



# **CORONADO RANCH**

## **Community Association**

### **ARCHITECTURAL AND LANDSCAPE GUIDELINES**

JUNE, 2001

(Amended November, 2005)

(Amended December, 2006)

(Amended June, 2012)

(Amended June, 2013)

(Amended October 3, 2019)

(Amended February 3, 2022)

(Amended May 5, 2022)

(Amended September 1, 2022)

**TABLE OF CONTENTS**

TABLE OF CONTENTS .....2  
DESIGN GUIDELINES-RULES AND REGULATIONS .....5  
**APPLICATION PROCEDURE** .....6  
    Submittal .....6  
REVIEW – APPROVAL AND/OR DISAPPROVAL .....7  
    Approval Expiration .....7  
    Construction Period .....7  
    Appeal .....8  
**DESIGN GUIDELINES** .....9  
    ANTENNAS/SATELLITE DISHES .....9  
    AWNINGS .....9  
    BASKETBALL GOALS .....9  
    CHIMNEYS .....10  
    DECORATIVE ITEMS .....10  
    Seasonal and Decorative Flags .....10  
    Holiday Decorations .....10  
    Decorative Art on Houses .....10  
    Water Feature, Statuary, Etc. ....10

CORONADO RANCH COMMUNITY ASSOCIATION

---

DRAINAGE ..... 11

DRIVEWAY EXTENSIONS AND SIDEWALKS ..... 11

FENCES AND WALLS INCLUDING DECORATIVE WALLS..... 13

FLAGPOLES..... 13

GATES..... 14

GUTTERS AND DOWNSPOUTS..... 14

HVAC INCLUDING EVAPORATIVE COOLERS ..... 14

LIGHTING ..... 15

MACHINERY AND EQUIPMENT ..... 15

PAINT COLORS ..... 15

PATIO COVERS ..... 15

PLAYGROUND EQUIPMENT ..... 16

POOLS AND SPAS..... 16

POOL FENCING AND EQUIPMENT..... 17

ROOF AND ROOF STRUCTURES..... 17

SECURITY LIGHTING/DEVICES..... 17

SECURITY/SCREEN DOORS/SUNSCREENS..... 17

SIGNS..... 18

SOLAR PANELS..... 18

TRASH CONTAINERS..... 19

STORAGE SHEDS / ACCESSORY BUILDINGS / PLAY HOUSES ..... 19

WINDOW COVER MATERIALS.....21

LANDSCAPE DESIGN GUIDELINES .....21

    Hardscape.....21

    Turf .....21

    Rock Ground Cover .....21

CORONADO RANCH COMMUNITY ASSOCIATION

---

Prohibited Plant Material .....22

Fine Grading and Mounding .....22

Water Features, Statuary, Etc. ....22

Lighting .....22

Architectural Approval Request Form.....**Error! Bookmark not defined.**

NEIGHBOR ARCHITECTURAL APPROVAL FORM.**Error! Bookmark not defined.**

**DESIGN GUIDELINES-RULES AND REGULATIONS**

FOR

**CORONADO RANCH**

**ADOPTED 2001**

**Amended November 2005**

Due to the nature of the community documents, it is important to converge all the pertinent information regarding architectural submittals into one document – Design Guidelines and Rules and Regulation for Coronado Ranch, as allowed in the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Coronado Ranch and all resolutions to date, will provide you with all the latest information relevant to improvements which will require approval from the Design Review Committee.

The Design Guidelines, as set forth in this document, shall interpret and implement procedures for the Design Review Committee's review of, and the standards for the, but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, and wall design. These documents are intended to enhance property values and high standards of development that exist within Coronado Ranch. If a particular item is not indicated within this document, prior approval from the Design Review Committee is required. The Rules are established to assist residents in preparing an application to the Design Review Committee for structural and hardscape improvements. FOLLOWING THESE RULES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE DESIGN REVIEW COMMITTEE. Each application will be reviewed on a case-by-case basis.

**PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION, ALL PLANS MUST BE SUBMITTED TO THE DESIGN REVIEW COMMITTEE. APPROVAL TO PROCEED SHALL BE REQUIRED IN WRITING FROM THE DESIGN REVIEW COMMITTEE. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS (EXCEPT AS NOTED).**

**APPLICATION PROCEDURE**

---

**Submittal**

Application and plans (which will be kept on file with the Association) should be mailed to:

Coronado Ranch Community Association  
c/o RCP Community Management  
633 E Ray Rd, Suite 122  
Gilbert, AZ 85296  
480-813-6788 480-545-6196 (Fax)

The following information should be included with the submittal:

1. Application Form – A completed Coronado Ranch Architectural Design Approval form (copies may be obtained from the management company office)
2. Plot Plan – A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans. Plot plans are available at the sales office.
3. Elevation Plans – Plans showing finished appearance of improvement in relation to existing dwelling.
4. Specifications – Detailed descriptions of materials to be used and color samples, and dimensions must be submitted.

All buildings, structures and other improvements erected within Coronado Ranch, and the use and appearance of all land within Coronado Ranch, shall comply with all applicable City zoning and code requirements as well as the Declaration and these Rules.

**REVIEW – APPROVAL AND/OR DISAPPROVAL**

The Design Review Committee shall have 45 days after submittal of plans to approve or disapprove plans. No verbal approvals/disapprovals will be given by the management company. All decisions will be mailed via US Mail.

Review and approval or disapproval will include, but not limited to, consideration of material, quality of workmanship, colors, and consistency with the external design and color of existing structures on the lot and on neighboring lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Neither the Design Review Committee, nor the Board of Directors, nor the Declarant shall have any liability in connection with or related to approved plans, specifications, or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

**Approval Expiration** - Construction must be started within 90 days of the date of the Committee's approval of the application or the Committee's approval shall be deemed withdrawn, and plans must be resubmitted in accordance with these Rules.

**Construction Period** - Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the Committee's discretion), such construction shall be completed within six (6) months of the date of the Committee's approval of the application.

**Appeal**

Any appeal of the Committee's decision must be submitted in writing within 30 days of the mailing date of the Committee decision to:

Coronado Ranch Community Association  
c/o RCP Community Management  
633 E Ray Rd, Suite 122  
Gilbert, AZ 85296  
480-813-6788 480-545-6196 (Fax)

**THESE DESIGN GUIDELINES – RULES AND REGULATIONS MAY BE AMENDED FROM TIME TO TIME BY A MAJORITY VOTE OF THE BOARD OF DIRECTORS.**



## DESIGN GUIDELINES

---

### **ANTENNAS/SATELLITE DISHES**

Receivers regulated by the FCC shall be installed in the preferred installation locations as follows in descending order of preference:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the backyard of the Lot;
3. On the roof, but below the roof line;
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.

Receivers not regulated by the FCC require the approval of the Design Review Committee prior to installation.

### **AWNINGS**

The Design Review Committee must review all awnings. Awnings over all windows shall be canvas or similar material, of solid color on both sides which match the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awning is required. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

### **BASKETBALL GOALS**

No permanent basketball goal or backboard shall be constructed, installed or maintained on any Lot. Portable basketball goals or backboards may be kept on a Lot provided that from sundown to sunrise they are kept at a location on the Lot that is not Visible From Neighboring Property.

## CORONADO RANCH COMMUNITY ASSOCIATION

---

All portable basketball equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped/torn nets, chipped and/or peeling paint, etc., constitute grounds for fines and/or removal.

Lighting for night use of the equipment is prohibited. Courts may not be painted or permanently outlined on the driveway or other concrete surfaces.

### **CHIMNEYS**

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

### **DECORATIVE ITEMS**

Decorative items are allowed in rear yards and must be screened from view of neighbors and common areas. Front yard item(s) must be submitted for approval by the Design Review Committee. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color and location and any other criteria that the Board may determine. Painted decorations are prohibited in the front yard.

### **Seasonal and Decorative Flags**

Seasonal and decorative flags, which are house mounted below the roofline, do not require approval. Seasonal flags must be removed within 30 days after the date of the holiday the flag pertains to. Flags must be maintained in good condition at all times. Torn, ripped, faded, etc., constitute grounds for fines and removal. Flags may not be offensive to neighbors or the Association. The Board of Directors shall make this determination at its sole discretion.

### **Holiday Decorations**

Holiday decorations may be installed 30 days prior to the holiday and must be removed 30 days after the holiday.

*Decorative and Seasonal Items      The Board of Directors reserves the right to require the removal of decorative items in front yards based on size, quantity, color, location and any other criteria. The Board of Directors, at its sole discretion, shall make its determination on a case by case basis.*

### **Decorative Art on Houses**

Decorative Art on houses shall be neutral in color and limited to two items. Dimensions of decorative art shall be no greater than three feet in length, width and diameter.

### **Water Feature, Statuary, Etc.**

Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Design Review Committee, except on Lots with view fencing. Any items installed in the rear yard must not exceed the fence line height. Such items must be approved by the Design Review Committee for installation in the front yard. Water features

## CORONADO RANCH COMMUNITY ASSOCIATION

---

may not exceed 4 ½ feet in height. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as rear yards with view fencing. Statuary must be of earth tones, no painted finishes, and must be approved by the Design Review Committee.

### **DRAINAGE**

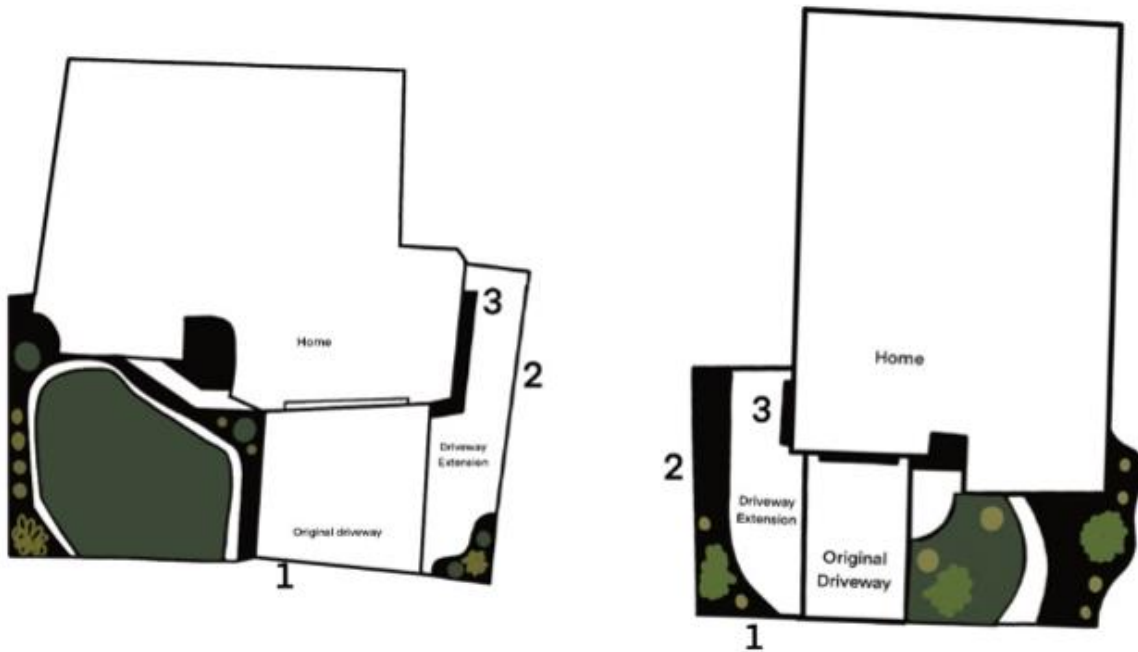
No residence, structure, building, landscaping, fence, wall or other improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction of flow of water in accordance with the drainage plans for the project, or any part thereof, or for any Lot as shown on the drainage plans on file with the municipality in which the project is located.

### **DRIVEWAY EXTENSIONS AND SIDEWALKS**

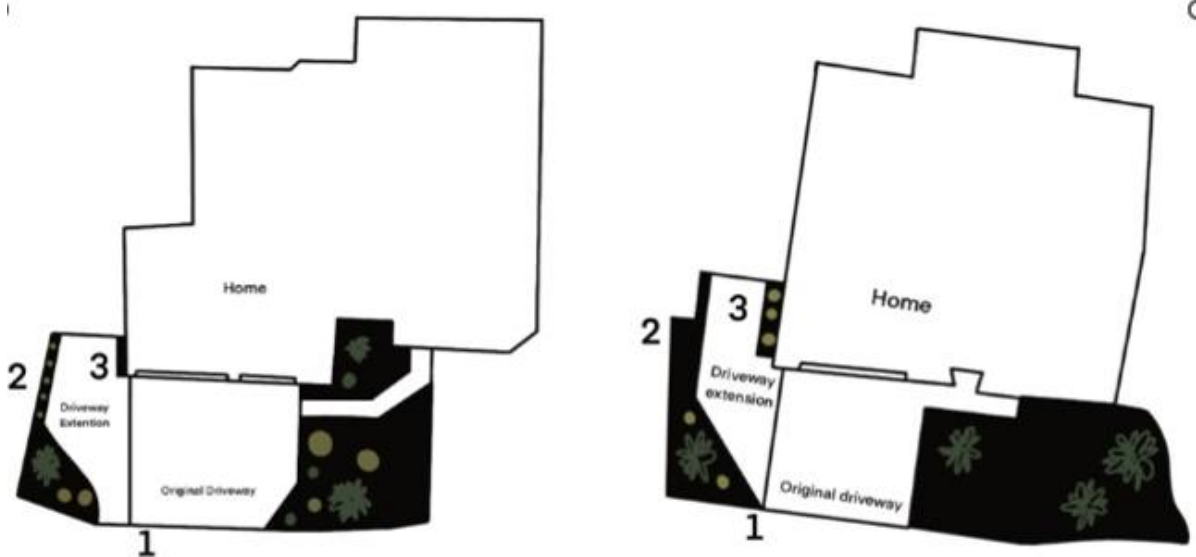
Driveway extensions will be reviewed for approval provided that the following conditions are met.

1. Only driveway extensions submittals located in the side yard of the property will be considered.
2. Submittals must include a plat with exact lot dimensions and the location and dimensions of the proposed extension.
3. The parking area may not exceed thirty (30) feet of contiguous area or fifty (50) percent of the lot width (existing plus extension) as measured at the sidewalk, whichever is less.
4. Homeowners with four (4) car garages will not be permitted to add a driveway extension since this will exceed the provisions directly above. Rather, these homeowners will be permitted to request one of the following options:
  - a. A decomposed granite driveway which match the existing granite in the front yard. Homeowners may not park vehicles on this extension. Color sample must be submitted.
  - b. A sidewalk no more than three (3) feet in width from the rear yard to the existing driveway. Additionally, the sidewalk may not exceed three (3) feet past the front edge of the home and not parallel driveway as to exceed the 30-foot limit.
  - c. Either option must be submitted to the Design Review Committee for approval.
5. The base driveway extension shall meet the existing driveway at a 45-degree angle.
6. Plant material is required within the 45-degree angle portion of the extension. A minimum of two 5-gallon plants are required. Plant type and location must be specified on the submittal.

7. The extension may not end within one foot of the adjacent property line. The area between the extension and the lot line must be landscaped with the same granite material used in the front yard or a material approved by the Design Review Committee. A minimum of three (3) 5-gallon plants must be planted in this area between the extension and the lot line.
8. The extension must have a one foot utility setback from the home.
9. Painting of the paved surfaces is prohibited. Acceptable materials are concrete/pavers.
10. Please refer to the following **Examples and Exhibit A (page 23)** for illustrative purposes on driveway extensions.



Driveway extension examples



### **Additions Sidewalks**

Sidewalks installed to utilize the side gates do not need to be submitted if all the following conditions are met:

1. The additional sidewalk is three (3) feet or less in width, is one foot or more from the property line and is one foot or further from the base of the house.
2. The strip between the home and the sidewalk addition must have decomposed granite or another approved inorganic groundcover installed per the landscaping guidelines or to match the existing inorganic groundcover.
3. No plant material or vegetations should be installed in this area. Ground planting and irrigation are prohibited in this area. All conditions must be met in order to proceed with installation without written approval

The Design Review Committee reserves the right to review and request changes to the addition per these requirements. Additional sidewalks in any other location must be submitted for approval.

### **FENCES AND WALLS INCLUDING DECORATIVE WALLS**

Plans to raise the height of a party wall must be submitted for approval with written approval from the adjacent neighbor(s).

Plans for new fences or walls must be submitted to the Design Review Committee prior to construction. Walls must be stuccoed and painted to match the existing dwelling or wall in texture and color.

Access for pool installation must be obtained through the front gate access or by removing a portion of the front wall. Corner lots must receive prior approval to remove a portion of the sidewall.

***No homeowner shall remove any portion of a perimeter wall for any purpose. To do so will automatically result in a \$500.00 fine, plus the costs associated with replacing/restoring the wall to its original condition.***

Decorative or garden walls may not exceed thirty-six (36) inches in height. Decorative or garden walls must be submitted for approval prior to installation, and be stuccoed and painted to match the base color of the home.

### **FLAGPOLES**

Freestanding permanent flagpoles may be erected on an individual lot, provided it does not exceed twenty (20) feet in height. This measurement is the overall height, to include and top or

## CORONADO RANCH COMMUNITY ASSOCIATION

---

peak adornment. Flagpoles shall be made of wood or metal and shall be of size and quality as to ensure they are not blown down. Flagpoles shall be white, gray, bronze or gold in color.

The base measurement shall be determined on the highest point of finished grade, within a ten (10) foot radius of the poles location.

In the interest of safety and appearance, the pole shall be erected in the aft of the "backset line" (20 feet from the front property line and 10 feet from side property lines) and be no closer than two (2) feet from any part of any structure. The pole shall be set in concrete, at least eighteen (18) inches in depth. The diameter of the concrete shall be equal to the depth.

It shall be the homeowners' responsibility to display the flag in an appropriate manner, maintain the flag and pole in good condition, and adhere to the constraints in Arizona Revised Statutes 33-1808.

All flagpoles must be approved by the Architectural Review Committee prior to any construction.

### **GATES**

All requests for additional gates or gates other than that which were offered by the original developer of the lot/home must be submitted for architectural approval. Placement of said gate(s) must be approved by the Design Review Committee. Double gates may be installed to allow wider access to rear yards. All gates (double or single) should be of the same material, design and color as the originally installed single gates unless approved by the Design Review Committee. Gates located in an NVAE are limited to foot traffic only.

Gates may be painted to match the fence with approval from the Design Review Committee.

### **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts with a finish matching the color scheme of the home and trim do not require pre-approval by the Design Review Committee. However, an application for architectural change must still be submitted for recording purposes. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition at all times.

### **HVAC INCLUDING EVAPORATIVE COOLERS**

Except as initially installed by the Declarant, no heating, air conditioning or evaporative cooling unit or equipment related thereto may be mounted, installed or maintained on the roof of any residence or other building so as to be visible to neighboring property.

**LIGHTING**

Except as initially installed by a Declarant, no spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected which in any manner will allow light to be directed or reflected on any other property by the Design Review Committee. Please see Landscape Rules for landscape lighting.

**MACHINERY AND EQUIPMENT**

No machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment, and clotheslines, may be placed on any lot or parcel without screening or concealment from view of non-residential neighboring property or public property.

Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be removed when not in use so as to not be visible.

**PAINT COLORS**

The paint colors used by the original developer are highly recommended for use in all instances. In the case of any variation from the original colors, the preferred colors are earth tones. Trim colors shall not dominate the exterior appearance and shall be the same color range of the major color. The Design Review Committee prior to painting must approve colors. Garage Doors must be painted the body, trim or pop-out color. Any variation must be approved by the ARC committee

**PATIO COVERS**

Roofing materials should match that which were installed by the builder on the original roof of the home or that which were offered as an option by the builder for the patio cover. Asphalt shingles (including rolled shingles) are expressly prohibited unless used on the original roof of the home.

Color of supports and material should match the color of the body or trim of the home. Roof shall be flat or match the pitch of the roof of the home. All patio covers, not installed by the builder, will need to be reviewed by the Design Review Committee on an individual basis, prior to installation, with strong consideration being given to any impact of architectural features in the neighborhood.

## CORONADO RANCH COMMUNITY ASSOCIATION

---

### **PLAYGROUND EQUIPMENT**

Plans for play structures and similar equipment must be submitted for approval since in most instances they protrude over the fence line. This is not to eliminate play structures, but to assure nothing unsightly is erected.

The maximum height which will be considered for approving of swing sets and other play equipment without written input from **all** immediately adjacent neighbors shall be eight (8) feet. An architectural submittal for any such structure which exceeds eight (8) feet at its maximum height must include the written input from all adjacent neighbors. In no case will the maximum height of any such improvement be permitted to exceed twelve (12) feet.

The play structure may be placed no closer than ten (10) feet to any lot line. When considering plan approval, the Committee will consider the appearance, height, and proximity to neighboring property. Submittals must include a picture or photograph of the structure, total dimensions, materials and a plot map or drawing indicating the proposed location and its proximity to adjacent property lines.

The color of canopy of the play structure must be one of the following:

- Earth tone blending with the dwelling
- A single solid color of blue, green or yellow
- Striped with white and one (1) other color either blue, green or yellow
- Prints and multi-color striped canopy are prohibited

Wood may remain natural, but if painted, must match the base color of the home.

Neighbor input shall include a signed statement acknowledging the proposed equipment; its height, material and color. Neighbor's name and lot number must be noted.

### **POOLS AND SPAS**

Pools and spas do not require the prior approval of the Design Review Committee. Perimeter walls on lots bordering common areas and shared Community Association walls may not be torn down to allow access to rear yards.

Access must be gained by removing a portion of the front wall on the side of the house. Repairs to the wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall. All pool and spa equipment must be screened from view of neighboring property. (Lots with view fencing must submit plans for screening for approval by the Design Review Committee.)

Pools may not be backwashed into any common area. Check with your pool contractor concerning City ordinance requirements for backwashing. Damage, including erosion, to



## CORONADO RANCH COMMUNITY ASSOCIATION

---

common areas due to backwashing will be repaired by the Association and all expenses incurred by the Association will be assessed to the homeowner.

### **POOL FENCING AND EQUIPMENT**

The specifications for rear yard wrought iron fencing installation on a Lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and meet all City, State and Federal requirements.

Pool equipment on lots with view fencing must be screened from view from common areas. Screening may be through plant material or hardscape enclosure. Hardscape enclosures do not require approval if the enclosure does not exceed four feet in height, stuccoed and painted to match the base color of the home. All other screen materials require approval from the Design Review Committee.

### **ROOF AND ROOF STRUCTURES**

Asphalt shingles are expressly prohibited unless used by the builder on the original roof. Roof colors shall not produce glare, such as white, light colored aluminum or reflective surface. All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and visible from neighboring properties shall be painted and/or screened to match the roof.

### **SECURITY LIGHTING/DEVICES**

Security lighting must be directed as not to shine on neighboring property.

Security features including but not limited to doors and windows must be submitted for approval.

### **SECURITY/SCREEN DOORS/SUNSCREENS**

Wrought iron security/screen doors need not be submitted for approval provided they are painted to match the base color of the home.

Silver colored aluminum screen/security doors and/or wire screen mesh doors are strictly prohibited.

Bronze, gray, charcoal, brown or beige sunscreen material may be installed and not submitted for approval provided that the window frame matches the sunscreen material or the existing window frames.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed without Design Review Committee review.

**SIGNS**

No signs shall be displayed on any lot except the following:

- a. Signs used by the Declarant to advertise the lots and residence thereon for sale.
- b. One temporary “For Sale” or “For Rent” sign with a maximum face area of five (5) square feet.
- c. Such signs as may be required by law.
- d. One residential identification sign with a maximum face area of eighty (80) square inches.
- e. Signs approved by the Design Review Committee.

All signs shall conform and comply with City ordinances. Signs advertising landscaping or pool contractors, etc. must be removed within forty-eight (48) hours of completion of work.

**SECURITY SIGNS**

Security signs must be located a maximum distance of 2 feet from the front of the home. Security signs must not exceed 12 inches by 12 inches and must be maintained in good condition at all times.

**SOLAR PANELS**

Except as may be initially installed by the Declarant, no solar energy-collecting unit or panels shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Design Review Committee.

1. Solar panels may not break the roof ridgeline.
2. Must be flush-mounted. Cannot be unparallelled to roof's slope.
3. Ground mounted systems must not exceed fence line.
4. Roof mounted conduit must be out of sight, or painted to match roof color.
5. House mounted conduit to be out of sight or painted to match exterior or house.

**TRASH CONTAINERS**

No garbage or trash can may be placed on any lot or parcel except in covered containers meeting City specifications, and must be stored out of sight. Trash cans may be placed out for pickup no more than 12 hours prior to pickup and must be removed from view the same day as pickup. Rubbish, debris and garbage shall not be allowed to accumulate.

Each owner shall be responsible for removal of rubbish, debris and garbage not only from his lot or parcel, but also from all public right-of-ways either fronting or along side his lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on the Tract Declaration or subdivision plat to be maintained by the City or the Association.

**STORAGE SHEDS / ACCESSORY BUILDINGS / PLAY HOUSES**

Storage sheds, accessory buildings, and play houses will be permitted and need not be submitted for approval, provided the maximum height of the shed, including roof, do not exceed the height of the immediately surrounding wall(s) or fence(s).

Storage sheds, accessory buildings, and play houses on lots are subject to the following provisions:

- All sheds exceeding the height of the fence must be submitted for architectural review.
- The structure may not be placed adjacent to the view fence.
- The structure must be screened from view with approved plant materials or by other approved methods.
- Placement and screening of the structure must be submitted for approval prior to installation.
- Sheds must have same finish as the house, i.e. stucco, tile roof, paint color, etc.
- The shed must be maintained in the same manner as the house and be kept in good repair.
- If in close proximity/contact to the house, the shed may not be closer than 5 ft to the property line. The pitch of the roof must be similar to the existing house. Height must be at least one foot lower than the house roofline, not to exceed 14 feet.

- May be free standing with a maximum height of 12 feet and a minimum distance of 5 feet from the property line. Structures exceeding 10 feet in height must have one additional foot setback for each foot over 10 feet.
- Must have a window, or a door with a window.
- Sheds cannot exceed 100sq. feet.
- Must comply with the Town of Gilbert building codes. A copy of any permits needed must be submitted to the Coronado Ranch design review committee

### **Gazebos and Pergolas**

Gazebos and pergolas may be permitted, subject to approval by the Design Review Committee (ARC), provided they comply with the following:

- May not exceed a base dimension of 175 sq. feet, have a maximum peak height of 12 feet, and no part of the structure may be within 5 feet of any property line. Eave overhang not to exceed 18 inches beyond the base on any side. Structures exceeding 10 feet in height must have one additional foot setback for each foot over 10 feet.
- May be of an on-site construction or commercially available prefabricated type. Both on-site and prefabricated construction must be certified to withstand at least 100 mph winds.
- Construction may be of either wood/stucco, wood (natural or painted), dark anodized aluminum or painted structural steel material. The wood/stucco finish and color must match that of the house. Wood structure may be left natural or, if painted must match the trim of the house. Anodized aluminum structure must be dark brown or bronze in color, or painted to match the trim of the house. Steel structure must match the color of the house.
- Roof material may be tile to match the house, open lattice (wood or anodized aluminum), anodized aluminum panels (dark brown or bronze in color), or powder coated steel panels in earth tones closely matching the house tile color are preferred (dark brown, bronze or black in color may also be acceptable). Asphalt shingles are expressly prohibited.”

All structures that are Visible From Neighboring Property must be approved by The Design Review Committee in advance of construction.

**WINDOW COVER MATERIALS**

Within ninety (90) days after becoming the owner of a Lot, the owner shall install permanent draperies of suitable window coverings on all windows facing the street. All such window coverings facing the street must show white, beige, earth tone or pastel colors unless otherwise approved in writing by the Design Review Committee.

**LANDSCAPE DESIGN GUIDELINES**

Adopted, 2001

**WITHIN NINETY (90) DAYS OF THE DATE OF CLOSING, THE OWNER OF A LOT SHALL COMPLETE INSTALLATION AND IRRIGATION IMPROVEMENTS IN COMPLIANCE WITH THE CORONADO RANCH COMMUNITY ASSOCIATION CC&R'S AND THE FOLLOWING GUIDELINES AS ADOPTED AND AMENDED FROM TIME TO TIME, IN THAT PORTION OF THE LOT WHICH IS BETWEEN THE STREET(S) ADJACENT TO THE LOT AND THE EXTERIOR WALL OF THE RESIDENTIAL UNIT OR ANY WALL SEPARATING THE SIDE OR BACK YARD OF THE LOT FROM THE FRONT YARD OF THE LOT. REAR YARDS WHICH ARE VISIBLE FROM THE COMMON AREAS SHALL ALSO ADHERE TO THIS INSTALLATION TIME FRAME.**

**PRIOR TO INSTALLATION OF THE LANDSCAPING, OWNER SHALL MAINTAIN THE LOT IN A WEED-FREE CONDITION.**

**Front Yard Landscaping**

Front yard landscaping must have a minimum of one (1) fifteen (15) gallon tree, five (5) five-gallon shrubs, and decomposed granite or turf.

**Rear Yard Landscaping For Lots With View Fencing**

Landscaping must be installed within ninety (90) days.

**Hardscape**

Any hardscape items proposed for front yard installation must be approved by the Design Review Committee. Only hardscape items that will be visible from neighboring property in the rear yard will require approval. Materials included in hardscape are concrete, brick, tile, wood, etc. examples of hardscape items are planters, walkways, retaining walls, decorative walls and fountains.

**Turf**

The Association encourages water conservation.

**Rock Ground Cover**

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color, and not white, green, blue or other bright colors. Artificially colored rock(s) or granite is prohibited. All rock areas shall be treated with a pre-emergent weed control at regular intervals to retard weed growth. Planting underliner is discouraged.

# CORONADO RANCH COMMUNITY ASSOCIATION

---

## **Prohibited Plant Material**

The following vegetation types and varieties are expressly prohibited:

- a. Olive trees (*Olea europaea*) other than the “Swan Hill” variety.
- b. Oleanders (*Nerium Oleander*) other than the dwarf variety and *Thevetia* (*Thevetia* species).
- c. Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortaderia selloana*).
- d. All varieties of Citrus are permissible **within the confines of the rear yard only**.
- e. Mexican Palo Verde (*Parkinsonia aculeata*).
- f. All varieties of mulberry trees.

## **Fine Grading and Mounding**

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City grading and drainage plan. Every effort should be made to make mounding appear natural.

## **Water Features, Statuary, Etc.**

Items such as fountains, statuary, etc., are permissible within the rear yard and do not require submittal to the Design Review Committee, except on Lots with view fencing. Any items installed in the rear yard must not exceed the fence line height. Such items must be approved by the Design Review Committee for installation in the front yard. Water features may not exceed 4 ½ feet in height. It is recommended that water features be chlorinated. The Committee reserves the right to limit the size and quantity of statuary in the front yard, as well as rear yards with view fencing. Statuary must not exceed 12 inches in height, must be of earth tones, no painted finishes, and must be approved by the Design Review Committee.

## **Lighting**

Lighting, other than low voltage landscape lights, must be approved by the Architectural Committee. The following outlines the minimum standards for lighting:

- a. Lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Lights which create excessive glare visible from other lots are prohibited.
- b. Outside, ground lights should be screened whenever possible with walls, plant materials or internal shielding

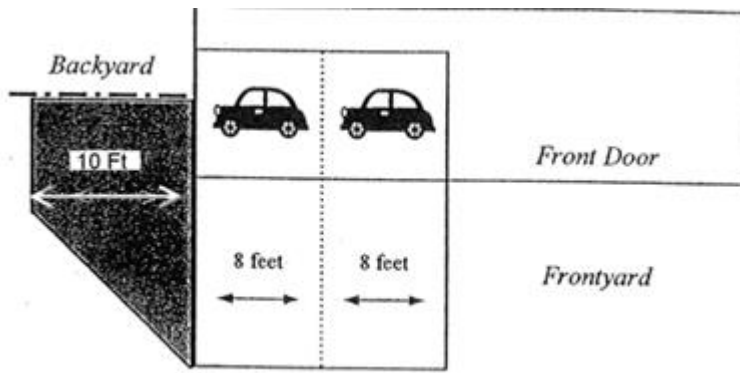
**Exhibit A: Driveway Extensions**

*Illustrative Examples Only.*

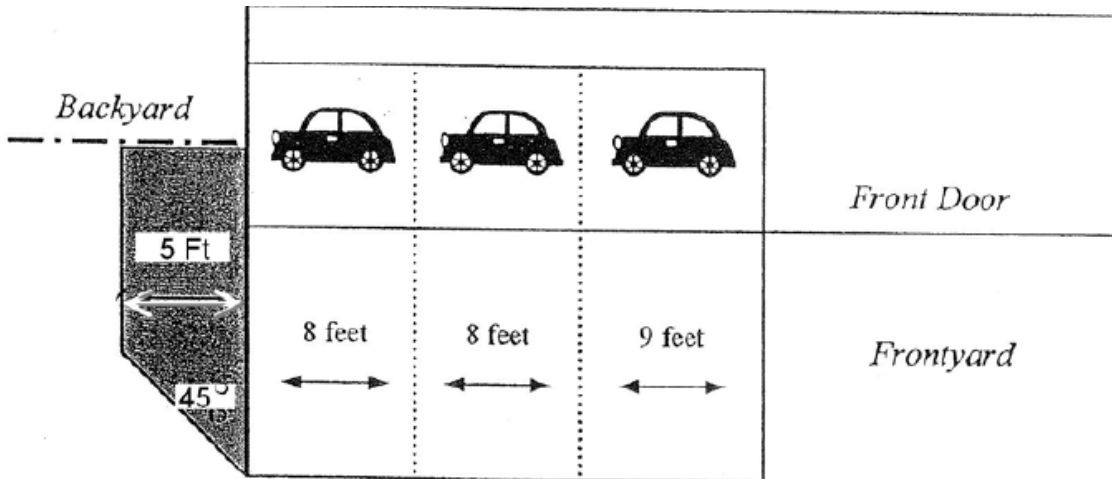
Existing driveway dimension may vary slightly based on the original home builder. Actual Driveway extension widths are subject to:

- 1.) 30 feet at sidewalk or 50% of the lot width, whichever is less.
- 2.) Available side yard space.

**2 & 2 ½ Car Garage Homes:** +/-16 feet at sidewalk



**3 Car Garage Homes:** +/-25 feet at sidewalk



Architectural Approval Request Form

Submit to: Renaissance Community Partners  
633 E Ray Rd, Suite 122  
Gilbert, AZ 85296  
480-813-6788  
480-545-6196 fax

Requested By: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

**General Description of work to be performed:** Include **dimensions**, **shapes**, **colors**, and **locations**.

**\*Please attach a sketch, plot map, photograph and sales brochure illustrations of desired addition and/or modifications. Sketch and plot plan must be submitted for the request to be considered.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I will assume the responsibility for any work under the above-proposed improvement that my contractor or I, accomplish which may, in the future adversely affect to common area. I will assume responsibility for all future maintenance of this addition or improvement.

**Check List – Please check your request to ensure all necessary components are included!**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> <b>Materials Description (color, type)</b> | <input type="checkbox"/> <b>Plot Plan</b> | <input type="checkbox"/> <b>Location on</b> |
| <input type="checkbox"/> <b>Dimensions</b>                          | <input type="checkbox"/> <b>Photos</b>    |   |

Homeowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Notice to Owners – All work must be completed within 90 days of approval.**

For Board Use Only

Date received by Architectural Committee: _____	Date of Decision: _____	
Approval _____	Disapproval _____	Conditional _____