

**Crescent Village Homeowners Association  
Architectural Committee Guidelines**

**November, 1999**

**ARCHITECTURAL REVIEW PROCESS**

In accordance with the Declaration of Covenants, Conditions, and Restrictions for Crescent Village Homeowners Association (the "CC&Rs"), the Board of Directors has adopted the following Architectural Committee Guidelines (the "Guidelines") which shall apply to all Lots within Crescent Village Homeowners Association.

Each lot owner should read, review and make themselves acquainted with the CC&Rs recorded on each lot with the Maricopa County Recorder's Office and with these Architectural Guidelines as may be amended from time to time by the Architectural Committee. These documents are intended to enhance property values and standards of development that exist within Crescent Village Homeowners Association. The Guidelines are not meant to be comprehensive, but are established to assist residents in preparing an application to the Architectural Committee for structural and landscape improvements. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE. Even if your addition or alteration is identical to another that has been approved, it must be submitted for approval. Because each situation may have different conditions, e.g. different locations, physical conditions, or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Guidelines and the CC&Rs, the CC&Rs shall control. All architectural approvals will be conditioned upon compliance with applicable City codes.

The Architectural Committee may, from time to time, amend these Guidelines, subject to the approval of the Board of Directors.

**APPLICATION PROCEDURE**

**Submittal**

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

Crescent Village Homeowners Association  
c/o Kinney Management Services  
P.O. Box 25466  
Tempe, Arizona 85285  
(480) 820-3451

Architectural Committee Guidelines  
Crescent Village Homeowners Association

The following information should be included:

1. Application Form – a completed application form (copies of which may be obtained from the management office). One such form is included hereto.
2. Plot Plan – a site plan showing dimensions, relation to existing dwelling, and property lines (setbacks). Measurements must be written on the plans.
3. Elevation Plans – Plans showing finished appearance of addition or improvement in relation to the existing dwelling. An accompanying photograph of the proposed location would be helpful.
4. Specifications – Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Crescent Village Homeowners Association and the use and appearance of all land within Crescent Village Homeowners Association shall comply with all applicable City of Chandler zoning and code requirements as well as the CC&Rs and these Guidelines.

**Review – Approval or Disapproval**

The Architectural Committee shall have 45 days after receipt of submittal of plans to approve or disapprove plans.

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

Neither the Architectural Committee, 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 plans does not mean that judgment is passed on the structural soundness of the addition nor its effect upon existing or future drainage. The review of plans is for aesthetic purposes only.

Approval Expiration – Construction must be started within 90 days of the approval date or the plans must be resubmitted.

Construction Period – The Association expects continuing progress toward completed construction within six months.

## Appeal

Any appeal of the Committee's decision must be submitted in writing to Crescent Village Homeowners Association Architectural Committee, c/o Kinney Management Services, P.O. Box 25466, Tempe, Arizona, 85285, within 30 days from the mailing of the Committee's decision.

**NOTE:** Anything that will protrude over the existing block fence must be submitted to the Architectural Committee for approval.

## GUIDELINES

### **BASKETBALL GOALS**

Backboards must be clear or white and the pole must be black or painted to match the body color of the house. Basketball goal is to be attached to the pole only, not house. No pole is allowed in back yards over the existing block fence. Neighbors backing to the basketball goal will be notified of the homeowner's intent to install a basketball goal and will be allowed 30 days to respond, in writing, if they object to the goal. If an objection is received, the request will be disapproved.

The intent of the Board is not to allow neighbors to decide on these approvals, but rather to ensure that neighbors have an opportunity to voice their objections, if any. The Board feels this is important because our houses and driveways are in close proximity. Thus, it follows that the possibility of an errant basketball may strike a neighbor's house or automobile in a neighbor's driveway.

### **CHILDREN'S PLAY STRUCTURES**

Plans for children's play structures must be submitted for approval since in most instances they protrude over the existing fence. This is not intended to eliminate play structures, but to assure nothing unsightly is erected.

When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure.

In no event will a play structure be approved which extends more than 2 feet above the existing block fence, or which is located closer than 5 feet to any fence.

### **CLOTHES DRYING FACILITIES**

No clothesline or other outside facilities for drying or airing clothes shall be permitted (reference Article VII, paragraph (v), page 13 of the CC&Rs).

## **DRIVEWAYS/SIDEWALKS**

Expansion of driveways is not permitted. Sidewalks to backyard must be approved prior to installation.

## **FENCES AND WALLS (INCLUDING DECORATIVE WALLS)**

Plans for new fences or walls or additions to existing structures must be submitted to the Committee for approval prior to construction.

Stucco and paint must match the existing dwelling in texture and color.

## **FLAGPOLES**

Flagpoles are to be house-mounted only – no poles in ground. Only the United States and State of Arizona flags may be displayed. Flags and flagpoles must be of reasonable size, as determined by the Architectural Committee. Flagpole must be removed when flag is not displayed.

## **GATES**

Double gates may not be installed.



## **GRANITE**

Granite of earth-tone colors is permitted. Lava rock is prohibited. White rock and painted rocks of any color are prohibited, including, but not limited to, red, green, blue, etc.

## **GUTTERS AND DOWNSPOUTS**

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

## **HEATING, VENTILATING, AND AIR CONDITIONING UNITS (INCLUDING EVAPORATIVE COOLERS)**

All HVAC and evaporative coolers must be placed in the same area as air conditioners (back roof or backyard only).

## **PAINT COLORS**

Any change in paint color must have prior approval.

## PATIO COVERS

Plans for patio covers will be considered for approval. The following minimum standards are required:

### Partial Shade Covers

Horizontal shading members: minimum 2 x @ rough sawn, running parallel to the dwelling unit, with a maximum overhang of 6 inches past a support.

Horizontal support members: minimum 4 x 6 rough sawn

Vertical support members: minimum 4 x 6 rough sawn

Colors: to match those existing on home for both trim and body

### Solid Patio Covers

On back of home:

Roof pitch less than 3": 12" must have rolled roofing

Roof pitch of 3": 12" or greater, must have tile to match existing dwelling

On side of home: must be submitted by City of Chandler prior to being submitted to Architectural Committee

Colors: to match those existing on home for both trim and body

Aluminum patio covers must be bronze, charcoal, or black.

## POOLS AND SPAS

Pools and spas need not be submitted for architectural approval. Pool ladders and slides that extend above the existing block fence must be submitted for approval. Perimeter walls on lots bordering Association landscaped areas may not be torn down. Access must be gained by tearing down a front wall on the side of the home, leaving the perimeter wall in tact, assuring it matches in texture and color throughout the community.

Gazebos are to be submitted to the Architectural Committee for review/approval.

## SIGNS

No signs (other than a name and address sign, not exceeding 9" x 30" in size) of any nature, shall be permitted on any Lot; provided, however, that one (1) sign of not more than five (5) square feet may be temporarily erected or placed on a Lot for the purpose of advertising the property for sale or rent; and provided further the builder may erect any signs during construction; and provided further, this restriction shall not apply to the Association in furtherance of its powers and purposes herein set forth.

## **SOLAR PANELS, WIND TURBINES, AND EQUIPMENT**

All solar energy devices Visible from neighboring Property or public view must be approved by the Architectural Committee prior to installation.

Roof-mounted solar panels and equipment must be submitted for approval. Panels must be and integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline and must not be visible from public view.

Wind turbines must not be visible from front of house and must be approved by the Architectural Committee.

## **STORAGE SHEDS**

Storage sheds are permitted. However, they cannot exceed the height of the existing block fence. Lean-tos are not permitted.

## **SUN SCREENS, WINDOW SCREENS, AND WINDOW TINTING**

Sun screens and window screens do not require architectural approval provided the screen material is bronze or charcoal in color and the screen frames are bronze, charcoal, or white as necessary to match the home's window frames. Other colors must be submitted for approval prior to installation. Screens must fit the extent of the windows which they are meant to cover.

No aluminum or other reflective material may be installed in windows.

Temporary window coverings must be removed within 30 days of occupancy.

## **SCREEN/SECURITY DOORS**

Screen/security doors do not require architectural approval provided the screen material and frame are bronze, charcoal, black, or white in color and the frame is fabricated of aluminum or wrought iron. Other colors must be submitted for approval prior to installation. Aluminum colored doors are prohibited.

**These Architectural Committee Guidelines may be amended from time to time by the Architectural Committee, subject to the approval of the Board of Directors.**

**CRESCENT VILLAGE**  
**GUIDELINES**

**ANTENNAS AND SATELLITE DISHES**

The Association's preference for location of Regulated Receivers, in descending order, is as follows:

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 back yard 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 roof line;
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.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible From Neighboring Property, the Association would prefer that such location be used for the Receiver rather than a higher-listed location at which the Receiver would be Visible From Neighboring Property, provided such location will not unreasonably delay or prevent installation, maintenance, or use of the Regulated Receiver, unreasonably increase the cost of installation, maintenance, or use of the Regulated Receiver, or preclude the reception of an acceptable quality signal.

Unregulated Receivers, whether attached to a building or structure, or on any Lot, must be approved in writing by the Architectural Committee, with such screening and fencing as such Committee may require, prior to installation.