a decision.
 6. HOA2 homes, not in the Preserve may select one of the approved Preserve paint color "schemes" listed in Appendix F (regardless of roof tile and stone veneer color). The entire color "Scheme" must be utilized as defined by the "scheme" - no substitutions are allowed. Paint colors cannot be mixed across schemes.
- E. THE PRESERVE - Refer to Appendix F:
1. Any one of the approved Preserve paint color "schemes" listed in Appendix F may be selected (regardless of roof tile and stone veneer color) for painting a house. Paint colors cannot be mixed across schemes.
 2. Any house in The Preserve may be painted in the scheme used when it was originally built.

29. Patios, Walkways, Decorative Pavers, and other Hardscape Elements

ALC Permit Required - Front Yard Only

See Article II-2 Architecture Standards and Requirements for general requirements.

ALC Permits are only required if installed in front of homes. No permit is required for side or rear yard installation.

- A. Detailed plans, showing the patio and any elevation must be presented to the ALC for review. The height of an elevated patio shall not exceed eight inches above original grade. Materials used must be patio pavers, brick, flagstone, or the like. Wood decks are prohibited.
- B. Walkways may be added, extended, or replaced with pavers, bricks, or flagstone. An extension may be done on its own, or as part of constructing a new walkway of the same material between the driveway and the front courtyard or rear patio, with or without an extension.
- C. Patio extensions: Patios may be extended or covered (applied on top of existing finish), using pavers, bricks or flagstone.
- D. Satellite Patios: Satellite patios may be constructed using the same materials as patio extensions.

30. Patio and Porch Enclosures

ALC Permit Required.

- A. Rear patio enclosures (Arizona Room) and front porch enclosures may be constructed of steel, wrought iron, or heavy-gauge aluminum, provided the design is of square solid or tubular material, and has the appearance of wrought iron. Rear patio enclosures can be

constructed of glass. No enclosures made of wood are allowed. Perforated metal screening or poly screening material panels may be used as backing on patio and porch enclosures.

- B. Allowed Enclosure Colors: The border frame can house stucco color, trim, window frame color or bronze. Screens can be the house color, black, dark bronze, medium to dark brown, or charcoal.
- C. Permit request must include a drawing of the proposed enclosure, materials, and color.
- D. It is the responsibility of the homeowner to obtain all necessary Pinal County permits.

31. Planters

ALC Permit Required

Planter boxes may be constructed in front, side and/or backyards.

- A. A lot perimeter wall (common or party) may not be used as a side of a planter.
- B. Large decorative pots are not considered planters and do not require an ALC permit, but they are considered Yard Art (see Section 55).
- C. Drawings of the proposed planters must be submitted with the Permit Application for ALC approval. The drawings must be to scale & dimensioned showing plan, site location & elevations.
- D. Front Yard planters:
 - 1. Limited to 3 planters which may be stand alone or stacked. Exceptions may be granted by the ALC where elevation is an issue and the design is considered consistent with the immediate neighborhood. Boxes may not encroach onto the utility easement.
 - 2. Dimensions may not exceed 10 feet in length and 4 feet in width. Height may not exceed 24 inches for stand-alone or 36 inches in total for stacked.
 - 3. Planters must be constructed of concrete block and water-proofed on all sides. Outer walls must be either stucco and painted to match the house color, or brick or a natural stone of a color compatible with the rock ground cover being used.
 - 4. Drawings of the proposed planters must be submitted with the Permit Application for ALC approval. The drawings must be to scale and dimensioned showing plan, site location and elevations.
- E. Side and Back Yard planters:
 - 1. Backyard planters are limited to a height of 48 inches. There are no limitations on number, and dimensions of side and backyard planters as long as they are hidden from view. If the planters can be seen due to elevation, ALC will make the determination as to allowable number and size based on the submitted design.
 - 2. Constructed planters must be concrete block and water-proofed on all sides. Outer walls must be painted to match the house color and may be stuccoed, or brick or a natural stone of a color compatible with the rock ground cover being used. Purchased/prefabricated planters may be made of stone, cortite steel or composite material. Wood framed boxes are prohibited.

32. Putting Greens

ALC Permit Required Putting Greens are allowed in backyards and side yards.

33. Rainwater Harvesting Systems

ALC Permit Required

A. ABOVE-GROUND Rainwater Harvesting Systems

1. Above-ground rainwater storage tanks must meet the following requirements:
 - a. A maximum of two tanks are allowed per lot.
 - b. The maximum volume of a single tank is 100 gallons.
 - c. Tanks must be constructed of plastic/composite material. Wood, concrete or metal tanks are not permitted.
 - d. Tanks must be completely sealed & secured to prevent movement in high winds.
 - e. The height of tanks including bed or platform may not exceed five (5) feet from ground level.
2. Tanks and associated piping must comply with the following:
 - a. Rainwater flow pipe from the roof gutter must include a flow diverter valve directing water to the drainpipe once the tank is full.
 - b. Tanks and all visible piping must be painted to match the existing house color.
 - c. Tanks and piping visible from the street or golf course must be screened from view by a wall or plantings.
 - d. Tanks may be located on the side or rear of the house at a minimum of one (1) foot, but no more than five (5) feet from the house wall, at least 5 feet from the side and rear property line and comply with all Pinal County side yard and back yard lot line setbacks.
 - e. Tanks may be fitted with an electric pump for movement of water to desired location. Electrical modifications required for pumps, if any, must conform to Pinal County code.

B. BELOW-GROUND Rainwater Harvesting Systems

1. Below-ground rainwater storage tanks must meet the following requirements:
 - a. Any below ground system must be installed by a qualified Arizona-licensed contractor.
 - b. No more than one (1) below-ground tank is allowed per lot.
 - c. Tank size is limited to 1,000 gallons. Note: Pinal County permits are not currently required for tanks under 3,000 gallons.
 - d. Tank must be constructed of concrete, corrosion-resistant metal, or plastic/composite material.
 - e. Tank must be completely sealed with a locking lid or hatch capable of supporting up to 500 pounds.
2. Tanks and associated piping must comply with the following:
 - a. Installation of tank must be on the side or rear of the house and a minimum of ten (10) feet from the property lot line and a minimum of five (5) feet from the house wall.
 - b. Rainwater flow pipe from the roof gutter must include a flow diverter valve directing water to the drainpipe once the tank is full.
 - c. All visible piping must be painted to match the existing house color and may require screening.
 - d. All associated electrical work must adhere to Pinal County code. Underground wiring upgrades require a Pinal County permit, and a copy of that permit must be included with the ALC permit application

C. MAINTENANCE AND REMOVAL OF TANK SYSTEMS

1. The entire rainwater harvesting system must be maintained regularly to prevent algae growth, odor, insects, and overflow to the ground surface.

2. Minimize noise transmission to adjacent property stemming from pumps. Pump noise must not exceed the limits provided in Pinal County Code of Ordinances Sections 10-19 to 10-28.
3. The ALC reserves the right to request removal of the rainwater harvesting system at the homeowner's expense if the system is adversely affecting neighbors or if the system is unused for over one year. An underground tank may be completely removed, or it can be left in place if the top is completely removed, holes are made to the base, and the tank is filled with soil. After removal or filling, restore the original ground surface and downspout to ALC landscaping requirements. An ALC permit is required for system removal.

34. Ramadas/Pergolas

ALC Permit May Be Required

A. General Guidelines

1. The ALC has the discretion to approve or deny any Ramada.
2. See Article II.2 Architecture Standards and Requirements for general requirements
3. A detailed drawing of the proposed structure, drawn to scale with complete dimensions must be submitted with the Permit Application. The drawings must show site location,
4. Ramadas must not be constructed within the Building Setback Lines and not encroach into easements, as shown on the plot plan furnished by the Developer. (See Appendix I for details.)
5. All Ramadas must use a minimum 2" x 2" for the slat roof material, with a maximum of 2" x 4" and a minimum spacing of 1/2". Solid or fabric roofs are not allowed.
6. The maximum allowable height must not exceed the height of the Developer-installed patio cover or eave of the roof.
7. Ramada frames must be constructed of steel or aluminum. Wooden Ramadas are prohibited.
8. It is the responsibility of the homeowner to obtain all necessary Pinal County permits.
9. Palapas (thatch-covered structures similar to ramadas) are prohibited.
10. Umbrella-type ramadas are prohibited.

B. Back and side yard Ramadas:

1. Free-Standing Ramadas may not exceed 200 square feet, unless a Pinal County Permit is obtained, and must be 7 feet or greater away from the face of the dwelling per Pinal County zoning requirements.
2. Attached engineered Aluminum Awnings/Ramada's that exceed 120 square feet in area and/or extend more than 8 feet from the dwelling, require a Pinal County Permit. Attached Ramadas must be securely fastened, supported on a bearing wall of the existing structure and not from the fascia.
3. Color must be manufacturer's Champagne (ivory, beige or cream) color, house stucco or trim color.

C. Front yard Ramadas:

1. Free-standing Ramadas are prohibited in front yards.
2. All Ramadas must be attached to the main structure and of SaddleBrooke standard design (see Appendix H), no walls and of a square or rectangular design. Ornamental designs or any type of art attached to the Ramada is prohibited.
3. Solar panels are prohibited from being installed on any Front Yard Ramada.
4. Attached Ramadas must be securely fastened and supported on a bearing wall of the existing structure and not from the fascia.
5. Total size must not exceed 120 total square feet and cannot extend more than 8 feet in front of the house, unless covering the patio area between the front of the house and a Casita and attached to both (also see Article III-7 Casita and Building Additions). In no

- case may the ramada extend more than 7 feet in front of the forward-most portion of the house
6. Color must match house stucco/body color.

35. Roof Tile and Roof Coatings

ALC Permit May Be Required

- A. Roof tiles: An ALC Permit is required if all roof tiles are being replaced. Changes in tile color must be consistent with colors used within the community. Non-structural repairs to an existing roof with no change in color do not need an ALC Permit. Roofing underlayment may be replaced without an ALC Permit.
- B. Roof coatings: No ALC Permit is required. The preferred color for coatings is tan. White or glossy coatings are prohibited on any roof including flat roofs and patio covers.
- C. Samples: Wherever an ALC Permit is required for roof work, a color sample or documentation of the color to be used must be provided with the Permit Application, if requested.
- D. Pinal County Permit: A Pinal County Permit is necessary if structural repairs are being done or the structure of roof is impacted by an increased weight load of new roof tile. Check with Pinal County. If individual roof tiles are being replaced, or any of the tile underlayment is being replaced, no Pinal County Permit is needed.

36. Satellite Dishes and Antennas

No ALC Permit Required

The following is applicable to all SBHOA2 homes, excluding the two Villas.

- A. Types of Antennas Covered under FCC Over-The-Air Reception Devices (OTARD) Rules are listed below and are allowed within SBHOA2:
 1. A "dish" antenna one meter (39.37 inches) or less in diameter designed to receive direct broadcast satellite service or to receive and transmit fixed wireless signals by satellite.
 2. An antenna one meter in diameter or less designed to receive wireless cable or to receive and transmit fixed wireless signals other than by satellite.
 3. Commercially available analog and digital television antennas.
 4. Antennas exceeding one meter in diameter and other exterior antennas such as devices for two-way fixed, wireless Internet broadband, amateur "HAM" radios or Citizen's Band (CB) radios are prohibited.
- B. Rules governing installation and location of Satellite Dishes:
 1. The Satellite Dish must be installed solely on and within the homeowner's property, not encroaching on adjacent common areas or another homeowner's property. Unused satellite dishes should be removed.
 2. Satellite dishes or other devices, whenever possible, must be installed in an unobtrusive manner
 3. Approved satellite dish antenna installations are limited to the standard single-leg mast supplied with satellite dish antennas and bolted to a concrete pad, block, "trailer" anchor, the home, property or common/perimeter wall or straight mast driven into the ground. Starlink, a SpaceX satellite internet constellation, employs proprietary satellite dishes. A Starlink dish is an exception in that it may use a tripod mast. Any other exceptions must be approved by the ALC.
 4. If placed in the front of homes on the ground or attached to walls, the Satellite Dish must be painted to same color as the background and 50% obscured/screened from a straight-ahead street view or side-street view utilizing either plants or bushes or a screening wall to achieve 50% shielding. A Starlink face may not be painted due

to interference with reception. The mast of the Starlink dish should be painted.

C. Approved installation locations:

Approved installation locations are for back and side yard.

1. Freestanding on the ground with no part of the dish over 48" high as measured from the ground.
2. Attached to the side or rear of the home, up to and including the eaves or overhang; not be at the highest point (apex) of the roof.
3. Attached to the back-half section of the main roof, or patio roof, and must be mounted such that the dish does not extend over the roof peak.
4. Attached to common/perimeter or party walls, with no part of the dish over 48" high as measured from the ground. Note: Attachment to the top of these types of walls is prohibited. Homeowner is responsible for wall repair if any cracking/splitting of the wall block as a result of attachment.
5. If the dish is installed in a location other than one of those listed above, the ALC has the right to require the satellite dish be moved at the homeowner's expense, to one of the acceptable locations provided.
 - a. The movement to the acceptable location does not incur an "unreasonable cost". Proof of cost must be provided to the ALC by the homeowner.
 - b. The installed location is required for acceptable signal strength, in which case a letter is required from the installer verifying the reception requirement.

Note: These rules are in full effect until any pending FCC amendments are passed into law, at which time this section will be revised accordingly.

37. Screen Doors (Front) and Security Doors

ALC Permit Required

An ALC Permit is required when installing new, or replacing an existing, Screen Door or Security Door. A drawing of the door is required with permit applications. Installing or replacing a sliding glass door screen door does not require an ALC Permit.

- A. Security doors may be constructed of steel, wrought-iron, or heavy-gauge aluminum, provided the design is of square solid or tubular material and has the appearance of a wrought-iron door.
- B. No wood or light-weight screen or security doors are allowed. Perforated metal screening or poly screening material panels may be used as backing on screen doors and security doors.
- C. Security doors may have two features such as a cactus, roadrunner, or sun, consistent with the Sonoran Desert theme and design and must be approved by the ALC.
- D. Acceptable colors for doors including ornamentation figures are house stucco/body, trim color, black, medium to dark brown, dark bronze or matte finished/aged copper. Door and screen may be of different colors. The ALC may at its discretion approve additional ornamentation colors.

38. Screens and Sunshades

ALC Permit Required

- A. Standard exterior window screen inserts and solar sunscreens, similar to exterior window screen inserts, except the screening is darker, do not require an ALC Permit.
- B. Freestanding sunscreens or netting to shade plantings and/or the erection of privacy structures are prohibited.
- C. Rolling sunscreens may be black, bronze, charcoal, or a solid color approximating the house color. Color for rolling screen frames must approximate the existing stucco color,

trim, window frame color or match color of porch frame enclosure and limited to the side or rear of the house and may be vertical only. When lowered they must be secured. Exterior sunshades made of plastic, reed, wood, or bamboo are prohibited.

D. Security Window Screens are allowed and must approximate the house color.

39. Shutters on Windows

ALC Permit Required

A. Fixed/Decorative Shutters

1. Are allowed at the side of windows. **May be louvered or batten.**
2. Must be of **steel, aluminum, or** composite material. Wood is not permitted.
3. Color may be black, bronze, or solid color approximating the house trim or stucco color.
4. In the Preserve the shutters must be painted the color specified in the color palette used on the rest of the house.
5. Drawings showing new shutter location and shutter design must be submitted with the application. Shutter design and location are subject to approval by the ALC. The architecture style of the house will be considered in rendering a decision.

B. Rolling Shutters:

1. Placement: Limited to window installation only on the side or rear windows of the house and must be vertical opening only. When lowered they must be secured.
2. Rolling shutters may not be installed as patio or Arizona room enclosure.
3. Rolling shutters made of plastic, reed, wood, or bamboo are prohibited.
4. Color: may be black, bronze or a solid color approximating the house color. Rolling shutter frames must approximate the existing house color, trim or window frames.

C. A window cannot have both shutters and a metal awning.

40. Signs

No ALC Permit Required

Final suitability of all signage is subject to approval by the ALC and must be in accordance with Arizona statute 33-1808 and Pinal County Zoning 2.145,050. Signs of a general nature and those containing "quaint" sayings that are visible from neighboring property or from the street are prohibited. Where applicable all Federal, State and County regulations take precedence. No signs that are visible from neighboring properties shall be erected or maintained in residential areas except:

A. Permanent signs

Two types of signs are authorized to be permanently posted to the front of the home or in a front yard, "No Solicitation" signs and homeowner's name(s) signs.

1. "No Solicitation", "No Soliciting", or "No Solicitors" signs may be posted by homeowners with the following guidelines:
 - a. There may be one sign per house.
 - b. The sign will be black lettering on a silver background or silver lettering on a black background.
 - c. The sign must be no more than 12" x 2" in size and be placed within two feet of the doorbell or at a Courtyard Gate/Entrance
2. Homeowners' name(s) sign may be displayed in the front of the property, either attached to the house/garage or placed on the ground. Specifications of such signs include:
 - a. There may be one sign per house and overall size must be limited to a maximum dimension of 17 inches in height, 30 inches in width with letter size four (4)

- inches maximum height
 - b. Materials are limited to stone/slate/flagstone, wrought iron (black) or metal (bronze/black/beige). Wood is not allowed.
 - c. Background color should be consistent with house and trim colors. Bright, strong, or gaudy colors are prohibited.
 - d. Letters must be of metal, wrought iron, ceramic or hard plastic and can be black, bronze or match house trim. When placed on stone/slate, letters may be painted using colors described above.
 - e. Other ornamentation on the sign, if any, is limited to items consistent with the Sonoran Desert/Southwestern Theme - i.e., cacti, flora, fauna, kokopellis, etc. (See Yard and Wall art).
 - f. Signs under this provision do not satisfy or replace the requirement for house numbers found under ARTICLE III-23 House Numbers of these ALC Guidelines.
 - g. Sign owners must maintain their sign's professional appearance and structure. The signs must be kept in good condition. Weathered or tattered signs must be removed or replaced.
- B. Temporary Signs:
Guidelines for temporary signs are found under the SBHOA2 Rules & Regulations.

41. Snake Fence

ALC Permit Required

Snake fence may be added to wrought iron fences and gates with the following requirements:

- A. Should be 30-inches high minimum to be effective but no taller than the fence itself and must be installed on the inside of fencing or gate
- B. The metal mesh material should have openings no larger than 1/4-inch. No plastic mesh material or chicken wire or expanded metal lath. Vinyl coated wire is recommended.
- C. Colors: black, dark bronze, or color of wrought iron fence
- D. Must be fastened with screws or wire, not zip ties
- E. Professionals recommend the bottom edge should be buried below the ground surface at least 4-inches. Alternatively, the bottom of the screen must be wrapped around a 1-1/2" by 1/4" flat bar, and the bar fastened into the top of the block on regular intervals

42. Solar Panels, Solar Tiles, Collectors, Skylights

ALC Permit Required

Arizona Revised Statue 33-1816 offers significant protections for both the homeowner and SBHOA2. The HOA is allowed to place reasonable restrictions on the exterior installation of solar equipment.

- A. A Pinal County permit is required for the installation of solar collectors and ancillary equipment.
- B. All exterior plumbing lines, conduits, and/or wall mounted equipment must be painted to match the house surface color immediately behind it, except for the inverter(s) which must remain as supplied by the manufacturer or panel doors with warning stickers should not be painted.
- C. The Pinal County permit and Pinal County stamped - supporting documentation and plans, must be submitted with the Permit Application.
- D. The preferred location for solar panels is flush mounted on the main residence roof and/or flush mounted on the attached patio roof. If the panels are not to be flush mounted,

- a letter from the homeowner and solar panel company is required explaining the percent efficiency lost and the difference in cost between the preferred and secondary location.
- E. Screening Plan - In the event an exception is made allowing other than flush mount, and/or the panels are attached on the patio rooftop, the panels must be shielded at the open end and sides by use of a Parapet or securely fastening a metal mesh, matching the house color, to maintain the aesthetic view from the neighboring property.
 - F. Solar tiles must be roof mounted. Black is the only approved solar tile color. Other colors must be approved by the ALC.
 - G. Ground mounted Solar Panels/Collectors are prohibited except in cases where rooftop installation would significantly affect the cost or efficiency of the device per ARS 33-1816 Paragraph "B". The installing company must provide a letter stating the percentage of efficiency lost if the panels were roof mounted and the difference in cost between the preferred and ground mounted location. Screening Plan - Ground mounted solar panel installations must be shielded from the view of the neighbors and street, and golf course preferably by use of a block wall. A plan must be submitted to and approved by the ALC prior to installation.
 - H. Solar tube skylights do not require an ALC Permit. However, homeowners should be aware that such installations might affect the roof warranty.
 - I. Installation of a skylight window requires an ALC Permit.

43. Spas

ALC Permit Required

Spas are subject to pre- and post-installation site visits. Spas must be installed in accordance with Pinal County code.

- A. It is the responsibility of the homeowner to obtain all necessary Pinal County permits. Submit Pinal County permit with ALC application.
- B. Locate spas in the backyard or side yard.
- C. Masonry (in-ground) spas must follow all the regulations of the Pinal County code for swimming pools, and the ALC Guideline on Swimming Pools (see Article III-47 Swimming Pools in the Index). This includes walls and locking gates surrounding the location of the spa or pool, together with the screening requirements for pumping equipment.
- D. Prefabricated (above-ground) spas:
 1. All prefabricated spas must have a latching cover for safety.
 2. Prefabricated spas may not exceed 42 inches total in height above surrounding grade level.
 3. Most prefabricated spas have a self-contained heater and pumps which do not require additional screening.
 4. If separate pumps are required, a site plan drawn to scale must be submitted showing the location of the spa, heater and pump equipment, and the distance to neighboring homes from the spa pumps. Pumps and equipment must not be placed between adjoining properties. All spa pumps and equipment must be screened by block walls to minimize noise transmission.
 5. ~~Above-ground spas must be screened from view from the street, and neighboring lots.~~
 6. Draining a Spa: All water drained must be discharged into the street and must not flow onto neighboring property or common areas. Reference current Pinal County Information Bulletin 10 - Residential Pool/Spa Barriers & Drainage.

44. Sports Courts and Sports Equipment

Prohibited

Sports courts, such as basketball courts, pickleball courts and tennis courts, are prohibited at individual homes.

- A. Sports equipment is not allowed to be permanently installed in the ground or attached to the dwelling in the front, side or back of any home or garage.
- B. Temporary or portable sports equipment, where its use does not impinge on neighbors' peace and quiet, can be used in backyards only if not visible from the street, neighboring lots or the golf course.

45. Stone Veneer/Ledgestone

ALC Permit Required

- A. Stone veneer/ledgestone, hereafter referred to as veneer, may be installed, on SBHOA2 models and elevations, subject to certain restrictions described below.
- B. Homeowners must submit a Permit Application for approval and attach photograph(s) or a detailed drawing of the existing home showing the proposed location and placement of the veneer together with the type and color, and the exterior color of the home if photo is not included.
- C. Restrictions:
 1. If the home currently has "ledge" style stone and stone is being added to a newly built addition, casita, or golf cart garage, matching stone may be used.
 2. A homeowner with a front entrance portico, which has a flat facade and a pop-out or a roof eave, may install veneer on the portico. The veneer placement must be installed to the bottom of the lowest pop-out or, if the portico does not have a pop-out, to the roofline and the bottom of the stuccoed wall.
 3. Veneer may be added to external entrances/entryways. This does not include the entire front house elevation, nor does it include more of the front façade of the house than the entrance. See Appendix K for examples of allowable installations.
 4. Pony Walls may have stone veneer that matches the veneer on the house.

46. Storage Containers

No ALC Permit Required.

- A. Two rubber or plastic type exterior storage containers are allowed in back or side yards but cannot exceed a length of 72 inches and a height of 48 inches each and must not be visible from the street, golf course or neighboring property.
- B. Storage sheds are prohibited.
- C. Compost bins are prohibited.

47. Swimming Pools

ALC Permit Required

- A. Above ground pools are prohibited.
- B. All items related to the pool project are covered under this section and must be fully described in the permit. These items include, but are not limited to, gas/solar lines, electrical conduits, drain lines, pool pumps, patio extensions, walls/fences, and latching gates and screen doors. Some of these items are also covered in their own dedicated

- sections of the ALC Guidelines. (Refer to Article III-16 Gates & III-51 Walls and Fences).
- C. Pools must be installed in accordance with the latest Pinal County code. It is the responsibility of the homeowner to obtain all necessary Pinal County permits. Refer to the current Pinal County Information Bulletin 10 - Residential Pool/Spa Barriers & Drainage. Be sure to consider noise related to pool pumps per Pinal County code Title 10, Chapter II. - Noise.
 - D. Approved Pinal County permit documentation including the site plan and Plan Review Critique sheet must be submitted with the application.
 - E. The pump equipment must be screened by concrete block, stuccoed and painted to match the house or wall color. The screening wall height must be as high as the equipment to be screened and no higher than the party or return wall. The equipment must be located as far as possible from neighboring buildings regardless of lot size and cannot be attached to any party or common/perimeter wall. The pool equipment may be placed at the side of the home if there is adequate space.
 - F. Draining a Pool: All water drained must be discharged into the street and must not flow onto neighboring property or common areas. Follow recommendations in the current Pinal County Information Bulletin 10 - Residential Pool/Spa Barriers & Drainage.
 - G. Permission may be granted by SBHOA2 to remove part of a common wall to construct the pool/in-ground spa/spool. If a portion of a Common Wall is removed to allow contractor access, a temporary barricade must be employed when construction is not actively occurring.

48. Tiles, Exterior

ALC Permit Required Ceramic tiles are allowed ONLY on Pony Walls, Stairways and as part of the house number in front yards. Artistic presentations may be presented to & considered by the ALC for approval.

49. Trees

ALC Permit May Be Required

Definition: TREE shall mean a woody perennial plant typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground. For this document, palms having a tree like form are considered trees.

- A. An ALC Permit is required to add, remove or substitute the species of any tree or saguaro. (See Appendix A for a list of prohibited trees/plants and Appendix B for a list of Focal Trees Most Commonly Planted). "Volunteer" trees that naturally sprout must be approved for type and location if they are to be retained in the landscape.
- B. **Removal of a tree must include removal of the stump by pulling, grinding, or stump remover chemicals; stump must not be visible after tree is removed. Exception: No ALC Permit is required to remove a tree from the back or side yard.**
- C. FOCAL TREE: A Focal Tree in the front yard is mandatory for every home; once designated as a Focal Tree in the original landscape or any other time, any change to it requires an ALC Permit. A newly planted Focal Tree or native Sonoran Saguaro must be at minimum 5 feet tall when planted and the trunk of the tree must be no less than 2 inches in diameter at the base.
- D. Trees must be planted at least 8 feet from common walls, party walls, and street. A variance may be granted

50. Trellises & Lattice Panels

No ALC Permit Required

- A. Trellis and lattice panels, defined as flat, two-dimensional panels may be installed and used to support living plants.
 1. If attached to the house or wall, the panel must be installed flat and parallel to the wall they are mounted upon and may not exceed the height of surface to which it is attached.
 2. Free standing trellises and lattices are allowed in back and side yards if securely anchored in the ground with cement, height not to exceed five feet (5').
 3. All Trellises and Lattice must be constructed of metal and must be painted black, dark bronze, medium to dark brown or the color of the house or wall. Trellises and Lattice constructed of wood or plastic are prohibited.
- B. Metal arbors, "teepees", and obelisks meant to support plants or vines may be installed in the side or back yard of the house. They must be constructed of metal and painted black, dark bronze, or medium to dark brown. Arbors, "teepees", and obelisks constructed of wood or plastic are prohibited.

51. Walls and Fences

ALC Permit Required

The CC&Rs document refers to "Party Walls" and "Perimeter Walls". This section contains more specific references and definitions to walls

- A. Types of Walls and Fences
 1. Common/Perimeter Walls/Party Wall
 2. Pony Walls & Decorative Pony Walls
 3. Return Walls
 4. Retaining Walls
 5. Seat Walls
 6. Swimming Pool Exception
- B. General requirements defined below apply to all types of walls.
 1. Walls and fences must match the material and design installed by the Developer and be constructed of masonry or standard vertical wrought iron or aluminum unless specified otherwise below.
 2. Pots, artwork, sculpture, etc. may not be placed on a wall shared between a lot and the common area. And the same rule applies to a wall between two adjacent lots unless it is mutually authorized by all owners sharing the wall.
 3. Walls should not be built within the public utility easement. However, it is allowed with the understanding that they will be subject to utility maintenance access. The homeowner will be responsible for replacing or repairing the walls within the utility easement.
 4. Altering walls between two adjacent lots or a lot and the common area:
 - a. Masonry used to raise walls must match the type, style, and size of the existing masonry used by the Developer for constructing walls. To ensure structural integrity and prevent mid-level moisture bleed-through, the solid block top cap must be removed prior to raising walls and reinstalled on top of the wall.
 - b. Homeowners are required to obtain neighboring homeowner authorization, using the ALC 'Permission to Enter' form, when any wall (masonry or wrought iron/aluminum) to be altered or erected is, or will be, shared between two adjacent lots. Written permission is not required in the case of walls adjoining

- common areas.
- c. The responsibility for completing both sides of the wall belongs to the homeowner erecting or altering the wall, except for walls in The Preserve that are not painted. Completing the wall includes stucco and painting, as appropriate, so that the exterior of the wall on both sides is as it was before the wall was raised.
 - d. If a few blocks of a common wall are replaced during a repair, the blocks need to be painted the same color as the rest of the exterior of the wall so that it doesn't appear as two different colors.
 - e. When party walls and common/perimeter walls are modified, a wall elevation drawing may be requested with the ALC Permit Application. The drawing must show the number of courses of concrete block by which the wall will be raised or lowered and the number of wall sections that will be altered. If the walls are to be modified by a combination of concrete block and wrought iron, the drawing must show both the finished height of the wall, the height of the wrought iron and the height of the concrete block. Paint color for both the concrete block and the wrought iron must be shown on the drawing.
5. Homeowners are not allowed to place raised landscape beds, planters or raised model railroad beds against walls. If any wall begins to, or does fail as a result of this situation, the homeowner will be responsible to repair/replace the damaged portion of the wall. In the case of common walls, SBHOA2 management will provide oversight.
- C. Common/Perimeter/Party Walls
1. Common Walls surround SBHOA2 and are on the property line between private homeowner lots and common areas such as golf courses or streets.
 2. HOA2 Perimeter Walls are a special group of these Common Walls which are on the boundary between SaddleBrooke and surrounding areas such as Catalina, Lago Del Oro Parkway, Eagle Crest, Loma Serena, etc.
 - a. Any modifications or use of the Perimeter wall is prohibited. Any special circumstances require review and prior authorization from the both the ALC and the SBHOA2 General Manager.
 - b. Party Walls are on the property line between neighboring lots. Party walls belong equally to both neighboring homeowners. Each Owner shall have the right to use the Party Wall, provided that such use does not interfere with the other Owner's use and enjoyment thereof.
 - c. Common walls along the golf course may be raised only by adding wrought iron/aluminum vertical bar fencing. Exceptions for a corner segment extension may be granted.
 - d. The height of the walls is measured from the ground on the highest-grade side of the subject wall as left by the Developer. The maximum height of all common/perimeter walls must follow any grade change along the wall so that no more than seven courses are visible at any one point along the wall.
 - e. Total height must not exceed seven courses, or 60", of eight-inch block or two courses of eight-inch block plus 48 inches of wrought iron. Exceptions are given to satisfy Pinal County Requirements for Swimming pools and spa enclosures and may also be given in unusual circumstances.
 - f. Except for the Preserve, the HOA common area side of Common/Perimeter Wall must be SaddleBrooke Wall color (Dunn Edwards - SaddleBrooke 1&2 or SB 1&2). The homeowner side of a wall must be either SaddleBrooke Wall or house stucco/body color with the following exception. Homeowners may continue to use Palo Tofu, if the adjacent wall is still painted Palo Tofu.

- g. The Preserve
 - I. Party walls and Perimeter/Common walls are to be constructed with the same unpainted brown colored block used by the Developer and may not be stuccoed.
 - II. Occasionally, when existing walls are raised, repaired, replaced or extended, the dye used in the manufacturing process may vary, thus resulting in a finished look similar to a striped or checkboard pattern. For this reason, the ALC provides an exception to the painting rule:
 - III. Any homeowner who has raised, repaired, replaced or extended their walls may request a Site Inspection by the ALC to obtain approval to Paint their walls if they appear striped or checkerboard.
 - IV. The homeowner becomes responsible for maintaining both sides of the painted common/perimeter wall(s) in perpetuity, thereby transferring responsibility to new homeowners when/if the home is ever sold. The HOA will not be responsible to repaint the common/perimeter walls within The Preserve.
 - V. The only color authorized as an exception for painting Common/Perimeter and Party Walls is Sherwin-Williams Preserve Common Wall, SW6060 Moroccan Spice.
 - VI. Party walls that adjoin an empty/unsold lot may not be painted on the top, front or exterior side of the wall.

D. Pony Walls:

- 1. Pony Walls are constructed within a homeowners' lot. The maximum height of these walls is 48 inches.
- 2. If the pony wall is within 7 feet of the front-most portion of the home (front-most portion of home is that part of home closest to the street, including the garage wall), it may be no higher than 48 inches.
- 3. Pony Walls may be built in front of the home outside this 7 foot limit with restrictions. These walls are termed knee walls. Knee walls must be at least 10 feet from the curb and may be a maximum of 24 inches in height plus a 4 inch cap (28 inches - total maximum height).
- 4. In all cases, the pony walls or knee walls in the front yard are to be stuccoed and painted to match the house. Brick or flagstone caps may be used. Adobe brick, kiln-dried brick, stone to match what is used on the front of the home, or slump block are approved alternate materials.

E. Retaining Walls:

- 1. Retaining Walls: Walls constructed along a slope to hold back or support the earth in the slope. Retaining walls greater than four feet in height measured from the bottom of footing to the top of the wall require a Pinal County Building Permit.
- 2. The ALC will consider each request with height less than 4' based upon its own merits and may require additional information.
- 3. Front retaining walls must be stuccoed and painted to match the house.
- 4. Short walls (maximum height of 24 inches) may be used to minimize erosion on sloped front areas. These should be stuccoed and painted to match the house. They will be subject to utility maintenance access. In such cases, the homeowner will be responsible for replacing or repairing the walls within the utility easement.

F. Return Wall

- 1. Return Walls connect a party wall or common wall to the nearest wall of the residence. Construction must be of masonry or wrought iron and must match the wall design installed by the Developer (See Appendix E). Wall height should be no

higher than seven courses or 60 inches.

2. A "weep block" is required at the bottom of solid return walls to allow for proper drainage.
3. Masonry return walls must be painted to match the house stucco/body color on both sides and have a stucco finish on the side facing the street.
4. Preserve Return Walls must have a stucco finish on the side facing the street and must be painted the house stucco/body color.

G. Seat Wall

1. Seat Walls are both decorative and functional small structures like a concrete bench. Constructed of concrete block finished in stucco or concrete cast and painted to match the house stucco/body color.
2. Seat walls are 18-22 inches in height from the ground to the bench surface and sometimes include a seat back which is limited to a 48 inches height. The seat bench may be capped in flagstone or tile.

H. SWIMMING POOL EXCEPTION:

1. Walls surrounding yards with swimming pools may be granted a variance to meet Pinal County codes calling for a minimum five-foot height measured from the outside of the wall. This requirement can be achieved by walls of concrete block only, or a combination of block and fence or only fence.
2. Depending on the finished-grade elevation of the lot immediately adjacent to the one with a pool, seven courses of eight-inch block may be insufficient to meet the County's five (5') foot height requirement. If these walls are solid block (meaning they are not a combination of block and wrought iron as required for golf course lots), it may be necessary to add one additional block.
3. For golf course lots, the minimum 5' wall height on the wall bordering the golf course common area may be obtained by reducing the height of the Developer installed three-course property wall by removing one row of blocks and adding a standard 48-inch-high section of wrought iron fence. The 48-inch-high section of wrought iron also meets the Pinal County 45-inch step-over requirement for fences atop block walls. This requirement is to prevent children from gaining a toe-hold on a wall or fence and swinging a leg over to gain access to the pool area.

I. Fences - ALC Permit Required

1. **The total height of a stand-alone fence or a combination wall with fence must be 60 inches or less. Exception: Fence and gate combinations in front entries may exceed 60 inches.**
2. Fencing must be wrought iron or, aluminum; hereafter, referred to as wrought iron. Wood, screen, metal screen or chain link fencing are prohibited.
3. Fences must match those installed by the Developer (**See Appendix C E**). Top and bottom rails must be one-inch square, vertical spindles must be one-half inch square.
4. To maintain the structural integrity of the wall; attachment of fence section must occur in one of two methods:
 - a. Attached to the sides of pillars/columns. Or ;
 - b. Anchored to top of pillars/column by core drilling and setting in non-shrink grout.
 - c. If a block is cracked during fence installation, it must be replaced.
5. Wrought iron fences, which were part of the Developer's construction on golf course, may not be removed. However, such fences may be reconstructed to a height of not less than twenty-four inches above grade.
6. When raising fences in locations along the golf course, wrought iron must be used.

With the exception of swimming pool/spa enclosures, the height of the fence may not exceed five feet. The height of the fence must **parallel follow** any change in ground elevation.

7. Any fenced Party Wall to be painted must have written and signed approval from the neighboring property owner.
 - a. SBHOA2 (excluding The Preserve) the fencing may be painted either Black, Bronze, SaddleBrooke Wall or the current house paint color.
 - b. In The Preserve, the fencing must be painted SW7069 Iron Ore (black) as required by the Preserve paint schemes.

52. Water Filtration Systems

No ALC Permit Required

Water Filtration Systems that are installed outside the home (external to the house) must be screened. Screening options depend on the system. Contact the ALC.

53. Weather Recording Equipment

ALC Permit May Be Required

Weather recording equipment and/or weathervanes must not be placed on the roof or chimney of any residence without the review and approval of the ALC. A drawing is required showing the placement of the equipment. If the height of the equipment is 5 feet or less no ALC Permit is required; otherwise, an ALC Permit is required

54. Windows and Sliding Glass Doors

ALC Permit May be Required

- A. "Like for like" window replacements where size, style, and trim color are the same or where only the glass is being replaced do not require an ALC Permit.
- B. If a new window is being installed, or an existing window is being replaced, the architecture style and design must conform to the windows installed when the house was built. The frame color must match that of the existing windows. If all windows on a home are being replaced, the window trim color may be changed and must complement the house stucco color.
- C. **A bathroom window facing the side yard or backyard may be replaced with glass block and wall material. An ALC permit is required.**
- D. A Pinal County permit is required for enlarging the length and/or width or changing location of a window, installing a new window in a previously blank wall, or replacing a window with a door.
- E. Window Treatments: Within ninety days of close of escrow, each Owner of a Dwelling Unit must install permanent draperies or suitable window treatments on all windows visible from neighboring property. In no event may windows be covered with paper, aluminum foil, bed sheets or any other materials or temporary coverings not specifically intended for such purpose. No interior or exterior reflective material may be used as a window covering unless such material has been approved by the ALC.

55. Yard and Wall Art

No ALC Permit Required

Art in yards and on walls visible from the street must be consistent with the Sonoran Desert/Southwestern Theme and limited in number to prevent clutter. Pots, artwork, sculpture, etc. may

not be placed on common or perimeter walls.

The Sonoran Desert/Southwestern theme Art includes items which are consistent with traditional Sonoran Desert/Southwestern culture and environment including Mexican and Native-American art as well as, traditional art replications of the small Sonoran Desert birds, reptiles and mammals. Also included as Sonoran Desert/Southwestern art are Abstract Art pieces that do not attempt to represent an accurate depiction of a visual reality, rather they involve the use of shapes and forms to achieve its effect and uses only desert coloring.

- A. Yard Art is any object placed on the ground as a decorative accent in an area visible from the street and is limited to eight (8) pieces.
 1. Maximum size of any single piece of Yard Art must be limited to five feet by three feet by three feet.
 2. No more than two (2) pieces of the Yard Art may be at the maximum size. All remaining six (6) pieces may not exceed (1) foot tall by two feet wide.
 3. Focal Yard Art are pieces of "themed" Yard Art placed together in the front yard of the dwelling and are limited to one group of three. The focal grouping is considered as (1) one unit of yard art.



4. Yard art (other than wind spinners) that exceeds 5 feet in height, but not more than 6 feet in height must be placed in the back yard 5 feet away from any Party or Common/Perimeter wall.
- B. Wind spinners or whirligigs are objects that spin or whirl, or has at least one part that spins or whirls. Wind spinners are a type of yard art and are allowed to be up to 6' in height. Noisy spinners need to be repaired or removed.
 1. Wind spinners must be metal and colors are limited to bronze, silver, gold, copper, green, and blue.
 2. Only one spinner is allowed in the front yard and one spinner in the back yard.
 - C. Wall Art is any piece attached to the exterior walls of a house or the surrounding walls of a dwelling that is visible from the street and should be in proportion to the wall area. Wall art cannot comprise more than 20% of the wall area upon which it is placed and cannot project lengthwise beyond any portion of the wall.
 - D. Set Back/Location: All maximum size pieces of Yard/Focal Art/ must be placed at least ten (10) feet away from any street or sidewalk and five feet from or neighboring Lot and must not inhibit the visibility of drivers on roadways or leaving driveways.

If a report of violation is received, the ALC reserves the right to approve/disapprove Yard Art based on how well the item supports the overall aesthetics of the SaddleBrooke TWO community. The ALC has the absolute right to require removal of any piece(s) of Yard Art that has not been properly maintained and fallen in disrepair, regardless if it has previously been approved by the ALC. Art that is deemed by the ALC to be non-conforming must be removed from the front yard, and/or placed in the back yard out of view from the street, golf courses and neighbors, within 15 days of notification by the ALC.



ARTICLE IV: ALC PROCESSES

1. Overview

Anything not expressly discussed in these Guidelines (allowed or not allowed) requires a review or permit by the ALC. The ALC monitors and guides the environmental development of SBHOA2 through a formal review of homeowners' landscape and architecture plans and an on-site review program after completion of work. Where these Guidelines stipulate a Permit is required, it is a violation of these Guidelines to perform such work without first obtaining the Permit and therefore may be subject to fines and/or require removal of such unauthorized work performed. (See Article IV-8 Fees and Fines)

2. Permit Application Process

- A. The ALC is available to issue Permits and to assist homeowners in the completion of their projects. To ensure timely ALC review, the following procedures must be followed:
 1. An ALC Permit Application form must be completed by the homeowner or Homeowner's Authorized Agent (printed or typed), along with any/all supporting documents and sent electronically to askhoa2alc@sbhoa2.org, or presented to the Administration Office. Only the most current Application form will be accepted.
 - a. Contractor as Homeowners' Authorized Agent: A homeowner may request their contractor act on their behalf with the ALC in plan/drawing review, submitting Permit Applications and obtaining approved Permits. However, the homeowner must first complete and sign a "Contractor as Homeowners' Authorized Agent" form.
 2. The Permit Application must contain the date and signature of the homeowner or homeowner's Authorized Agent.
 3. Permit Applications for full or complex landscape, golf cart garage addition or extension, room additions, casita additions, ramadas/pergolas, pools and spas may require an On-Site Preview Inspection.
 4. Homeowners must drop off a copy of the Permit Application, with supporting documents including drawings, a Pinal County Permit (if required), Permission to Enter Property (only for walls/fences), and copies of all documents submitted to Pinal County for the permit, to the SBHOA2 Administrative Office or send electronically to askhoa2alc@sbhoa2.org. All drawings submitted must be to scale.
 5. Two ALC Committee members will review the plans and, if necessary, call the homeowner or arrange to perform an on-site preview. If all is in order, a Permit will be issued and sent electronically to the ALC Administrative Assistant who will contact the homeowner to pick up their Permit at the Administrative Office.
- B. Any time a contractor is changed from that which is shown on the Permit, the homeowner must notify the ALC to report and record the change in contractors as soon as it is known. The new contractor must be recorded prior to the start of, or continuation of, construction work. (ALC e-mail address and ALC phone hotline located on the cover of these ALC Guidelines).
- C. The ALC has the absolute right to deny any Permit Application it deems to be incomplete, should the Application not be accompanied by the required supporting documents, such as landscape drawings drawn to scale, gate designs, Pinal County permits/communications, etc.
- D. Performance bonds are not required. Homeowners are fully responsible for all cleanup of work conducted on their property. Failure to fully clean up the property upon the

completion of the work or the expiration date of the relevant Permit, whichever date comes first, or dumping or storing any debris or materials at any time on a Common Area or in the street is a violation and may result in a fine. (Fees and Fines).

- E. Homeowners and contractors shall request Robson Construction Inc. (RCI) approval before staging construction materials on vacant Preserve homesites.

3. Pinal County Permits

It is the responsibility of the homeowner to obtain all necessary Pinal County permits. Pinal County currently requires a permit for all electrical and plumbing work which is not repair or replacement like for like, natural gas lines, all swimming pools and spas, exterior construction alterations, room additions, casitas, golf cart additions or expansions and other types of work. For complete information, the Pinal County Building and Safety Department is located at 85 N. Florence St. PO Box 2873, Florence AZ 85132; it may be contacted in Florence at 520-866-6442, fax 520-866-6517. No ALC Permits will be issued until all required Pinal County permits are obtained and copies are provided to the ALC including drawings submitted to Pinal County.

4. Plans and Drawings

- A. Homeowners must submit two copies of plans and drawings to the ALC. All drawings must be drawn to scale and fully dimensioned, along with a completed ALC Permit Application prior to making any exterior additions, alterations or modifications to their property, including landscaping and hardscaping. All homeowners are responsible for adherence to all standards listed in these ALC Guidelines, as well as all requirements of the CC&Rs and Pinal County codes.
 - 1. In cases where a Pinal County permit is required, a copy of that permit including all drawings submitted to Pinal County must be provided to the ALC prior to the issuance of an ALC Permit.
 - 2. A plot plan must be included for all construction projects and clearly note any changes to the hardscape or fixed items, such as ramadas, plus dimensioned placement of the structure on the site plan. The plan must show all the proposed additions or revisions, items to be removed, and existing construction with locations dimensioned.
 - 3. Where items are to be installed and color is involved, such as yard art, ramadas, canopies, awnings, sunshades, etc., color photos, color printouts, color catalogs or samples must be provided by the homeowner. This information may be retained by the ALC. If any questions are raised about color, samples are to be provided.
- B. All plans and drawings must have a title block located in the lower right-hand corner with the homeowner's name, address, telephone number, unit and lot number, the name of the preparer and phone number, plan title, and date. In the title block, show the particular scale used for the plan.
- C. Landscape plans and drawings must contain a detailed and complete description of all landscape elements, including the following:
 - 1. A site landscape plan with complete description of all landscape elements. The ALC would prefer the landscape plan be provided by electronic format and printed on an 18-inch by 24-inch C-size sheet at a scale that fills the sheet, to a scale that is noted and fully dimensioned. Minimum scale is 1/8 inch to one foot, zero inches.
 - 2. All plant materials and trees are to be depicted on the plan and drawings at mature size.
 - 3. All plant materials and trees must be labeled with the common name & the botanical name, as well as container size, such as five-gallon, 15 gallon, 24 inch box, etc.

4. The plan and drawings must identify whether any party walls are to be raised and if so, approvals signed by affected neighbors must be included (Permission to Enter Property form).
 5. All hardscape, including such things as walkways, pony walls, patios, BBQ's, fireplaces, planters, etc. must be shown on the plan and drawings along with the type and color of materials to be used, including all dimensions.
 6. The location of all mechanical equipment, proposed and existing, must be shown, including the required screening (such as a return wall or the type and size of plants.)
 7. The color and size of the rock used for ground cover must be shown. River rock/rip locations must also be indicated, together with the location and size of any mounds to be built.
 8. The direction of surface drainage must be indicated on the plan by arrows.
 9. Identify North direction on the plan.
 10. Once the landscape plan has been approved by the ALC, no changes may be made except small shrubs or plants not on the prohibited list may be substituted for similar sized plantings. If any other changes (either hardscape or trees) are to be made, the homeowner must request approval from the ALC.
- D. Building/residence exterior modification plans must contain a detailed drawing, including the following:
1. A site plan and drawing, drawn to scale as noted above, and showing the location of all structures on this lot, easements, set-back lines, underground utilities, sidewalks, driveways, patios, retaining walls and related grades, both new and existing mechanical equipment with screening, grade modifications, proposed and existing drainage, and existing and proposed party walls. The plan must be complete with all dimensions. Exterior construction over 30 inches above original grade must have elevations with dimensions.
 2. A complete set of construction documents must be submitted, including floor plans, elevations, roof plans and details. The plans are to be drawn to scale, dimensioned, and include notes for all materials and colors.
 3. The roof plan, the pitch, color and type of materials proposed and parapet heights, when appropriate.

5. ALC Approval Process

- A. The Permit Application and all the associated documentation will be evaluated with regard to this ALC Guidelines document. If the project involves long lead times (e.g. special orders), contact the ALC.
- B. If the homeowner does not have the complete documentation necessary, then the Permit is not issued until the homeowner provides the necessary documentation to proceed.
- C. A Permit will be issued for approved items detailed on the Permit Application form. The homeowner must display the Permit on a front, street facing, window, easily accessible for viewing/reading, or other protected location visible from the street until the project is completed. The permit may be removed by the Homeowner upon completion of the work or if directed by ALC upon verification.
- D. If work is not complete and the permit has expired, homeowners should request, in writing (email to askhoa2alc@sbhoa2.org is acceptable), for an Extension. If no extension is requested and work is not complete, a 90-day extension fee will be automatically assessed. If the project has not been started, a new Permit may be requested.

6. Verification Program

- A. All approved work for which a Permit is issued is subject to an on-site verification by the ALC. Upon completion of the project a final verification will be completed and, if all work has been completed, the Permit is closed and filed in the corresponding Lot file. Verifications may also be conducted when a Report of Violation is received.
- B. On large, ongoing jobs such as full landscape, home addition, casita, etc., multiple interim verifications may be made throughout the project to ensure the progress and completion timeliness. If through ALC verification, the work is noted as not completed and the permit has expired, a 90-day extension fee will be automatically assessed. (See Article IV-8 Fees and Fines.)
- C. When verifying work completed, verifications may be conducted in the homeowner's absence and ALC member may enter onto the property for the purpose of performing the verification.
- D. Reports of Violation: If during verification, un-permitted work is noted, follow-up with the homeowner will ensue to correct the situation. (See Article IV-9 Courtesy Notices and Notice of Violations).

7. Resale Disclosures

The ALC receives an HOA Demand Request when a home that is for sale receives an offer, and the purchaser secures a title company and proceeds into Escrow. As required per ARS 33-1806.3(e), a Resale Disclosure Statement is provided after a review of the association records as to whether the records reflect any alterations or improvements to the unit that DO or DO NOT violate the Declaration. The statement is then sent to the Finance Accounting Specialist to include in the Title Companies HOA Demand Request packet.

8. Fees and Fines

Permit fees must be received before a Permit will be issued. Pricing and length of permits are listed in A-1. Fees below. All fees are non-refundable. Fees for modifications of completed work may be waived at the discretion of the ALC.

All ALC Fees and Fines are established by and approved by the Board of Directors as shown below and also noted in some areas throughout these ALC Guidelines

- A. FEES:
 - 1. Permit Fee:
 - Major project permits (swimming pools, casitas, golf cart garages, and additions to the home or garage) \$30 for 180-day permit.
 - All other permits \$15 for 90-day permit.
 - 2. Permit Extension(s)
 - Multiple extensions are allowed; however, the ALC may periodically check to assure the project is progressing.
 - All permit extensions \$15 for each 90-day increment
 - 3. A new Permit may not be issued in lieu of an extension unless no work has been started on the original Permit.
 - 4. A written request for an extension may be submitted to the ALC; the extension fee will be assessed. The request can be emailed to askhoa2alc@sbhoa2.org or a written letter may be dropped off at the Administration building.
 - 5. If a homeowner does not formally request an extension for projects extending

beyond permit expiration, the extension fee will automatically be assessed. No waiver of fees will be considered in these circumstances.

- B. FINES: The following table defines fines for ALC Guideline Violations. Unless otherwise stated or are considered safety issues, violation notices allow 30 days to correct or respond. If there are extenuating circumstance, the ALC may grant extensions. At the discretion of the ALC, a flagrant / egregious violation may result in an immediate fine.

Violation	Fine
General Guideline violations not specifically listed here.	<ul style="list-style-type: none"> 30 days to correct/ respond; the ALC may grant extensions. If not corrected: On day 31 or after extension expired - \$125 fine
Close of Escrow (CoE) Initial Landscape - No permit within 90-days CoE	<ul style="list-style-type: none"> 90-days to obtain permit after CoE On day 91 if no permit acquired - Immediate \$250 fine On day 121 & thereafter - \$500/ month until Permit acquired
Lack of lot maintenance (weeds, dead trees/plants, rubbish)	<ul style="list-style-type: none"> 30 days to correct/ respond If no correction/response, on day 31 or after extension expired - \$100 fine; after additional 30 days \$200 per month until corrected
Work without ALC permit - (Permit required)	<ul style="list-style-type: none"> 30 days to correct/respond If no response or no permit(s) obtained, on day 31 or after extension expired, fine of \$125
Escalating Fines	<ul style="list-style-type: none"> If not corrected within 30 days or extension has expired after 1st fine, additional \$250 fine If not corrected thereafter, \$250 every 30 days If not corrected in 6 months sent to HOA2 Manager/Board for consideration of revocation of homeowner community privileges.
Repeating Violation	<ul style="list-style-type: none"> Fine doubled for every repetition within 6-month time frame

- C. INITIAL LANDSCAPE: New Homeowners have 90 days from Close of Escrow (CoE) to complete their landscaping as required by the HOA2 CC&Rs. Before any work may begin, landscape plans must be approved, and a permit must be issued by the ALC. If work cannot be concluded by the end of the 90-day period, extensions may be granted by the ALC on an individual basis. However, if landscaping has not been completed per issued permit and no extensions have been granted by day 90 after CoE, the ALC will issue a \$250 fine to the homeowner. If landscaping has not been completed per issued permit and no extensions have been granted by day 120 after CoE, the ALC will issue a \$500 fine to the homeowner. After day 120, the ALC will issue a \$500 fine monthly until landscaping has been completed per issued permit, unless extensions have been granted.

9. Courtesy Notices and Notice of Violations

Definitions:

- A. Courtesy Notice: A Courtesy Notice identifies a Guideline violation, if not resolved within the stated time frame a fine is imposed.

- B. Notice of Violation: A Notice of Violation is similar to a Courtesy Notice; however, a fine is immediately imposed.
- C. Summary of Notices:
 1. 1st - Courtesy Notice or Notice of Violation and fine
 2. 2nd Notice - Failure to Act & Fine
 3. 3rd - After six (6) months - turn non-compliance over to the HOA2 General Manager

As defined above a Courtesy Notice or Notice of Violation (NoV) may be issued by the ALC under several conditions. These include, but are not limited to, the approved and Permitted work completed is not in compliance with the approved Permit, no Permit has been issued for the work, an ALC member observes a condition not in compliance with these ALC Guidelines, or a resident or patrol submits a Report of Violation.

- A. Once a violation is verified, a letter will be sent to the homeowner **by email and U.S. Mail** detailing the Violation and action required to bring the Violation into compliance. The letter will include a corrective action period and fine amount. The homeowner must adequately correct the issue or provide the ALC with a satisfactory response to the issue within the corrective action period
- B. If the homeowner fails to act within the timeframe provided in the written notice, subsequent fines may be assessed.
- C. After six months, Also, at that time, if homeowner has not responded to request for corrective action, SBHOA2 has the authority, by CC&R rules, to access the property and correct said violation. If that occurs, the homeowner will be charged the cost of remediation, provided by SBHOA2 or contractor, plus a \$250 administration fee.
- D. All Notices, letters or other correspondence sent via US Mail will be deemed received unless returned by the Post Office as undeliverable. All Notices are sent to the address on file with SBHOA2 Administration Office for the homeowner. Homeowners are solely responsible for advising the Administrative Office of any changes to their current mailing address.

10. Report of Violation

- A. When a homeowner believes there exists a violation of these ALC Guidelines and/or the SBHOA2 CC&Rs, a written Report of Violation may be made by completing and submitting an ALC Report of Violation form. The ALC will only accept Report of Violation forms; no Report of Violations are accepted by leaving messages on the ALC's voice mail. The form may be obtained from the SBHOA2 Administration Office reception desk, or online at the SBHOA2 website.
- B. To assist the ALC, photos must be attached that clearly depict the violation and provide a clear and definitive description of the violation. Any photos or other supporting documentation submitted with a Report of Violation becomes the property of the ALC and will not be returned.
- C. When a Report of Violation is filed with the ALC it will be investigated and an on-site verification inspection will be conducted.
 1. A Report of Violation will be dealt with in a confidential manner between the two homeowners involved and the ALC.
 2. If a violation is found, a Courtesy Notice or Notice of Violation will be sent by the ALC via first class mail, or email to the homeowner against whom the Report of Violation is made.

11. Appeals

A homeowner who receives a written notice that the condition of the property owned by the

Appendix A - Prohibited Trees / Plants

Prohibited Plant List		
Trees & Shrubs		
Name	Scientific Name	Reason
African Sumac	<i>Rhus lancea</i>	A,I
Arborvitae	Thuja Species	H,P
Ash Species	Fraxinus (except greggii)	S,P,L
Bottle Tree	<i>Brachychiton populneus</i>	F,R,L
California Pepper	<i>Schinus molle</i>	R,S,L,P
Cypress Arizona	<i>Cupressus arizonica</i>	S,P
Cypress Italian	<i>Cupressus sempervivens</i>	H.P
Desert Broom	<i>Baccharis sarothroides</i>	A,I
Elm species	Ulmus (All)	I,S,P,R
Eucalyptus	All	S,P,L
Mulberry	<i>Morus alba</i>	S,P,A
Olive	<i>Olea europea</i> (all fruiting)	A,P,L
Palm	All Except	F,L,R,S,W
	Costa Rican Parlor Plam (<i>Chamaedorea costaricana</i>)	
	Mediterranean Fan Plam (<i>Chamerops humilis</i>)	
	Pindo Palm (<i>Butia capitata</i>)	
	Sago Palm (<i>Cycas revoluta</i>)	
	Pigmy Date Palm (<i>Phoenix roebelenii</i>)	
Palo Verde	All Prohibited; Exceptions below are allowed.	S
	<i>Parkinsonia microphyllan</i> - Little Leaf Palo Verde	
	<i>Parkinsonia florida</i> - Blue Palo Verde	
	<i>Parkinsonia praecox</i> subsp. <i>Glauca</i> - Argentine Palo Brea	
	<i>Parkinsonia</i> x 'Desert Museum' - Desert Museum Palo Verde	
	<i>Parkinsonia</i> x <i>sonorae</i> - Sonoran Palo Verde	
Pine	<i>Pinus</i> (except <i>Pinus edullis</i> , <i>Pinus thunbergiana</i>)	S,L
Poplar	<i>Populus</i> (All)	S,I,W,R,B
Shoestring Acacia	<i>Acacia stenophylla</i>	F,S
Silk Oak	<i>Grevillea robusta</i>	S,B,R
Sycamore	<i>Platanus</i> (All)	S,I,P,H
Tamarisk	<i>Tamarix</i> (All)	I,B,L,W
Weeping Willow	<i>Salix babylonica</i>	I,S,B,P
Willow Acacia	<i>Acacia salicina</i>	F,S

Appendix A - Continued

Prohibited Plant List		
Grasses		
Name	Scientific Name	Reason
Bear Grass	Pavacctum Species	B,I,L
Bermuda Grass	Cynodon (All)	A,W,I
Buffelgrass	Cenchrus ciliaris	I,L,S
Buffalo Grass	Buchloe dactyloides	B,I,L,S
Cheat Grass	Bromus tectorum	I,L
Fountain Grass	All Pennisetum setaceum Exception below is allowed:	I,L
	Setaceum "Eaton Canyon"	
Ivy	Hedra (All)	I,H,P
Pampas Grass	Cortaderia selloana	I,S

Prohibition Reason Keys:

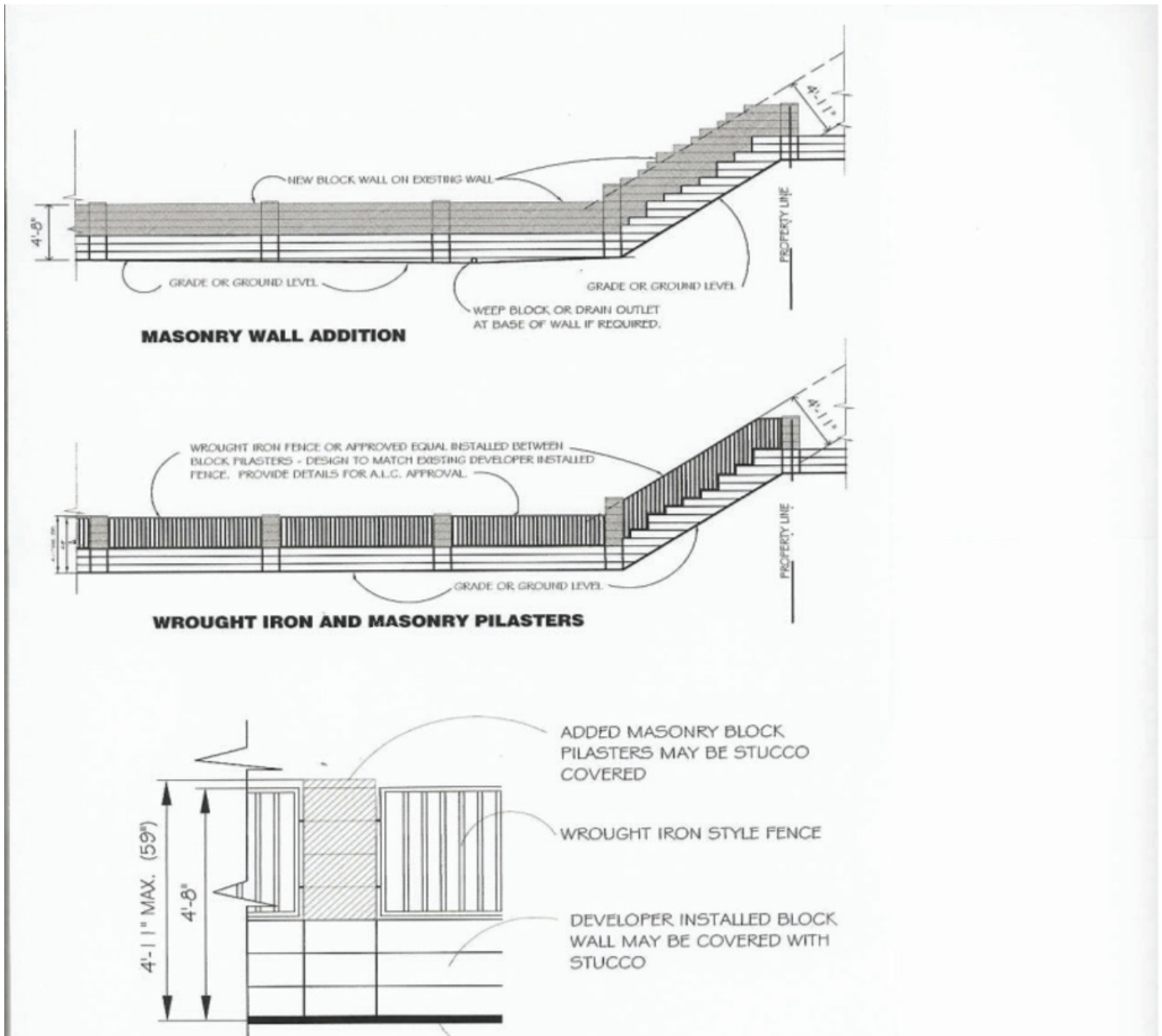
- A = Allergenic
- B= Brittle, sensitive to breakage
- F = Frost sensitive
- H= Heat, aridity sensitive
- I = Invasive
- L = Heavy litter
- P = Prone to Pest
- R = Subject to Root Rot
- S = Size unacceptable
- W = Excessive Water

Appendix B – Focal Tree/Saguaro Most Commonly Planted

ALC Permit Required

Whenever the name below is available as a shrub/plant only the Tree variety is recognized		
Tree Name	Height	Notes
Chaste	0 to 25 feet	Purple flowers, deciduous, multi-trunk
Costa Rican Parlor Palm	to 10 feet	Shade, frost tender, container
Desert Ironwood (Olneya Tesota)	to 50 feet	Pink Flowers
Desert Willow (Chilopsis Linearis)	to 30 feet	Purple Flowers
Fruitless Olive (Olea Europaea)	to 25 feet	Evergreen, Drought tolerant
Gregg's Ash (Fraxinus Greggii)	to 20 feet	Prune regularly
Guajillo (Acacia Berlanderi)	12 to 15 feet	White Flowers, prune regularly
Leather Leaf Acacia (Cracia Craspedocarpa)	12 to 15 feet	Yellow flowers, prune regularly
Little Leaf Palo Verde (Parkinsonia Microphylla)	to 20 feet	Yellow flowers, allergy problem, messy pods
Mediterranean Fan Palm (Chamaerops Humilis)	to 20 feet	drought/freeze tolerant
Mastic (Pistacia lentiscus)	To 25 feet	Evergreen, well adapted to arid areas
Pistache (Pistacia Chinensis)	to 30 feet	Males produce pollen, females produce berries, needs regular pruning
Red Bud, Western (Cercis Occidentalis)	to 30 feet	Pink Flowers
Sago Palm (Cycas Revoluta)	to 15 feet	Grows wide, easy care.
Native Sonoran saguaro (Carnegiea gigantea)	to 40'	Cactus, VERY slow growing, 95+ years to grow arms
Texas Mt. Laurel (Dermatophyllum Secundiflorum)	to 25 feet	Purple Flowers, seed pods. Needs irrigation
Texas Ebony (Ebenopsis Ebano)	to 30 feet	Fragrant flowers, evergreen, seed pods. Not cold tolerant
Velvet Mesquite (Prosopis Velutina)	to 30 feet	Yellow flowers, messy pods, inch-long thorns

Appendix C – Wrought Iron, Aluminum & Masonry Fencing



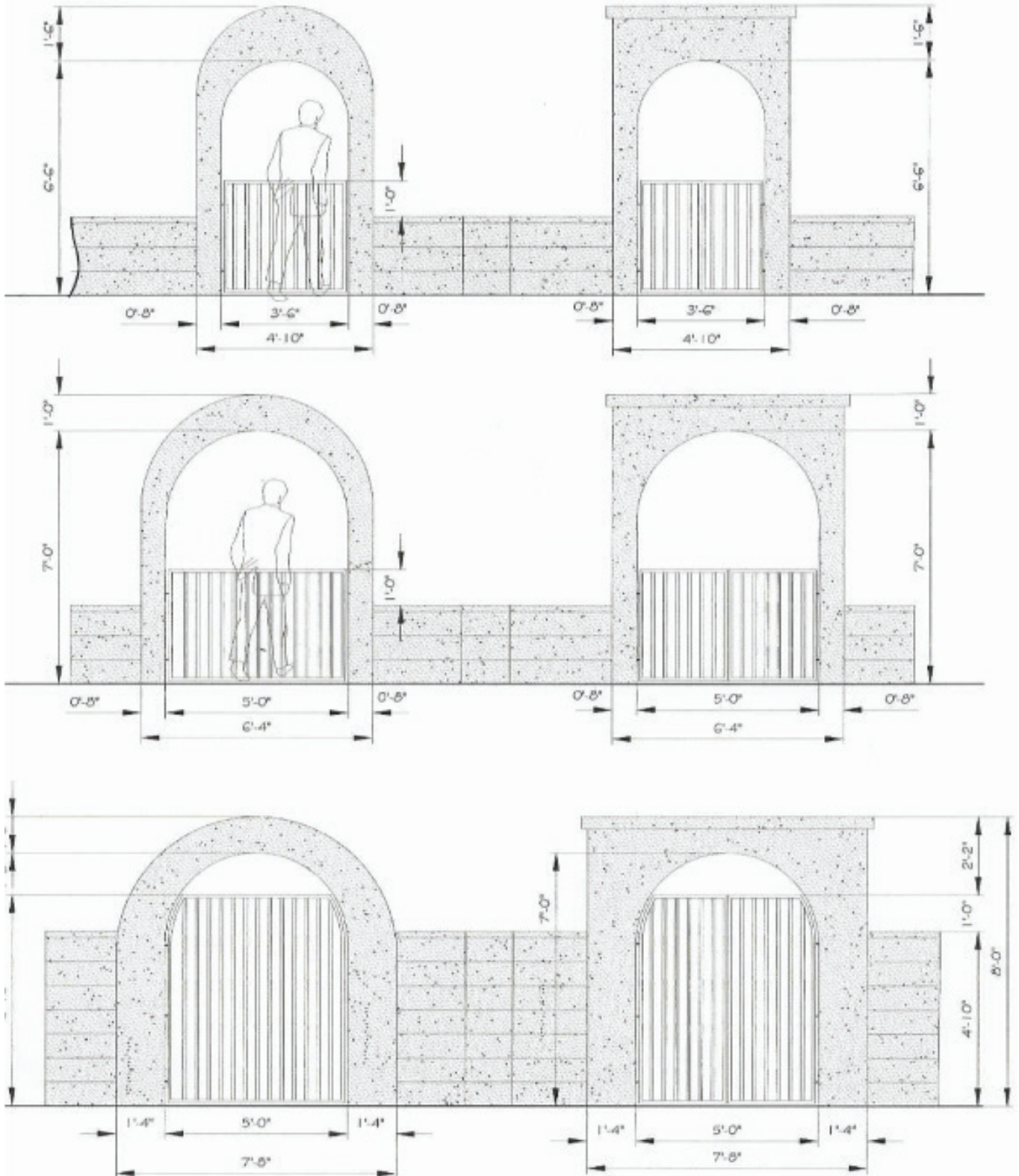
Notes:

- 1. Pilasters are not required in fencing.**
- 2. For Swimming Pool Fencing - See Article III, Section 51**

Appendix D – Arches

ARCH LIMITS

HEIGHT	WIDTH	LEG WIDTH: 8" TO 16"
OUTSIDE: 96"	OUTSIDE: 80" TO 92"	LEG THICKNESS: 8" TO 16"
INSIDE: 78" TO 84"	INSIDE: 42" TO 60"	



Appendix E – House Exterior Paint Colors: Excluding The Preserve

Dunn Edwards			Stucco	Trim/ Pop-Outs
1	Dove's Wing	DE 6267	X	
2	Trite White	DE 6204	X	
3	Oatmeal Cookie	DE 763	X	X
4	Stucco Tan	DE 6205	X	
5	Apache Tan	DEC 746	X	X
6	New Wool	DE 6073	X	X
7	Sandal	DEC 715	X	
8	Birchwood	DEC 752	X	X
9	Stonish Beige	DEC 716	X	X
10	Pigeon Gray	DE 6214	X	X
11	Drifting	DEC 770	X	
12	Hickory	DEC 759	X	X
13	Baked Potato	DEC 717	X	
14	Wooden Peg	DE 6215	X	X
15	Trail Dust	DE 6123	X	
16	Saddle Up	DET 690	X	X
17	Graham Cracker	DE 6144	X	X
18	Colorado Trail	DE 6117	X	
19	Teddy Bear	DE 6131	X	
20	Crushed Stone	DE 6067	X	
21	Canyon Dusk	DE 6094		X
22	Rustic Taupe	DE 6129		X
23	Desert Rock	DE 6066		X
24	Frontier Land	DE 6074		X
25	Weather Board	DE 6222		X
26	Carved Wood	DE 6125		X
27	Roman Brick	DEC 713		X
28	Wood Lake	DE 6075		X
29	Cobblestone Path	DE 6068		X
30	Wandering Road	DE 6076		X
31	Brown Eyes	DE 5265		X
32	Sandpit	DE 6118		X
33	Center Ridge	DE 6230		X
34	Stockhorse	DE 6126		X
35	Buffalo Heard	DE 6056		X
36	Cave of the Winds	DE 6040		X
37	Cocoa	DEC 755		X
38	Weathered Brown	DEC 756		X

Appendix F – The Preserve Exterior Paint Color Schemes

(May be used in all HOA2 without substitutions)

Scheme	Style	Stucco body, Chimney cap	Fascia, Eaves, Garage Doors, Headers	Accent, Sills, Doors, Low Walls	Shutters	Wrought Iron
1	A	Softer Tan SW 6141	Otter SW 6041	Colonial Revival Stone SW 2827	Fiery Brown SW 6055	Iron Ore SW 7069
2	A	Stone Lion SW 7507	Java SW 6090	Sycamore Tan SW 2855	Black Bean SW 6006	Iron Ore SW 7069
3	A	Macadamia SW 6142	Van Dyke Brown SW 7041	Dapper Tan SW 6144	Cyberspace SW 7076	Iron Ore SW 7069
4	A	Nomadic Desert SW 6107	Brevity Brown SW 6068	Virtual Taupe SW 7039	Iron Ore SW 7069	Iron Ore SW 7069
5	B or D	Portabello SW 6102	French Roast SW 6069	Balanced Beige SW 7037	Urbane Bronze SW 7048	Iron Ore SW 7069
6	B or D	Canoe SW 7724	Homestead Brown SW 7515	Toasty SW 6095	Outerspace SW 6251	Iron Ore SW 7069
7	B or D	Rookwood Clay SW 2823	Rookwood Dark Brown SW 2808	Universal Khaki SW 6150	Night Owl SW 7061	Iron Ore SW 7069
8	B or D	Basket Beige SW 6143	Sturdy Brown SW 6097	Resort Tan SW 7550	Black Bean SW 6006	Iron Ore SW 7069
9	C	Smokey Topaz SW 6117	Protégé Bronze SW 6153	Artisan Tan SW 7540	Aurora Brown SW 2837	Iron Ore SW 7069
10	C	Hopsack SW 6109	Kaffee SW 6104	Softer Tan SW 6141	Black Bean SW 6006	Iron Ore SW 7069
11	C	Mexican Sand SW 7519	Sable SW 6083	Softer Tan SW 6141	Outerspace SW 6251	Iron Ore SW 7069
12		Ivory Lace SW7013	Half Caf SW9091	Taupe Tone SW7633	Waterloo SW9141	Iron Ore SW 7069
14	C	Cardboard SW 6124	Otter SW 6041	Accessible Beige SW 7036	Terra Brun SW 6048	Iron Ore SW 7069
13	B or D	Accessible Beige SW7036	Smokehouse SW7040	Sanderling SW7513	Sealskin SW 7675	Iron Ore SW 7069
15		Taupe Tone SW7633	Manor House SW7505	Skyline Steel SW1015	Bohemian Black SW 6988	Iron Ore SW 7069
36		Knitting Needles SW7672	Summit Gray SW7669	Crushed Ice SW7647	Black Fox SW 7020	Iron Ore SW 7069
37		Pussywillow SW7643	Gauntlet SW7019	On the Rocks SW7671	Roycroft Pewter SW2848	Iron Ore SW 7069

Appendix G– Stone Veneer / Ledgestone

Examples of approved installed stone.





Appendix H – Pergola Ramada Example



Appendix I - Building Setback line (BSL) by Unit

Note: If no Developer Plot Plan or Pinal County Plot Plan is included with ALC applications, the following Building Setback lines will be used.

UNITS	FRONT*** (PUE)**	SIDE *	REAR *	MEASURED FROM
14, 15, 17, 22 -33, 32A	13.5' (8')	5.0'	10.0'	Property Line
35A	10.0' (8')	5.0'	10.0'	Property Line
36, 36A	13.5' (8')	5.0'	10.0'	Property Line
42-43, 44A, 44B, 45	10.0' (4')	5.0'	10.0'	Property Line
46	13.5' (4')	5.0'	10.0'	Property Line
46A, 47-48, 48A	15.0' (4')	5.0'	10.0'	Property Line
49	13.5' (4')	5.0'	10.0'	Property Line

(*) No Casita, Room Addition, Golf Cart Garage, Pergola or Ramada can be built within the Rear or Side BSL (Building Setback Lines) as measured from the Rear, or side Property Line. This includes any overhang associated with a proposed project.

(**) PUE (Public Utility Easement) is part of the Front Building Setback. This is an easement granted to the Utilities for Electric, Gas, Phone, TV, and Water and includes maintenance and upgrades.

(***) No proposed Casita, Room Addition, Ramada, Pergola, or Golf Cart Garage can extend further than 7' in front of the existing residence (usually but not limited to the garage wall).

Appendix J - Exterior Lighting

Further Information

- Pinal County:
 - <https://www.pinal.gov/DocumentCenter/View/9391/Outdoor-Lighting-BrochurePDF>
 - <http://www.codepublishing.com/AZ/PinalCounty/html/PinalCounty02/PinalCounty02195>
- The International Dark Sky Association (IDA) is found at: <http://darksky.org/>
- The Illuminating Engineering Society (IES) is found at: <https://www.ies.org/>

Lumens - Watts Conversions

The following table shows the relative efficiencies between the traditional metric of Watts and the current metric of Lumens for different lighting technologies.

Lumens produced:	220+	400+	700+	900+	1,300 +
Watts Used					
Incandescent	25	40	60	75	100
Halogen	15	25	40	45	60
CFL	6	10	15	18	25
LED	2	5	7	9	12

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