

The Lakes at Castle Rock

Homeowners' Association



DESIGN REVIEW

GUIDELINES

Revised and Approved

September 30, 2013

The Lakes at Castle Rock

Homeowners' Association

Design Guidelines

Congratulations on being a property owner in The Lakes at Castle Rock, a quality gated community, where homeowners have made a major investment in the Tucson life-style and the high desert of southern Arizona. These guidelines apply to **all** Lot owners within the community, and to all those that intend to make exterior improvements, modifications, revisions, or additions to the existing home. **This document replaces all previous documents relating to design and architectural review before the date of this adoption.**

These guidelines serve as the community's regulatory mechanism to ensure all improvements, modifications, revisions, or additions to existing homes are consistent with the architectural integrity of the community, and to maintaining a residential setting that is harmonious and compatible with the desert and surrounding areas.

These guidelines have been prepared, and may be amended, by the Design Review Committee (**DRC**) under the authority of the Board of Directors of The Lakes at Castle Rock Homeowners' Association ByLaws Article V, Section 5.2. These guidelines are enforceable in the same manner as the **Covenants, Conditions & Restrictions (CC&Rs)**, and become effective upon approval by the Board of Directors and distribution to the members.

Article 3.8 of the CC&Rs empowers the Board of Directors to "*adopt, amend or repeal such rules and regulations as it deems reasonable and appropriate*". Accordingly the adopted rules and regulations relating to architectural control are contained in this document. Additionally, the Board of Directors is empowered to enforce these guidelines. To assist in this process the Board has established a Design Review Committee (**DRC**), tasked with overseeing the application and approval process. However, it is the responsibility of each homeowner to comply with these guidelines. Note that the homeowner is also responsible for all actions taken by his/her contractor during any part of this process.

Note that these Design Guidelines may be amended from time to time in an effort to enhance the community.

Please take the time to read this document carefully before contemplating any exterior change, modification or alteration to your home or Lot. Thank you.

Sincerely,
Board of Directors
The Lakes at Castle Rock Homeowners' Association

1. The Application & Approval Process

To ensure the equitable and fair application of the Design Guidelines to all residents and Lot owners, a formal approval process is in place.

1.1 Approval Requirements

Written approval is **required prior** to the implementation of any and all exterior improvements, modifications, alterations, repairs, or other work that in any way **changes the exterior appearance** of an existing home/structure or Lot. In the various sections that follow, changes that do not require approval are noted. Failure to secure the required **written** approval is a violation of Section 5.1 of the CC&Rs and these Guidelines, and may result in an action by the Association against the homeowner for non-compliance.

1.2 The Approval Process

The Lot owner is responsible for submitting a written request to, and receiving written approval from, the DRC **prior** to the initiation of any work. Each request must be accompanied by plans, drawings, material samples and/or any other information relevant to the intended work. Either the Lot owner or the DRC may request a meeting to review the details of the request at any time during the process. The DRC will review the application and render its decision through the Board of Directors as per Section 5.2 of the CC&Rs. A written decision will be sent to the homeowner. No changes in or deviations from the plans, specifications or requests as approved by the Board may be made without prior written approval. Section 5.2 of the CC&R's provides additional information regarding the approval procedure. A copy of the architectural submittal form can be found in Appendix **C** of these guidelines or on the Association's website at www.lakesatcastlerock.com.

1.3 The Appeal Process

In the event a request is not approved, the Lot owner will be notified and may re-submit the request with additional information and/or modifications. The request will be re-considered and the DRC review and notification process will be repeated in an attempt to reach a solution. In the event the re-submission is disapproved, the Owner may appeal the decision to the Association's Board of Directors for review and final decision.

1.4 The Timing of Approvals

As stipulated in section 5.2 of the CC&Rs, the Board of Directors or the DRC shall signify its approval or disapproval within thirty (30) days after submission of **all materials reasonably requested**. In the event of disapproval the requesting owner may re-submit the plans or application, and the above-noted thirty (30) day period shall begin anew. Failure by the Board or DRC to issue a written response within thirty (30) days of receipt of the submission is deemed a denial of said plans – as also stipulated in section 5.2 of the CC&Rs.

1.5 Variances

The Board or the DRC may authorize variances from compliance with these guidelines or any procedures when circumstances such as topography, natural obstructions, reasonable accommodation, or aesthetic or environmental considerations require. No variance shall (i) be effective unless in writing; (ii) be contrary to the CC&Rs; or (iii) estop the Association from denying a variance in other circumstances. Also, as per CC&Rs section 5.4, the Owner, at his/her expense, is responsible for obtaining all necessary governmental approvals and/or permits from any government agency. The difficulty of obtaining such permit(s) the issuance of any permit, regardless of the cause, shall not be considered a hardship warranting a variance from the Guidelines.

2. Guideline Details

2.1 General Design Guidelines

The following are examples of lot improvements, modifications, and alterations that require DRC approval. This list should not be considered as all inclusive and is provided as examples only:

- All structural modifications and building additions.
- Changes in house colors, trim, or accents.
- Additional equipment to include front yard lights, cooling, heating, permanent fireplace (i.e., outside fireplaces, or chimeneas) that have a vertical height that would extend above the homeowner's wall.
- Ramadas, gazebos, sheds (including store bought type with a vertical height higher than the homeowner's wall).
- Detached structures, patio additions and enclosures of any type.
- Flag poles except as allowed by State Statute 33-1808.
- Any backyard decorations with height that would extend above the homeowner's wall.
- Adding an additional patio wall.
- Front yard additions such as floodlights on trees except as allowed by the County outdoor lighting code; fountains taller than 5 feet; lights on poles taller than 5 feet; planter boxes taller than 14 inches; signs except as allowed by state statute 33-1808; statuary taller than 5 feet; and walkway lights more than 30 inches above ground.

2.2 Items NOT Permitted

- Iron grillwork over windows, without prior approval.
- Mirror tinting on windows visible from the exterior
- Decorative outside shutters on windows
- Plaques and signs (except house numbers) on the exterior walls of homes

2.3 Application Submittal Details

Application submittals must be in writing on the submittal form, and must include full details of the planned project, improvement or modification, including:

- a. The lot owner's name, address and lot number;
- b. Contact phone number;
- c. Detailed description of the work to be done;
- d. List of materials to be used, including any color schemes;
- e. A color swatch if any colors are different from existing colors
- f. An accurate drawing, if applicable, using lot dimensions and showing the exact location of the proposed addition. For room additions or other structures that must tie into the roof line, an elevation of the structure must be attached.

2.4 Completion of Approved Work

The homeowner will have no more than 120 days from the date of approval to complete all improvements, modifications, and/or alterations. In the event work cannot be completed within this time, a written request for an extension must be submitted to the DRC for approval.

2.5 Unapproved Work – Right to Enforce

Article III, Section 3.1(A) of the CC&Rs gives the Association the duty and power to **enforce** the provisions of the CC&Rs as to all property within the community and as to all persons holding an ownership interest in the property. This permits the Association to enforce any nonconformance or noncompliance with the architectural process. The DRC and Board reserve the right to demand the homeowner to immediately cease any and all work being performed for which an application has not been either received or approved. As per Section 4.2 of the CC&Rs, the

Board shall have the right (after ten days written notice to the owner) to enter onto the owner's lot to repair or restore the condition. Failure of the homeowner to comply may be a cause of an action at law or in equity by the Association, either for injunction, action for damages, or such other remedy as may be available.

2.6 No Waiver of Future Approvals

The approval of proposals, plans, specifications, or drawings for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans, specifications, drawings, or other matters subsequently or additionally submitted to the DRC for approval.

2.7 Fees

As per Section 5.3 of the CC&Rs, the Board **may** charge a fee to defer the cost of engaging a professional to assist it with the review of a request. If so, any fee shall be notified in advance to the Owner and shall be a condition of receipt of the Board's response to the plans or specifications.

2.8 Statement on Views

All lots are subject, at some time, to potential improvements that might affect the view or image experienced by a neighbor. The Association, the Board or the DRC does not have a duty to protect views or view expectations. Also, trees will mature on both residential lots and common areas as time passes. Prior to preparing a submission to the DRC, it is suggested that the applying homeowner discuss any potential visible alterations or improvements with his/her neighbor(s).

3. General Appearance and Maintenance of Property

- 3.1** These guidelines occasionally refer to whether an item is "visible", which shall for the purpose of these guidelines be defined as: with respect to any given object, that such object would be visible to an individual whose eyes are six (6) feet above the ground and who is standing at natural grade level on the street, on an adjacent lot, or on other Common Area. The Association will apply a reasonable interpretation to this definition.
- 3.2** Owners shall not store equipment, tools, wood, etc. so that it is visible by a person standing on the street or standing on common areas.
- 3.3** Each property owner, whether absent or in residence, is responsible for maintaining the appearance and condition of the home, property and related landscaping so that it contributes to the overall appearance and aesthetic value of the neighborhood and the community.

4. Specific Guidelines

4.1 Air Conditioners / Evaporative Coolers (Non-replacement Units)

- 1. All **additional** air-conditioning units installed by property owners require DRC approval, unless it is a **replacement** unit in the exact same location.
- 2. No mechanical, environmental control equipment, including without limitation, heating and cooling units and utility meters, shall be located on the roof of any structure and all such equipment shall be ground-mounted within enclosures that shield them from view of adjacent streets and property (as per CC&Rs 8.26). This shall not apply to solar equipment.
- 3. Portable window type units or evaporative coolers are prohibited from use in any structure, including installation in a window, through a wall, or through a roof.

4.2 Artificial Plant Material

Artificial turf requires advance DRC approval.

4.3 Awnings, Screens, Screen Doors, Security Doors, and Shutters

Window coverings and awnings, canopies and shutters requires approval. The following general guidelines will apply and must be identified on the application as appropriate:

1. Awnings must be made of a solid color fabric the same color as the house, trim, or roof tile. They may be of a slanted or rounded style. Supporting parts for fixed window awnings may project no more than four (4) feet from the house. The awning must be no more than twelve (12) inches wider than the window.
2. Retractable awnings are restricted to the rear of the home and must be a solid color fabric, the same color as the house, trim, or roof tile.
3. Exterior roll down shutters and/or shades must be the same color of the house or trim.
4. Exterior shades made of plastic, reed or bamboo are prohibited.
5. Exterior roll-down shades, screens or shutters require DRC approval.
6. Screen and Security doors and their ornamentations shall be limited to the same color as the exterior house or trim color, exterior door color, black or dark bronze.
7. Security doors and enclosures shall be constructed of wrought iron, steel or aluminum and limited to the colors above in item 6.
8. Freestanding sunscreens and/or privacy structures require approval if the height extends above the wall.
9. Wooden screen doors are prohibited on the front of the house facing the street.

4.4 Barbeques and Grills

Permanent barbeques and grills may be installed only in the rear yard and shall not exceed the height of the wall.

4.5 Basketball Hoops / Hockey Nets / Other Sports Equipment

No permanent or temporary basketball hoops, hockey nets, sports equipment, trampolines, etc shall be erected or constructed on the Lot or dwelling except as approved by the DRC.

4.6 Bird Feeds and Birdhouses

Approval is not required as long as the following items are met:

1. Bird feeders, birdhouses, and other similar items may not be more than six (6) feet in height or placed directly on the ground. They may be placed in the rear of the property only and entirely within the lot lines.
2. Placement in Common Area is prohibited
3. A maximum of two (2) are permitted in each yard to limit the potential of a nuisance to neighboring properties (spilled seed may attract rodents and snakes).
4. Hummingbird feeders are excluded from requiring approval.

4.7 Common Area Changes

The responsibility for control, maintenance, repair and replacement of the Common Areas is that of the Association, as confirmed in Section 4.1 of the CC&Rs. No Owner is permitted to change, modify or alter any Common Area,

4.8 Dish TV/Satellite Dishes

A satellite dish one meter or less in diameter or diagonal measurement which is designed to receive signals from direct broadcast satellites (DBS) or designed to receive video programming services from multi-channel multi-point distribution (wireless cable) providers (MNMS) or an antenna that is designed to receive television broadcast signals (TVBS) may be placed, installed, or kept on a lot without the prior approval of the DRC. However, wherever possible the resident shall strive to install the device in such a manner as to be as least visible

from the street, unless it is impossible to do so without impairing the user's ability to receive signals. Additionally, ham radio towers must obtain advance approval from the DRC.

4.9 Driveway and Walkway Extensions and Coatings

1. DRC approval is required for the extension or modification of walkways and driveways.
2. DRC approval is required for any coating or change of color to a driveway or walkway.

4.10 Elevated Structures, Decks, and Patios

DRC approval is **required** for any and all elevated structures, decks, and patios.

4.11 Exterior Lighting – also see Pima County Lighting Codes 401,402 and 403

1. All permanent exterior lighting and lighting fixtures requires DRC approval.
2. The Association shall, in its discretion, determine whether any exterior lighting is excessive.
3. Light fixtures shall be shielded and floodlighting shall be directed downwards to minimize glare on other adjoining Lots. (See Pima County Lighting Code 401.3.2 and 401.3.4)
4. Floodlights are not permitted in front yards.
5. Lights on trees are not permitted except as allowed by the County outdoor lighting code.
6. Walkway lights shall be no more than 30 inches above ground.
7. Pole lights shall be no taller than 6 feet
8. Backyard lights that are similar in style and wattage of flood lights shall not be illuminated past 10:00 PM. (See Pima County Lighting Code 403.5.2)
9. Exterior seasonal decorative lights do not require approval between October 15 and January 31.

4.12 Exterior Security Bars

Exterior security bars attached to any window are not permitted.

4.13 Fireplaces (Exterior) and Chimineas

Approval is required for exterior fireplaces that exceed the height of the rear yard wall, and shall be limited to the back yards of homes.

4.14 Flags

- 1) Prior to installing a flagpole on any Lot, the Owner of said Lot shall, in writing , submit a request, including specific plans detailing the height, type, location, method of installation, and color of the pole to the DRC for approval.
- 2) No flags shall be permitted to be displayed on any home or Lot except for the following, as permitted by Arizona statute 33-1808(A):
 - The American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard by an association member on that member's property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
 - The POW/MIA flag.
 - The Arizona state flag.
 - An Arizona Indian nations flag
 - The Gadsden flag
- 3) No more than two flags may be displayed at any one time on a Lot.
- 4) Only one flagpole shall be permitted on a Lot. The pole may be in either the front or back yard. "Flagpole" is here defined as a permanently installed in-ground pole conforming to the guidelines indicated in 5 below.

- 5) The height of any flagpole shall not exceed the height of the roof-top of the member's home or the distance between the point of placement of the pole in the yard and the closest point of either of the following: the sidewalk (or the street, if no sidewalk exists); any common area; or any neighbor's property line.

4.15 Fountains / Water Features

1. DRC approval is required for permanent fountains and water features in the rear yard of a Lot. Fountains in front yards also require approval but shall be limited to no more than 5 feet in height.
2. Pumps must be screened from the street and neighbor(s) view and located to minimize noise transmission to adjacent properties.

4.16 Garage Additions, Conversions, and Modifications

The conversion of any garage to finished space to use as an apartment or other integral part of living area in any Dwelling Unit, is not permitted.

4.17 Gates / Wrought Iron Fences

1. Walls that serve and/or separate any two (2) or more adjoining Lots, are "Party Walls" as per Article 6 of the CC&Rs for which the repair and maintenance responsibilities are shared equally by the respective Owners. Any changes or modifications to shared walls/fences **requires** the prior approval of the DRC.
2. The installation of any gate in any wall or fence shall require advance DRC approval.
3. Repainting gate or metal fence requires advance DRC approval.
4. The addition of gates, other than the replacement of existing gates, must be approved.
5. Replacement and new gate installations must be substantially the same design as those originally installed.
6. Courtyard or front entry gates must be constructed of wrought iron, steel, or aluminum and may contain metal screening or wood panels on the rear of the gate. Metal screening or metal panels on the gates shall match the color of the gate.
7. Ornamentation on gates must be permanently affixed and painted to match the color of the gate, and shall require approval.

4.18 Grass

Artificial turf requires advance DRC approval.

4.19 Guest Houses and Casitas

Consistent with Section 5.1 of the CC&Rs, no building, addition, alteration or modification of any building shall be constructed without the prior approval of the Association. Therefore guest houses or casitas will require advance submission and approval.

4.20 Vehicles under Repair

No repairs of any vehicle shall be made upon any Common area or Lot visible from neighboring property, pathways or streets, as per Section 8.5 of the CC&Rs.

4.21 Landscaping and Plants

1. If a submittal to the DRC includes plantings or vegetation, each type and its proposed location shall be described specifically on the submittal.
2. When installing front yard landscaping or irrigation, drainage to the street must be maintained to eliminate undue drainage onto neighboring properties. Rear yard landscaping shall also be completed to ensure no change in drainage pattern.
3. The following plants are prohibited:
 - a) Olive trees

- b) Mulberry
- c) Eucalyptus (except for Coolibah Eucalyptus (*Eucalyptus microtheca*))
- d) Palm trees expected to grow over fifteen (15) feet in height.

4. See **Appendix A** for the list of approved plants.

5. Each homeowner is responsible to ensure that landscaping does not allow any tree, shrub, or other obstruction of any kind to interfere with pedestrian traffic on sidewalks, passageways, roads or paths to a height of seven (7) feet, as per 8.12 of the CC&Rs.

6. Each owner of a lot shall keep that lot and any area adjoining the lot, to the extent the adjoining area is not Common Area or a lot belonging to another resident, in good condition or repair, neatly trimmed, properly cultivated, and in attractive and viable condition, clean and free of trash, rubbish, debris, weeds, dead or decaying vegetation, or other unsightly material.

7. Trees, shrubs, or plants with invasive horizontal root structures (such as Mexican Palo Verde, Mulberry, etc) shall not be planted any closer than three feet from any wall, sidewalk, passageways, roads or paths.

8. Plants, trees, or shrubs shall not be planted in front of electric, gas or water meters, in such a manner as to obscure the view of the gauges or other equipment belonging to utility companies.

9. The replacement or replenishment of gravel in front yard areas does not require approval if replaced/replenished with the same size and color. Different color and size gravel requires DRC review and approval.

10. An effective program of weed control must be maintained by Owners on all Lots.

11. Private landscaping, plantings and plant materials are prohibited in the Common Areas. Landscaping shall not extend beyond the lot lines into the common areas or onto another Owner's Lot.

12. Landscaping or construction material, owned, or contracted for by the Lot owner shall not be left or stored in the street or on Common Areas.

13. No owner or occupant shall permit anything or condition to exist upon any Lot, which shall induce, breed, or harbor infectious plant, animal diseases, or noxious insects.

4.22 Mailboxes

The installation of an individual mailbox at each home is not permitted, except in the Parcel A and B sections of the community.

4.23 Painting

DRC approval is required for all house painting, whether painted the same color(s) or different color(s). The following procedure applies to all painting and painting requests:

- 1) As per Section 4.23 of the Design Guidelines, Design Review Committee (**DRC**) approval is required for all house painting.
- 2) All homes shall be painted in one of the approved color palettes. See Appendix **B** which provides the source for reviewing and selecting the approved colors.
- 3) The Association shall base its house colors on those produced by Dunn-Edwards.
- 4) Paints from other reputable companies are permissible but shall be facsimiles of the Dunn-Edwards color palette.
- 5) In addition to a written submittal, a 2ft x 2ft area of the intended paint color shall be applied to the side of the house for prior review by the DRC.
- 6) If a trim has been selected it shall be painted alongside the 2x2 area.
- 7) The owner/applicant shall advise the management company when the test patch has been applied, and the area will be inspected by the DRC.
- 8) The DRC shall notify the owner of its decision via the management company.
- 9) In the event the paint application is denied, the owner may elect to appeal the decision to the Board of Directors or resubmit an application.

4.24 Planters

Planters attached to either the house or exterior of walls requires approval.

4.25 Play or Exercise Equipment

Approval is required for any play equipment that exceeds the height of the rear yard wall.

4.26 Pools

No above-ground pools shall be permitted except that above-ground spas or Jacuzzis may be permitted on Lots -- with approval. In-ground pools must be submitted for advance review and approval. In addition the following guidelines apply:

1. DRC approval is **required** for the installation of in-ground swimming pools and/or spas.
2. Pools and spas may be placed only within the walls of the homeowner's back yard and must meet pertinent minimum offsets, setbacks and other restrictions.
3. No backwash water from the pool shall be discharged onto any Common Area.
4. Any removal or modification of existing Lot or Common Area walls, required by the construction of a pool or spa, must be approved in advance. The removal, replacement or repair of any wall shall be at the expense of the Owner installing the pool.
5. Any wall removed during construction shall be replaced immediately after construction is completed. All materials for the new wall will be the same type as the original wall, including stucco and paint (if originally constructed with stucco and paint).
6. Owner shall be responsible for any and all damages to common area as a result of any pool or spa construction.
7. Homeowners are to instruct contractors not to discharge excess cement, clean vehicles anywhere in the community, or display any advertising on property other than a small temporary sign.
8. Drainage or emptying of the pool and/or spa, when completed, must be in compliance with Municipal, County and State Codes.
9. It is the responsibility of the homeowner to ensure that necessary repairs or reconstruction of damaged common areas (ex., walls, sidewalks, loss of gravel, etc), if any, is completed to the satisfaction of the Board of Directors.

4.27 Rain Gutters and Downspouts

1. The color, style, and material must blend with the color of the house or the roof tile.
2. Water discharge from the gutters and downspouts shall not be onto a neighbor's property.

4.28 Ramadas (Attached and Freestanding), Gazebos, Covered Porches, or Other Structures

1. Approval is required for the construction or erection of ramadas, gazebos, and/or covered porches.
2. The color **shall** require DRC approval.
3. Permanent structures, such as gazebos and detached ramadas are restricted to the rear yard only.
4. The Association may limit the size, height, and location of any outbuilding, shed, gazebo, ramada, porch, or other structure.

4.29 Rear Yard Improvements

Rear yard (inside the backyard walls) improvements shall be at the owner's discretion as long as it complies with the design guidelines, does not extend above the height of the yard walls.

However, before proceeding with any work on rear yard improvements please review Article 8 of the CC&Rs in its entirety, which list the various deeded restrictions that apply.

4.30 Roof Coatings / Roof Tiles

No approval is needed for the replacement of a roof, the repair of roof shingles, roof tiles or roof coatings if they are the same color and style match to the existing roof materials. Any change in color, style or material requires approval. Reflective materials are prohibited. All vents and other roof projections shall be colored to blend with the roof.

4.31 Roof Mounted Equipment

As per section 8.26 of the CC&Rs, no mechanical, environmental control equipment, including without limitation, heating and cooling units and utility meters, shall be located on the roof of any structure, and all such equipment shall be ground-mounted within enclosures that shield them from view of adjacent streets and property. This shall not apply to solar equipment except as provided in section 4.8 of these guidelines.

4.32 Signage

1. As per section 8.22 of the CC&Rs, no sign, billboard, poster, advertising device or display of any kind shall be placed or maintained on any property within the community except as provided below.
2. The following signage is permitted as per State statute 33-1808, and as amended from time to time:
 - a) The placement of one "For Sale" or "For Rent" sign, and a sign rider, on the Lot.
 - b) The sign shall be industry standard size, which shall not exceed 18 x 24 inches, and the industry standard sign rider which shall not exceed 6 x 24 inches.
 - c) The placement of a temporary "Open House" sign on a Lot only between the hours of 8am and 6pm, and only on the day of the open house.
 - d) The indoor or outdoor display of one political sign on a Lot that does not exceed a maximum aggregate surface area of nine square feet, and which shall be displayed no earlier than seventy-one (71) days before the day of the pertinent election and no later than three (3) days after the election. A "political" sign means *"a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer."*
3. One (1) home security sign is permitted on a Lot, which includes information related to the security service actually in use on the Lot.
4. No Owner or his/her representative shall place/display any sign on the Common Areas.

4.33 Solar Panels/Collectors

1. Approval is required for the installation of solar collectors and ancillary equipment.
2. Drawings showing the location and number of collectors, attachment to the roof structure and location of exterior system components shall be provided. Photographs of the home where the installation is to occur would be helpful.
3. An illustrated brochure of the proposed solar unit, which depicts the materials to be used, shall be submitted with the application.
4. Solar collectors, whenever possible, shall be flush mounted on the plane of the roof to the rear of the house.
5. All exterior plumbing lines shall be painted to match the color of adjacent roof materials and walls.
6. Ground-mounted solar collectors must be within the setback lines and concealed from neighbor's view when possible.
7. All installations shall meet applicable fire, safety, and building codes.
8. Approval is not required for in-house solar tube skylights.

4.34 Storage Sheds/Structures

1. As per section 5.1 of the CC&Rs, approval is **required** prior to the installation or building of **any** type of storage shed, structure, etc.
2. The shed or structure must be architecturally consistent with the house and be painted to match either the house or trim color.
3. The maximum footprint of the shed/structure shall not exceed 10 feet x 10 feet.
4. Consideration for approval will be given to the impact on neighboring properties.

4.35 Tiles – Decorative (Exterior)

1. Ceramic tiles may be used on the inside of common walls and shared party walls as long as they are not visible from the street, neighboring property, or common areas.
2. Any other decorative tiling requires prior approval.

4.36 Trash Containers and Collection

1. See CC&R's, Section 8.1
2. No rubbish or trash shall be allowed to accumulate on any Lot or common area.
3. The DRC **may** approve storage areas on a Lot or Common Area provided that such storage areas are attractively screened or concealed from neighboring property, pathways and street.
4. Trash containers shall be stored on non-collection days in a location that is not visible from the street or common area.

4.37 Utility Boxes

Homeowners shall not paint any easement utility boxes located in the front yard. This is the responsibility of the utility provider.

4.38 Walls/Wrought Iron fences

1. No Owner is permitted to change, modify or alter any rear yards walls or metal fences without prior DRC approval.
2. As per CC&Rs, Article 6, walls that serve and/or separate any two (2) or more adjoining Lots, are "Party Walls" for which the repair and maintenance responsibilities are shared equally by the Owners. Any changes or modifications to shared walls/fences **requires** prior DRC approval.

4.39 Window Screens / Window Film

DRC approval is not required for the installation of window mounted sunscreens, but **must** comply with these provisions;

1. The sunscreens shall be charcoal, black, or bronze in color, or match the color of the house.
2. Frames shall be the same color as the window frames on the house.
3. Any sunscreen or solar window film must not be reflective.
4. Reflective films are not permitted inside or upon windows.

4.40 Weather Recording Equipment

DRC approval is required for weather recording equipment and/or weather vanes on the roof or chimney of any residence or at any location other than the rear yard of the Lot.

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APPENDIX A

APPROVED PLANT LIST

Trees

Mesquite – Prosopis vars.
Blue Palo Verde – Cercidium floridum
California Pepper – Schinus molle
Coolibah Eucalyptus – Eucalyptus microtheca

Shrubs

Arizona Hopseed – Dodnaea v. “arizonica”
Texas Ranger – Leucophyllum vars.
Texas Salvia – Salvia greggia
San Diego Salvia – Salvia clevelandii

Ground Covers

Ongerup – Acacia redolens and A.r. “Desert Carpet”
Trailing Lantana – Lantana montevidensis
Desert Broom “Centennial” – Baccharis “Centennial”

Accents

Deer Grass – Muhlenbergia rigens
Desert Spoon – Dasylirion wheelerii
Red Bird of Paradise – Caesalpinia gilliesii

NOTE:

Requests for substitutions may be submitted. Prior approval of location of eucalyptus trees shall be required.

Lakes at Castle Rock

APPENDIX B

APPROVED HOUSE PAINT AND TRIM COLORS

All approved colors are available at Dunn Edwards. There are currently over 50 different color schemes, all of which are shown on the Dunn-Edwards website color-ark.

Go to this link to search for The Lakes at Castle Rock selection of approved home colors:

<http://www.dunnedwards.com/Homeowners/ExploreColor/ColorTools/ColorArchive.aspx>

Instructions:

- 1) Type in city & state or zip or “Lakes at Castle Rock” to bring up the drop-down menu.
- 2) Click on the drop-down and choose Lakes at Castle Rock.
- 3) Wait a moment and the approved palettes will populate.

On any of the schemes you may click “download” to see a large version of the scheme, the discount code (which is 6065192) and the 3 nearest Dunn-Edwards store locations. By selecting order chips, owners may order up to 100 color chips at no cost.

Please follow the process outlined in section 4.23 of these guidelines regarding submission of paint colors to the Design Review Committee (DRC). Thank you.



The Lakes at Castle Rock Homeowners Association

1870 W. Prince Rd. #47 Tucson, AZ 85705

Phone: (520) 297-0797 Fax: (520) 742-2618

DESIGN REVIEW COMMITTEE SUBMITTAL FORM

In accordance with the CC&R regulations (Article 5.1), "no building, addition, alteration or modification of any building, or other improvement which would change the exterior appearance of a Unit or a Lot, shall be constructed on the Property by an Owner until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been first submitted to and approved in writing as to harmony in relation to surrounding structures and topography by the Board". This includes painting of the exterior of the house.

The Design Review Committee, acting for the Board, meets on the second Tuesday of each month only. This form must be mailed with attachments to the address above no later than a week prior to the DRC meeting. The DRC has 30 days to act on your submittal. Should you have any questions, please call the above listed phone number and speak with the Lakes Manager.

Date: _____

Owner's Name: _____

Address: _____ Lot Number: _____

Phone #: _____ Email: _____

Contractor's information if available or used:

Contractor's Name: _____

License #: _____ Phone #: _____ Email: _____

Address: _____

Description of Work To Be Done: _____

Date Work Is To Begin: _____ Estimated Completion Date: _____

Types of Materials To Be Used: _____

Color(s) To Be Used: _____ NOTE: Owners need to apply a 2 sq. ft. swatch of the actual paint(s) on the side wall of the home so the DRC can see actual color(s).

Other Information: _____

Items Submitted With This Form (Please check all that apply):

- Paint Color Samples ("chips"). NOTE: Owners need to apply a 2 sq. ft. swatch of the actual paint(s) on the side wall of the home so the DRC can see actual color(s).
- City Permit For Additions, Wall Extensions or Other Significant Property Modifications That Would Require A Permit
- Architectural Drawings With Lot Dimensions Showing Exact Location of Proposed Improvements
- Elevation Of The Proposed Structure For Any Modification That Must Tie Into The Roof Line
- Other: _____

All submittals will be reviewed as soon as possible, and you will be notified in writing of the DRC's decision.

FOR DRC USE:

DRC Meeting Date: _____ Response Sent to Homeowner: _____

Action Taken: _____
