

Proposed Changes to the Residential Design Guidelines
Revised: October, 2009 Edition

Introduction

Page 4 / Paragraph 6: Changed from:

In the event of a conflict between these Residential Design Guidelines and any government ordinance, building code, or regulation, the more restrictive standard shall prevail.

Changed to:

IN THE EVENT OF A CONFLICT BETWEEN THESE RESIDENTIAL DESIGN GUIDELINES AND ANY GOVERNMENT ORDINANCE, BUILDING CODE, OR REGULATION, THE MORE RESTRICTIVE STANDARD SHALL PREVAIL.

Architectural Control Committee and Residential Property Owner Requirements

Page 5 / Paragraph 1: Changed from:

The ACC has been established to maintain the integrity of the architectural and design character established by Arizona Traditions. To this end, the ACC will review all.....

Changed to:

The ACC has been established to maintain the integrity of the architectural and design character established by Arizona Traditions. ~~To this end,~~ the ACC will review all.....

Page 5 / Paragraph 5: Changed from:

c) Landscaping, pools, spas, Jacuzzi, walls, and fences.

Changed to:

c) Landscaping, pools, spas, ~~Jacuzzi~~***hot tubs***, walls, and fences.

Paint Colors

Page 8 / Paragraph 1: Changed from:

There are twelve pre-approved colors.....

Changed to:

There are ~~twelve~~ pre-approved colors.....

Ancillary Equipment

Page 8 / Paragraph 2: Changed from:

In addition to ACC approval, all pools, spas, and Jacuzzis must be installed.....

Changed to:

In addition to ACC approval, all pools, spas, and ~~Jacuzzis~~***hot tubs*** must be installed.....

Shade Screens

Page 11 / Paragraph 1: The following was removed:

~~*Sunscreens will be discouraged on front windows but may be submitted for approval if circumstances warrant.*~~

Mailboxes

Page 16 / Paragraph 1: Changed from:

Only metal or concrete mailboxes designated by Arizona Traditions will be permitted.

Changed to:

Only metal or concrete mailboxes designated by Arizona Traditions will be permitted. *Any additions have to be approved by the ACC. Numbers on concrete mailboxes must be ceramic or wrought iron and may not exceed 2 3/4 inches in width and 5 inches in height.*

Gutters & Downspouts

Page 16 / Paragraph 1: Changed from:

Gutters are to be professionally installed and continuous seam.

Changed to:

Gutters are to be professionally installed and ~~*continuous seam*~~ *seamless*.

Golf Course & Other View Lot Walls and Fences

Page 18 / Paragraph 1: Changed from:

All wrought iron view fencing must conform to the specifications outlined above.

Changed to:

All wrought iron view fencing *must be painted AZT green only and* must conform to the specifications outlined above.

Fences

Page 18 / Paragraph 3: Changed from:

b) Color of fence must be Arizona Traditions Green or buff

Changed to:

b) Color of fence must be Arizona Traditions Green ~~*only or buff*~~

Privacy Panels

Page 18 / Paragraph 1: Changed from:

Privacy panels are allowed on private back patios,.....

Changed to:

Privacy panels are allowed on private ~~back~~ patios,.....

Patios

Page 19 / Paragraph 1: Changed from:

Privacy panels are allowed on private back patios, painted.....

Changed to:

Privacy panels are allowed on private ~~back~~ patios, painted.....

Solar Water Panels/Swimming Pools

Page 22: Changed to:

Solar Water Panels/~~Swimming Pools~~

Page 22: New section added after Solar Water Panels

Swimming Pools, Spas & Hot Tubs

In additions to ACC approval, all swimming pools, spas and hot tubs must be installed according to the City of Surprise, Maricopa County and/or State of Arizona ordinances and will require protective fencing and be subject to applicable set-backs. The location and screening of, and sound insulating materials for pool pumps and other equipment shall be subject to prior approval of the ACC. All screening must match as closely as possible to the color and material of the Dwelling unit, to give the appearance of being an integral part of the architecture of the Dwelling unit. Installation of natural gas utilized equipment must be in accordance with existing applicable ordinances. Gas lines are to be installed by a licensed contractor.

Plans must be submitted to the City of Surprise and a copy of the approved city permit presented before the community yellow permit is released.

Appendix A – Approved Plant Material

Approved Trees: Changed from:

INDIAN LAUREL FIG

Changed to:

INDIAN LAUREL FIG (*FICUS*)

Add:

***CREPE MYRTLE
MASTIC TREE—PISTACIA LENTISCUS***

***MODERATE WATER SEASONAL LITTER
MODERATE WATER SEASONAL LITER***

Approved Shrubs: Changed from:

HOPSEED

**MODERATE WATER
SEASONAL LITTER**

Changed to:

HOPSEED (*JAPANESE PRIVOT*)

OLEANDER ALTERNATIVE

MODERATE WATER

SEASONAL LITTER

Add:

OLEANDER (PINK, RED, & WHITE)

MODERATE WATER

SEASONAL LITTER

ALL PARTS POISONOUS IF INGESTED