



Sun City Grand Design Guidelines

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Chapter 1

Introduction

Sun City Grand is an active adult community designed to respect the climate and regional character of its location, minimize environmental impacts, and maximize water and energy conservation principles. In order to implement and preserve these principles, these Design Guidelines are established to maintain certain standards by which the community may grow and develop. The Design Guidelines pertain to single-family residential improvements within Sun City Grand.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly and cohesive manner, implementing planning and design concepts, which are required by regulatory agencies and desirable to its Owners. The Design Guidelines include minimum and maximum standards for the design, size, location, style, structure, materials and color of architecture and landscaping, and relevant criteria for the construction or modification of all improvements. They also establish a process for the judicious review of proposed modifications. The Design Guidelines provide Owners with the requirements necessary to accomplish such modifications.

The policies, procedures, requirements and restrictions set forth in this document are intended to serve as guidelines. These Guidelines are not the exclusive basis for decisions of the ARC and compliance with these Guidelines does not guarantee approval of any particular application. Owners should not assume that they are authorized to proceed with any improvements, exterior alterations of existing improvements, placement or posting of any object or thing on the exterior of any Lot, Dwelling Unit, or other structure, or with the planting or removal of landscaping material, simply because a particular project is not specifically discussed in this document. The fact a particular type of project or modification may not be addressed in these Guidelines does not mean that owners have authorization to proceed absent express permission from the ARC. Similarly, the fact that a particular type of project or modification may not be addressed in these Guidelines does not mean that the ARC must approve it.

Please note that the ARC review processes and procedures set forth herein are separate and distinct from procedures and requirements imposed by local municipalities. Compliance with one set of processes and procedures does not constitute compliance with the other. Likewise, an approval obtained from one governing body does not guarantee or require an approval by the other.

The Design Guidelines have been prepared and adopted by the Sun City Grand Community Association, Inc. (the "Association"). All terms used but not defined herein must be given the meanings ascribed to them in the Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Sun City Grand and any supplements or amendments thereto, unless the context requires otherwise. The Design Guidelines will be administered by the appropriate Reviewing Body pursuant to Article X of the Declaration.

For select modifications such as (but not limited to) holiday decorations, door wreaths, and wall hangings, prior written approval is not required; however, the ARC reserves the right to use the authority granted by the governing documents to refuse any items. Refer to CC&Rs Article X Architectural & Design Standards Sections 10.1, 10.2, 10.3, 10.5; Exhibit "C" (3) (u).

The Design Guidelines must be reviewed periodically by the Architectural Review Committee (ARC) and are subject to periodic updates as amended. Refer to www.suncitygrand.com for:

Design Guidelines
Application for Approval (Appendix B)
Arizona Registrar of Contractors information
ARC subcommittee volunteer application
Compliance Report of Violations to the Governing Documents

Chapter 2

The Architectural Review Committee (ARC) has been established to maintain the integrity of the architectural and design character established by Del Webb at Sun City Grand. To this end, as part of its duties, the ARC will review all proposed additions, improvements or alterations on developed Lots and Common Areas, and all proposed landscaping, walls and fences on any Lot or Common Area. Article X of the CC&R's sets forth provisions with respect to the ARC, including appointments to the Committee. Any and all authority for approvals or denials will rest with the ARC or a subcommittee of the ARC created by the Board for such purpose. Each such approval or denial will be in writing.

Owners must have ARC approval before making any changes to the exterior of the Dwelling Units and/or to the Lot's landscaping. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.

“Actions of the ARC are not appealable to the Board. Refer to CC&R 10.2 (b).

Chapter 3

A. Lot Owners' Requirements and Responsibilities

1. It is the responsibility of all Owners to comply with all standards and requirements of the Design Guidelines. In addition, Owners must comply with requirements of the governing documents and any governmental authority having jurisdiction.
2. Owners must have ARC approval before making any exterior improvements to or alterations of existing improvements on the exterior of any Lot, Dwelling Unit or other structure, before placement or posting of any object or thing on the exterior of any Lot, Dwelling Unit or other structure, and before planting or removing any landscaping material. The ARC will evaluate each application individually and consider factors including but not limited to visual and environmental impact, neighbor privacy, Lot size and configuration, quality of workmanship and design, visual consistency with the architectural character of the community, harmony of external design with surrounding structures and environment, and location in relation to surrounding structures and plant life. Based on these factors and circumstances, the ARC may impose other or additional requirements and restrictions on a case-by-case basis.
3. Owners are required to submit an Application for Approval (Appendix B) and accompanying documents and receive written approval from the ARC prior to performing or installing:
 - a. Additions, alterations, or renovations to existing Dwelling Unit.
 - b. Landscaping (including softscape and hardscape).
 - c. Any concrete and masonry work, pools, spas, hot tubs, walls, fences, gates, patio covers and privacy panels, window awnings and shades, patio retractable awnings and shades, security doors, mailbox changes, fountains, water features, flag poles, exterior paint, home security and video surveillance systems, motion sensing lights, etc.
 - d. Any and all other on-site improvements other than improvements or alterations to the interior of the structures that are not visible from the outside of the structure.
4. The ARC subcommittee will review each submittal and respond within 30 days after receipt of the subject submittal, by returning one set of plans and a copy of the Application for Approval to the Owner, signed by at least two ARC or subcommittee members, indicating their decision, in one of the following two forms:
 - a. Approved – The request for modification is approved.
 - b. Disapproved – The request for modification is not approved and no work may commence. The response will set forth the reasons for disapproval.
 - c. The ARC subcommittee will return all reviewed applications to the Standards office for Owners to pick up.
5. In the event the ARC fails to respond by the response date, the submitted document will be deemed to have been approved, except as to those submittals and requirements, which are otherwise imposed by or required under the Design Guidelines. The ARC may, but will not be required to, discuss a submittal with the submitting Owner at a regularly scheduled meeting of the committee, in order to request and/or receive additional information or clarification regarding a submittal. However, Owners have no right to a hearing respecting a submittal, and committee decisions may be based solely on the information contained in the submittal. The approval of the ARC may contain a deadline for commencement and/or

completion of work for which plans have been approved. If no deadline is specified in the approval, the deadline for completion of the approved plan shall be 90 days from the date of the approval letter. If construction is not completed within 90 days, the committee's approval will be deemed withdrawn and such incomplete construction will be deemed to be in violation of the Design Guidelines.

The Owner is responsible for compliance with the Design Guidelines. If a non-compliance issue is not seen and/or recognized and, as a result, is inadvertently approved on the plans submitted to the ARC for approval, the Owner must maintain documentation establishing that the issue proceeded through the ARC processes and procedures set forth herein, and that approval of the issue was in fact granted.

6. The Design Guidelines are not the exclusive basis for decisions of the ARC and compliance with the Design Guidelines by an Owner shall not guarantee approval of the Owner's application. Refer to CC&Rs 10.3.

B. Submittal for Changes and Additions

1. In the State of Arizona, all contractors who perform residential and commercial remodeling and construction must be licensed and bonded, except when labor and materials are less than \$1,000.00 total, and the work is not part of a larger project. The contractor's license must be current, and the license number must appear on the Application for Approval (Appendix B).
2. Owners must have ARC approval before commencing with any additions, alterations or renovations of the exterior of the Dwelling Unit and/or the Lot's landscaping, as referenced above. The Owner must submit an Application for Approval (Appendix B) to the ARC for the proposed addition, alteration or renovation, as stated in Section 10.4(a) and Section 10.4(b) of the Declaration and must include the following documents:
 - a. Two copies of the construction plan drawn to scale including all building setback lines and distances from the proposed addition to the building setback lines and property lines.
 - b. Two copies of the plot plan of the Lot.
 - c. Two copies of product brochure showing specifications.
 - d. Copies of the required city permits.
 - e. Description of the materials that will be used.
 - f. Samples of the colors that will be used.
 - g. Photographs of the proposed change or addition.
 - h. Two copies of the Dwelling Unit floor plan and elevations.
3. If the change or addition affects the roof or roofline, two copies of the roof plan and all elevations must be submitted.
4. An enlarged version of a building section to be reviewed for approval may be requested depending on the complexity of the change or addition.

C. City of Surprise Building Permit

1. Owners are advised that the City of Surprise requires certain permits, depending on the proposed change, alteration or addition. It is the Owner's responsibility to comply with city permit requirements. The Owner must provide the ARC with copies of any such required permits. Owners should contact the City of Surprise Building Department for further information.

2. Prior to or concurrently with submittal of a request for a permit to be issued by the City of Surprise, the Owner will need to obtain the approval of the ARC of any plans, changes, alterations or additions inclusive of, but not limited to, those items outlined above.
3. Any permit issued or approval given by the City of Surprise will in no manner bind the ARC with respect to approval or denial of any application for items submitted for consideration; the ARC is independent from the City and will have full authority for approval or denial of any such matters.
4. If the plans submitted by an Owner require a building permit, the approval by the ARC is not a guarantee that such plans will be permitted by the City of Surprise. If the City of Surprise requires modification to such plans, such modifications must also be approved by the ARC for the Owner to remain in compliance with the Design Guidelines.

D. Fees

1. In accordance with Article 10.2 of the CC&Rs, the ARC may establish and charge reasonable fees for review of applications hereunder and may require such fees to be paid in full prior to review of any application.
2. Effective July 1, 2006, all new Owners will be assessed a one-time Architectural Review Fee at the close of escrow which may be increased at the discretion of the Board of Directors. In addition, all Owners' plans that exceed \$25,000 will be assessed an additional Architectural Review Fee.

E. Non-Liability for Approval of Plans

1. Prior to submitting plans or information for review, an Owner should read and understand the disclaimer in Article 10.4 of the CC&R's. If an Owner has questions regarding Article 10, Section 10.4, the Owner should ask a Standards employee for assistance.
2. The review and approval of any application pursuant to Article 10.4 of the CC&R's is made on the basis of aesthetic considerations only and the Association, its officers, the ARC, the Board of Directors, the Association management agent, or any member of the foregoing shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, or for ensuring compliance with building codes and other governmental requirements. The Association, its officers, the ARC, the Board of Directors, the Association management agent, or any member of the foregoing shall not be held liable for any injury, damages, or loss arising out of the manner or quality of the approved construction on, or modifications to any Lot. In all such matters, the ARC and its members shall be defended and indemnified by the Association, as provided in the By-Laws.

Chapter 4

A. Architectural Character

1. The architectural design of all additions, alterations, and renovations to the exterior of any Dwelling Unit must conform to the design of the original model in style, detailing, materials, and color. Owners must have ARC approval before adding, altering or renovating the exterior of any Dwelling Unit. Refer to Chapter 3 of the Design Guidelines. Construction plan drawings must include all building setback lines, as well as all distances, i.e., distance of the addition to property line, distance of the addition to building setback lines, and all heights.
 - a. To expedite the approval process, plans must be drawn to scale.
 - b. The height of any addition to an existing Dwelling Unit must not be higher than the original roofline.
 - c. All additions to Dwelling Units must not encroach into the building setback area originally established for Sun City Grand, regardless of more lenient requirements of any local governmental authority.
 - d. All materials used in maintenance, repair, additions, alterations or renovations must match original construction as to color, composition, type, and method of attachment. The ARC may allow substitute materials if such materials are deemed by the ARC to be compatible with the theme of the community.
 - e. When any additions, alterations, or renovations are performed to an existing Dwelling Unit, the established lot drainage must not be altered.
 - f. New or altered roofs that provide a flat, non-draining roof surface are not permitted. New or altered roofs must drain to the ground solely within the deeded Lot area and must not drain directly onto a neighboring property or Common Area.

B. Building Setback Lines and Heights

1. The building setback lines and heights described below are applicable to Sun City Grand and recognized by the ARC. All building setback lines and heights must be compliant even if governmental agencies have less restrictive requirements. An Owner's official plot plan indicates the setback lines on the Owner's property. If an Owner does not have a copy of the official plot plan, the Owner may inquire at the Standards office.
2. Any permanent structure exceeding 24-inches high is not permitted in a building setback area, as measured from the developer's original grade. Required dimensions, materials, location, etc. are described in the Specification Chart that follows.
3. Single Family Dwelling Units

Front Yard	18 feet, zero inch minimum
Side Yard	5 feet, zero inch minimum
Side Yard Corner Lots	10 feet and 15 feet on key (pie-shape) lots minimum
Rear Yards	15 feet, zero inch average
Building Height	20 feet, zero inch maximum

Single Family Courtyard Units*

Front Yard	10 feet, zero inch minimum
Side Yard	Zero feet, zero inch minimum
Side Yard Corner Lots	10 feet, zero inch minimum
Rear Yards	Zero feet, zero inch average
Building Height	20 feet, zero inch maximum

*Zero lot line development may be permitted.
Side and rear setbacks may be zero feet, if the minimum distance between principal buildings is at least ten feet.

C. Casitas

1. Owners must have ARC approval before building a casita. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. All elements of the front elevation of the casita must match the architectural character and design of the front elevation of the main Dwelling Unit.
3. Casitas are permitted only in the front yard. Casitas must be built within the landscaped area and must not encroach into the front or side building setback areas.
4. Casitas must be built with a minimum of ten feet between the front elevation of the main Dwelling Unit and the rear elevation of the casita. The ARC may only grant a variance of less than the ten-foot distance in special situations for compelling reasons.
5. A six-foot high concrete masonry block and stucco wall must be built connecting the casita to the Dwelling Unit.

D. Casita-to-Dwelling Unit Cover

1. Owners must have ARC approval before installing a casita to Dwelling Unit cover. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Casita-to-Dwelling Unit covers are not permitted on any Lot where the six-foot high masonry wall connecting the casita to the Dwelling Unit faces a street. The six-foot high masonry wall connecting the casita to the primary Dwelling Unit must be adjacent to an interior Lot.
3. Casita-to-Dwelling Unit covers are not permitted to extend beyond the side footprint of the Dwelling Unit or the side footprint of the casita wall facing the garage.
4. Casita-to-Dwelling Unit covers must be horizontally level from the casita roofline to the main Dwelling Unit.
5. Casita-to-Dwelling Unit covers are only permitted in aluminum materials and only in a straight-bar style. Solid style casita-Dwelling Unit covers are not permitted. Casita-to-Dwelling Unit covers must be constructed with two-inch by two-inch panels placed at four inches center-to-center.
6. Casita-to-Dwelling Unit covers are not permitted in a vertical installation on the six-foot high masonry wall connecting the casita to the Dwelling Unit.
7. Casita-to-Dwelling Unit covers are only permitted above concrete.
8. Casita-to-Dwelling Unit covers must match or closely blend with the base color of the main Dwelling Unit.

E. Additions to Dwelling Units

1. Owners must have ARC approval before constructing any additions to the Dwelling Unit. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Sun City Grand is a community of homes constructed in varying sizes on lots specifically intended for a particular series of Dwelling Units. The result is a mix of homes that complement each other, their neighborhoods and the community in general. The overall effect is one of complimentary uniformity on several levels, an effect that distinguishes our community from its neighbors and which enhances the desirability and value of the properties.
3. To retain the beauty and architectural integrity of the community, the ARC will evaluate applications for additions using both subjective and objective criteria. Each application for an addition to a Dwelling Unit will be evaluated individually, and many factors will be considered, including visual impact, neighbor privacy, lot size and configuration. Approval of an addition to a Dwelling Unit does not set a precedent for similar sized Dwelling Units elsewhere in the community. Although home sizes in a certain series are similar, most lots differ in various respects, and construction applications will be considered on an individual basis considering those differences.
4. Approval of applications by the ARC for additions to the primary Dwelling Unit will be subject to the following additional requirements:
 - a. All applications for additions must include architectural renderings of all exterior elevations, as well as the footprint of the addition. Owners and their contractors are required to present conceptual proposals for all additions prior to developing architectural renderings and obtaining required city permits. This will facilitate the approval process and avoid possible delays and/or application rejection. If a concept approval is given, the home owner/contractor must still submit the normal paperwork for final approval.
 - b. The size of the Dwelling Unit and lot configuration will be a factor in the decision-making process. An addition to a small Dwelling Unit in an area of small Dwelling Units may be considered too large for the neighborhood while a similar addition to a Dwelling Unit in an area of larger Dwelling Units may be appropriate. The maximum aggregate expansion of habitable area represented by additions will be considered by the ARC on an individual basis, with a maximum total not to exceed 600 square feet. The size of the Dwelling Unit is based on the square footage listed for the standard floor plan.
 - c. The configuration of the proposed addition must not be sited in such a manner as to negatively impact the surrounding Dwelling Units or alter the character of the neighborhood. For example, an addition that in the determination of the ARC extends too far into the rear of the landscaped area of a Dwelling Unit may be rejected unless the plan is altered to lessen the intrusion. In this instance, the ARC may consider that an addition to a smaller Dwelling Unit in an area of similar Dwelling Units would negatively impact the neighborhood unless the visual impacts of the addition were lessened. Although the footprint of the addition may be altered, the actual square footage of the addition(s) may remain the same.
 - d. The side yard, as established by the developer, is defined as the area between an imaginary line drawn from the back corner of the original Dwelling Unit to the side

property line and from the front corner of the original Dwelling Unit to the side property line. Construction of a third-car or golf-car garage, hobby room or room addition in the side yard does not change the imaginary line that determines the back or front yards. The imaginary lines are based on the square footage listed for the model's floor plan, without any developer-installed or owner-installed additions or options. The description for back corner and front corner for each model home may be obtained from the Standards office.

- e. All additions must complement the original architectural character of the Dwelling Unit and the immediate neighborhood, as determined by the ARC. Flat roofs are not permitted on any addition that increases the living area of the home. Flat roofs will only be permitted over patios and screened-in patios.

F. Garage Additions

Owners must have ARC approval before constructing a garage addition and driveway. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.

1. A three-car or golf-cart garage addition must conform to the design of the original model in style, detailing, materials and color and the configuration must not be sited in such a manner as to negatively impact the Dwelling Units or alter the character of the neighborhood.
2. A configuration of the driveway, curved to attach to the original driveway or straight to attach to the public sidewalk, may not extend beyond the corners of the garage and must have the same driveway material or coating as the two-car garage driveway.

G. Stone Veneer

Owners must have ARC approval before any additions of Stone Veneer to the Dwelling Unit. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.

1. Stacked manufactured stone or natural stone (hereinafter "stone veneer") is limited to 50% of the front stucco elevation of the Dwelling Unit and may only be placed horizontally. [Front courtyard walls, front and rear landscape walls, rear patio pillars and walls, barbecue islands/firepits/pool retaining walls, interior walls between the Dwelling Unit and Casita, and the front elevation are not included in the total permitted 50%].
2. Stone veneer is permitted on all models in the following locations:
 - a. Front entrance walls
 - b. Interiors of the front porch
 - c. Below front windows of the Dwelling Unit or Casita up to the bottom edge of the sill including the side-wings of a bay windows; on the sides of front windows up to the bump-out; the center point of the sash window if no shutters.
 - d. On the sides of front windows opposite to the garage up to the bump-out or the center point of the sash window if no shutters.
 - e. Front courtyard walls.
 - f. Front and rear landscape walls, pillars and columns.
 - g. Garage pillars between the lower and upper bump-outs, or up to the top bump-out, or up to the height of the garage door if no bump-out.
 - h. Interior walls between the Dwelling Unit and Casita.
 - i. Front elevation of the Casita facing the Dwelling Unit.
 - j. Rear patio walls and stucco support pillars with minimum dimensions of 12" by 12."
 - k. Barbecue/outdoor kitchen islands, fire pits, pool retaining walls.
3. Stone veneer on the gable above the garage door is not permitted.
4. Castle stone and fieldstone are not permitted.

5. Alumawood support pillars may not be expanded to support stone veneer.
6. All materials used must blend with the color scheme of the Dwelling Unit.

H. Prohibited Structures

1. No detached structure over 48-inches high is allowed on the lot including (but not limited to) garages, casitas, sheds, pergolas, play structures, or gazebos.
2. Any structure that does not have access from the interior of the home will be treated as a casita or detached structure and must comply with the guidelines for such.
3. Second-story additions are not compatible with the character of the community and are prohibited.

I. Miscellaneous Modifications

1. Owners must have ARC approval before installing any miscellaneous modifications to the Dwelling Unit. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Miscellaneous modifications include but are not limited to solar tubes, skylights, exhaust fans, garage side service doors, overhead garage doors, patio ceiling fans, etc. All modifications must conform to the design of the original homes in style, detailing, materials and closely blend with the base color of the Dwelling Unit.

Chapter 5

A. Maintained Units– Courtyard, Garden Villa, Cottage

For clarification and to avoid confusion on the part of our residents with Maintained Homes, a chart is now available showing the minimum and maximum plant requirements for various size lots. Please visit the Standards Office if you have any questions.

1. Maintained Units are subject to restrictions imposed by Supplemental Declarations of the CC&Rs, and the ARC may apply additional or different design criteria for these units. The governing documents require the Sun City Grand Community Association to provide uniform front yard landscaping for the Maintained Units.
2. Additional Restrictions: Maintained Units containing yard easements are subject to additional restrictions defined in the Supplemental Declarations of the CC&Rs for each specific maintained unit. Owners of maintained units should consult and become familiar with these documents and any usage easements specific to their individual unit.
3. Owners of Maintained Units in the Tranquil Canyon tract are not permitted to shut off the water to the underground irrigation system. The handle for this underground irrigation system is painted a red color.
4. Front yard landscaping is maintained by a landscape company that is contractually bound by Sun City Grand Community Association to maintain what was originally installed, including trimming, removing or replacing trees and shrubs, staking trees, fertilizing trees and shrubs; removing plant debris; repairing irrigation drip lines; maintaining and replacing gravel as needed, etc.
5. Owners of Maintained Units are not permitted to trim, remove, replace, stake, or fertilize trees and shrubs, repair irrigation drip lines, replace inert material (gravel), or make any other changes, additions or modifications to the front yard landscaping.
6. Owners of Maintained Units are not permitted to construct front landscape walls, pillars/columns, masonry, fences, built-in water features and/or trellises in the front yard.
7. Owners of Maintained Units are permitted to construct front courtyard walls. Front courtyards may not extend beyond the front of the garage and the side footprint of the dwelling unit. Front courtyards are not permitted in Desert Bloom, Desert Oasis, Desert Palm and Tranquil Canyon (Vacation Getaways).
8. If the Owner fails to disclose on the ARC application the status of the property as being a Maintained Unit, the Association reserves the right to withdraw any approval that has been granted in accordance with the CC&Rs, and the work will not be permitted to proceed. The Owner may choose to reapply, disclosing the status to the subcommittee. Any work commenced will need to be restored to the original condition unless subsequent approval or variance is granted.
9. With prior written approval, Owners of Maintained Units are permitted:
 - a. To install one-quarter inch minus inert material (gravel) in the back yard. Gravel of this size or a larger size must be installed.
 - b. To install concrete, grass, trees, shrubs and hedges in the back yard; however, Owners must comply with city, county and state requirements.

- c. To install any decorative objects in the back yard, however, Owners must limit the height of decorative objects to the height of the surrounding wall.
- d. To stucco and paint the inside of the surrounding wall in the backyard in the same color as the base color of the Dwelling Unit. It should be noted that all stucco cracks. Stucco and paint applied by the Owner or the Owner's contractor must be maintained by the Owner. The Association will not address maintenance of the stucco and paint applied to the wall.
- e. To install privacy panels on one end (side) of the rear patio, painted the base color of the Dwelling Unit, and constructed with two inch by two inch panels placed at four inches center to center.
- f. To install path and area lighting in the Maintained portion in the front yard not to exceed 24-inches high measured from the developer's original grade. The lighting must be 24 volts or less. Owners must maintain, repair and replace the lighting fixtures and bulbs.

B. Non-Maintained Units – Walled-In Lots

1. The ARC may apply additional or different design criteria for Non-Maintained Units of Walled-In Lots. Walled-in lots are defined as:
 - a. Full – both sides, and rear on property line (minimum wall height of 5 feet).
Partial – both sides on property line (minimum wall height of 5 feet), with rear backing to Common Area.
2. Owners of Non-Maintained Units of Walled-In Lots are required to install no less than one-half inch inert material (gravel) in the front and side yards and plant and maintain the minimum trees and shrubs in the front yard.
3. Owners of Non-Maintained Units of Walled-In Corner Lots are required to plant and maintain a minimum of three trees or shrubs, outside the wall, in the street side yard.
4. Owners of Non-Maintained Units of Walled-In Lots are permitted:
 - a. To install one-quarter inch minus inert material (gravel) in the back yard. Gravel of this size or a larger size must be installed.
 - b. To install any amount of concrete, grass, trees, shrubs and hedges in the back yard; however, Owners must comply with city, county and state requirements.
 - c. To install any decorative objects in the back yard, however, Owners must limit the height of decorative objects to the height of the surrounding wall.
 - d. To stucco and paint the inside of the surrounding wall in the backyard in the same color as the base color of the Dwelling Unit. It should be noted that all stucco cracks. Stucco and paint applied by the Owner or the Owner's contractor must be maintained by the Owner. The Association will not address maintenance of the stucco and paint applied to the wall.
 - e. To install privacy panels on one end (side) of the rear patio, painted the base color of the Dwelling Unit, and constructed with two inch by two inch panels placed at four inches center to center.
5. Owners of Non-Maintained Units of Walled-In Lots are permitted:
 - a. To install one-quarter inch minus inert material (gravel) in the back yard. Gravel of this size or a larger size must be installed.
 - b. To install any amount of concrete, grass, trees, shrubs and hedges in the back yard; however, Owners must comply with city, county and state requirements.
 - c. To install any decorative objects in the back yard, however, Owners must limit the height of decorative objects to the height of the surrounding wall.
 - d. To stucco and paint the inside of the surrounding wall in the backyard in the same color as the base color of the Dwelling Unit. It should be noted that all stucco cracks. Stucco and paint applied by the Owner or the Owner's contractor must be maintained by the Owner. The Association will not address maintenance of the stucco and paint applied to the wall.
 - e. To install privacy panels on one end (side) of the rear patio, painted the base color of the Dwelling Unit, and constructed with two inch by two inch panels placed at four inches center to center.

Chapter 6

A. Landscaping Requirements

1. To make major changes to previously approved existing landscape, the Owner must submit two copies of the proposed landscaping plan to the ARC (no smaller than 11 inches by 17 inches). Refer to Chapter 3 of the Design Guidelines.
2. To submit for approval for changes to a previously approved existing landscape plan, the existing trees and shrubs must be clearly identified on the landscape plan. All landscape features being deleted must be clearly marked through with an "X." All proposed additions must be highlighted in color and identified by number or letter with a corresponding legend specifying plant name and size.
3. It is suggested that trees and shrubs be maintained by an automatic, underground-watering system. Drip emitters instead of spray heads or bubblers are highly encouraged. The location of the irrigation system's automatic timer must be clearly marked on the plan. Above-ground watering systems are prohibited.
4. Hardscape additions, including but not limited to brick, masonry, concrete, gravel, boulders, or other inert material, must be clearly identified on the landscape plan and legend.
5. Lots have been designed and graded to provide positive drainage from the Lot. In the event the Owner's plan proposes to alter the grade of the Lot, the location of all drainage structures and direction and slope of flow must be indicated on the plan.
6. The ARC approval of any plan shall not be deemed to constitute an assurance that the grading or drainage change is properly engineered to avoid any undesirable impact. The Owner must maintain positive drainage. The developer's original grade provided positive drainage, which prohibits water from draining on adjoining lots.
7. The use of native or compatible drought-tolerant plants is strongly encouraged for all Lot landscaping. The plants pre-approved for Sun City Grand were selected after consideration of several factors. Lists of the prohibited and pre-approved plants are set forth in Appendix "A" of the Design Guidelines.

B. Prohibited Landscape Features

1. Artificially constructed and supported planter bed elevated above the developer's original grade, vegetable gardens, and annuals.
2. Stone edging, scalloped or straight, concrete pavers or bricks, used to create tree rings, outline plants, gardens, public sidewalks, property lines and other landscape elements.
3. Designs in landscaping softscape or hardscape that appear unnatural or cause a distraction or are otherwise limited or prohibited by the Design Guidelines, e.g., words, initials, or images. Refer to CC&Rs, Exhibit "C" (3)(u).

C. Community-Wide Standard

1. All landscaping must be maintained in accordance with the Community-Wide Standard, as determined by the Board or by the ARC with the approval of the Board, in accordance with Section 1.17 of the CC&Rs.

2. Trees and shrubs that are damaged, diseased or dying must be treated correctly; and when necessary, removed and replaced to comply with the minimum planting requirements, with the pre-approved plants as set forth in Appendix “A” of the Design Guidelines.
3. Trees and shrubs must be kept healthy and pest free.
4. Trees with shallow and/or invasive roots planted within five feet from concrete sidewalks and front walkways must include root barriers.
5. Trees and shrubs may be allowed to grow to their natural size and form consistent with the genus and species but may not be trimmed more than 30% of any tree limbs annually. Tree topping is discouraged as it is detrimental to the health of the tree.
6. Trees and shrubs must be kept from extending:
 - a. Over property lines to golf courses, sidewalks, driveways or into the line of sight for vehicles and pedestrians.
 - b. Over or otherwise encroach upon any sidewalk, street, pedestrian pathway from ground level to a height of eight feet. Refer to CC&R Exhibit “C” (11).
7. For Owners’ security, shrubs in the front yard must be kept from extending:
 - a. In front of windows and doors.
 - b. Over the front walkway.
 - c. Over the house number so it is clearly visible from the street.
8. Shrubs in the front yard must be no more than five-feet high.
9. Lots must be kept weed free year-round.
10. Sod and turf must be kept trimmed, healthy and pest free.
11. Gravel must be adequate to cover bare areas.
12. Hardware cloth with one-half inch mesh, not to exceed 24-inches high, around a single plant to deter damage from wildlife is permitted. Above ground vertical stakes are not permitted around hardware cloth. Chicken wire is not permitted.
13. Tree and other plant stakes are only permitted around a single plant and must be removed when the plant has matured to allow for proper growth.

D. Minimum Planting Requirements

1. Lots are classified into five categories. Minimum planting requirements:

INTERIOR LOT

Front yard

Six shrubs; 1-gallon size Three shrubs; 5-gallon size One tree; 24-inch box

Back Yard

Six shrubs; 1-gallon size Three shrubs; 5-gallon size One tree; 24-inch box size

CORNER LOT

Front yard

Twelve shrubs; 1-gallon size Six
shrubs; 5-gallon size One tree;
24-inch box size

Street Side Yard

One tree; 24-inch box size

Back yard

Six shrubs; 1-gallon size Three
shrubs; 5-gallon size Two trees;
24-inch box size

CORNER LOT WALLED-IN

Street side yard

Three trees or shrubs outside the wall

CUL-DE-SAC LOT, OVER-SIZED LOT

Front yard

Six shrubs; 1-gallon size Three
shrubs; 5-gallon size One tree;
24-inch box size

Back yard

Six shrubs; 1-gallon size Five
shrubs; 5-gallon size Two trees;
24-inch box size

PREMIER LOT, PREMIER PLUS LOT, ESTATE LOT,
LOT WITH 75 FOOT FRONT YARD WIDTH OR
LARGER

Front yard

Six shrubs; 1-gallon size Three
shrubs; 5-gallon size Two trees;
24-inch box size

Corner Lot

Three trees; 24-inch box size

Back yard

Six shrubs; 1-gallon size Three
shrubs; 5-gallon size One tree;
24-inch box size

GARDEN VILLA LOT, COTTAGE HOME LOT NON-
MAINTAINED UNITS BY DEL WEBB)

Front yard

Six shrubs; 1-gallon size Two
shrubs; 5-gallon size One tree;
24-inch box size

Back yard

Six shrubs; 1-gallon size Three
shrubs; 5-gallon size One tree;
24-inch box size

CORNER LOT WALLED-IN

Street side yard

Three trees or shrubs outside the wall

A one-gallon plant can be substituted with one, five-gallon plant. A five-gallon plant can be substituted with two, one-gallon plants.

At the discretion of the ARC, additional plants may be required to cover bare areas of oversized Lots.

E. Hedges and Trellises

1. Hedges are not permitted between the front of the Dwelling Unit and the front Lot line.
2. Planting trellises are permitted under the following guidelines:
 - a. A trellis may be installed against the Dwelling Unit. It is suggested that the installation be at least 18 inches from the Dwelling Unit to avoid violating the termite barrier.
 - b. A trellis may be installed against a perimeter fence or masonry wall but may not exceed the height of the perimeter fence or masonry wall.
 - c. More than three of the same type of shrub planted less than five feet apart are not permitted on trellis(s).
 - d. Plants must be trimmed to not exceed the height of the structure the trellis is placed against and to not block windows.
 - e. Free standing trellises are not permitted.
 - f. Trellises without plants are not permitted.
 - g. Only plants specifically of a climbing nature are permitted at trellises.

F. Inert Material, Plastic Sheeting

1. The ground surfaces of all yards must be covered with permitted inert or living materials or a combination of both. Topsoil or one-quarter (1/4) inch minus decomposed gravel will not be considered inert material.
2. No artificially colored rock will be permitted as ground cover. Ground cover, inert material and any other landscaping softscape or hardscape shall not be used to spell out or form names, nicknames, initials, names of states or cities, athletic teams, slogans, states, emblems, geometric patterns or any other word, image, symbol or communication.
3. Any lot that is adjacent to or on the Granite Falls North or Cimarron golf courses must use one-half inch Palomino Gold gravel.
4. Any lot that is adjacent to, or on the Granite Falls South or Desert Springs golf courses must use one-half inch Madison Gold or Palomino Gold gravel.
5. Permitted inert materials are:
 - a. Minimum of one-half inch gravel.
 - b. Tumbled river rock for drainage/erosion control.
 - c. Concrete pavers and flagstone.

- d. Rocks and boulders of naturally pigmented color as found in native form. Boulders must be buried at least one-third of their height.
 - e. Inert materials must closely blend with the color scheme of the Dwelling Unit.
6. The use of solid plastic sheeting or polyethylene over ground areas is not permitted. If landscape fabric is used, it must allow the free flow of air, water, and gases to and from the soil. Comparable materials may be used only with prior approval of the ARC.

G. Gravel Colors

1. Base and accent gravel colors must closely blend with the color scheme of the Dwelling Unit. A single accent color is permitted and must not exceed 20% of the landscape area. All gravel color samples and proposed locations must be submitted with the Application for Approval (Appendix B), and are subject to the following requirements:
 - a. For Lots where only one section of the yard is Visible from Neighboring Property at a time (e.g., where only the rear yard is visible from the golf course, or where only the front yard is visible from the street), Owners may utilize different color gravel in the front and rear yards.
 - b. For Lots where multiple sections of the yard is Visible from Neighboring Property at the same time, a single consistent gravel color must be used throughout all such visible areas.

H. Sod, Turf

1. If sod or turf is used, common Bermuda grass will not be allowed. If a warm season grass is used that will go dormant in winter, such as hybrid Bermuda, over-seeding with Rye seed is required. No more than 25% of the Lot's **net area** will be sod or turf. The **net area** is calculated by subtracting the livable square footage of the Dwelling Unit, as determined by the developer's measurements, from the total lot area (property line to property line).
2. Synthetic turf is permitted in the back yard only, utilizing the same size restrictions as sod and must be identified with specifications provided.

I. Additional Concrete Surfacing (pavers, natural stone, brick etc.)

1. Owners must have ARC approval before installing concrete extensions. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Poured concrete, exposed aggregate concrete, concrete pavers, flagstone, and other natural stone materials are permitted. The predominate color of all materials must closely blend with the color scheme of the Dwelling Unit.
3. Extending driveway width:
 - a. The driveway as originally installed by the developer may be extended to accommodate a third-car or golf-car garage.
 - b. The driveway as originally installed by the developer may not be extended beyond the corners of the garage on either side.
4. Side yards:
 - a. Walkways may not exceed a maximum of 36-inches in width.
 - b. Patio extensions or pads constructed with concrete or similar materials in the side yard are not permitted.

5. Front Yard:
 - a. No concrete surfacing without a walled enclosure is permitted (see Front Courtyard Walls in Chapter 7).
 - b. Adding concrete surfacing within existing courtyard walls is permitted.
 - c. Extending walkways and adding new walkways are permitted.
6. Rear Yard:
 - a. Dwelling Units that have less than 25 feet from the rear elevation to the property line, may add additional concrete surfacing to extend within seven feet of rear property line.
 - b. Dwelling Units that have greater than 25 feet from the rear elevation to the property line, the additional concrete surfacing may not extend more than 50% of the rear yard depth to the property line, or 18 feet from the Dwelling Unit, whichever is greater.

J. Concrete Coatings

1. Owners must have ARC approval before installing concrete coatings and applications. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis. There are two types of driveways. The following references both basic driveways and driveways with width extensions.
2. Coatings for Basic Driveways:
 - a. Acrylic or epoxy textured coatings, exposed aggregate concrete, and concrete pavers are permitted.
 - b. Coatings must be one single color from edge to edge of the basic driveway.
 - c. The color must closely blend with the color scheme of the Dwelling Unit.
 - d. Geometric patterns, names, initials, slogans, logos, images, symbols, designs, simulated brick, or other simulated stone patterns or any communications are **not** permitted.
 - e. Exposed aggregate finish with pebble stone, glass beads or seashells is **not** permitted.
3. Coatings for Basic Driveway Side Borders:
 - a. Painted borders are limited to a maximum width of 18 inches on each side of the basic driveway.
 - b. Acrylic or epoxy textured coatings, exposed aggregate concrete, concrete pavers, flagstone, simulated brick, or other simulated stone patterns **are** permitted on driveway side borders.
 - c. Any patterns on driveway side borders must be symmetrical with that on the other side of the basic driveway.
 - d. The color of all coatings must closely blend with the color scheme of the Dwelling Unit.
 - e. Geometric patterns, names, initials, slogans, logos, images, symbols, designs or any communications are **not** permitted.
 - f. Exposed aggregate finish with pebble stone, glass beads or seashells is **not** permitted.

4. Coatings for Driveway Width Extensions:
 - a. Extensions may **not** extend beyond the corners of the garage on either side.
 - b. Acrylic or epoxy textured coatings, exposed aggregate concrete, concrete pavers, flagstone, simulated brick, or other simulated stone patterns **are** permitted on extensions.
 - c. Any patterns on driveway width extensions must be symmetrical with that on the other side of the driveway.
 - d. The color of all coatings must closely blend with the color scheme of the Dwelling Unit.
 - e. Geometric patterns, names, initials, slogans, logos, images, symbols, designs or any communications are **not** permitted.
 - f. Exposed aggregate concrete finish with pebble stone, glass beads or seashells is **not** permitted.

5. Coatings for Walkways, Entryways, Front Courtyards, Rear Patios:
 - a. Acrylic or epoxy textured coatings, exposed aggregate concrete, concrete pavers, flagstone, simulated brick, or other simulated stone patterns are permitted.
 - b. The color of all coatings must closely blend with the color scheme of the Dwelling Unit.
 - c. Geometric patterns, names, initials, slogans, logos, images, symbols, designs or any communications are not permitted.
 - d. Exposed aggregate finish with pebble stone, glass beads or seashells is not permitted.

Chapter 7

A. Swimming Pools, Spas, Hot Tubs and Required Fence, Misting Systems

Owners must have ARC approval before installing swimming pools, spas, hot tubs, pool equipment screening walls and perimeter fences on the property line according to City of Surprise codes and the ARC requirements. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.

1. The City of Surprise allows Sun City Grand to have perimeter fences on the property line with a minimum height of four feet. The height and any other requirements of the perimeter fences are subject to City of Surprise Barrier Requirements and other codes. The City of Surprise does not permit 24-inch high wire barriers, if the perimeter fence and/or gate are less than 72-inches high.
2. Swimming pools, aboveground spas and hot tubs are only permitted in the rear yard. Aboveground spas and hot tubs are not permitted to extend beyond the side footprint of the Dwelling Unit and may not exceed 48-inches high. Spas and hot tubs must have a safety cover, if the City of Surprise Barrier Requirements and other codes are not met. Spas, hot tubs and safety covers must closely blend with the base color of the Dwelling Unit.
3. Any permanent structure exceeding 24-inches high is not permitted in the setback area, as measured from the developer's original grade. Required dimensions, materials, location, etc. are described in the Specification Chart that follows.
4. Owners must have ARC approval before installing outdoor misting systems. Refer to Chapter 3 of the Design Guidelines. Outdoor misting systems are permitted in the rear yard and in courtyard between the Dwelling Unit and casita and must be installed on the inside of a parapet wall or fascia board of the patio cover. Except for the mist, no portion of the system may be visible from the street or neighboring properties.

B. Walls, Fences, Gates

1. Common Area walls, fences and gates may not be changed.
2. Owners are not permitted to use wood, chain-link fencing, chicken wire, hardware cloth or any other materials to construct wall, fences or gates. Required dimensions, materials, location, etc., are described in the Specification Chart that follows.

C. Front Courtyard Walls, Pillars/Columns Front Landscape Walls, Pillars/Columns Freestanding Pillars/Columns Coach Lights, Planting Pots, Spheres Decorative Trim

Owners must have ARC approval before installing front courtyard walls and pillars/columns, front landscape walls and pillars/columns, coach lights and spheres, decorative trim and ledgestone trim and ledgestone veneer. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis. Required dimensions, materials, location, etc., are described in the Specification Chart that follows.

1. Permanent structures exceeding 24-inches high are not permitted in the building setback areas. The heights of all structures in the building setback areas are measured from the developer's original grade.

2. Front courtyard walls must be a minimum height of 32 inches and a maximum height of 42 inches including the cap. Front courtyard pillars/columns must not exceed 48-inches high including the cap.
3. The heights of front courtyard walls and pillars/columns are measured from the finished concrete.
4. If the courtyard area does not have concrete, the heights of the courtyard walls and pillars/columns are measured from the developer's original grade.
5. Freestanding pillars/columns, i.e., pillars/columns that are not connected to a front courtyard wall or front landscape wall, are not permitted anywhere in the front yard.
6. The placement of a planting pot is permitted on top of the front courtyard pillars/columns. The planting pot must not exceed 24-inches high. The color of the planting pots must closely blend with base color of the Dwelling Unit.
7. The placement of a coach light type fixture is permitted on top of the front courtyard pillars/columns. The height of the coach light fixture must not exceed 24 inches. The combined height of the coach-light fixture and front courtyard pillars/columns must not exceed six feet. Coach lights may not be placed on top of a pillar with illuminated glass block.
8. The placement of a decorative sphere is permitted on top of the front courtyard pillars/columns. The style must complement the architectural character and design of the original Dwelling Unit as determined by the ARC. The material must be non-reflective concrete. The color must closely blend with the color scheme of the Dwelling Unit. The combined height of the sphere and its base must be in proportion to the size of the pillars/columns and must not exceed 24-inches high. The combined height of the sphere and the front courtyard pillars/columns must not exceed six feet.
9. Only a planting pot, a coach light type fixture or a sphere is permitted on top of the front courtyard pillars/columns.
10. Front landscape walls and pillars/columns must not exceed 24-inches high in the building setback area. The heights of the front landscape walls and pillars/columns are measured from the developer's original grade.
11. Planting pots, coach light type fixtures and other decorative objects are not permitted on the front landscape walls and pillars/columns.
12. Decorative trim, such as flagstone, tile or glass block, may be permitted on front courtyard walls, and pillars/columns and front landscape walls and pillars/columns. The color must closely blend with the base color of the Dwelling Unit and the size of the trim must be limited to one course. Glass block may only be illuminated in columns/pillars, not in walls. Glass block may not be illuminated if the pillar is topped with a coach light.

**D. Rear Patio Walls and Pillars/Columns; Rear Landscape Walls and Pillars/Columns
Rear Freestanding Pillars/Columns; Rear Coach Lights, Planting Pots Decorative
Trim**

1. Owners must have ARC approval before installing rear patio walls and pillars/columns, landscape walls and pillars/columns, coach lights, decorative trim and ledgerstone veneer. Refer to Chapter 3 of the Design Guidelines. Required dimensions, materials, location, etc., are described in the Specification Chart that follows. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Permanent structures exceeding 24-inches high are not permitted in the building setback areas. The heights of all structures in the building setback areas are measured from the developer's original grade.
3. Rear patio walls and pillars/columns and must not exceed 48-inches high including the cap. The rear patio walls and pillars/columns must not exceed, at any point, the maximum distance of 36-inches from the patio concrete. The maximum distance is measured from the edge of the finished concrete to the wall surface facing the patio
4. Rear patio walls and pillars/columns and must not exceed 48-inches high including the cap. The rear patio walls and pillars/columns must not exceed, at any point, the maximum distance of 36-inches from the patio concrete. The maximum distance is measured from the edge of the finished concrete to the wall surface facing the patio.
5. The heights of rear patio walls and pillars/columns are measured from the finished concrete. Freestanding pillars/columns, i.e., pillars/columns that are not connected to a rear patio wall or rear landscape wall, are not permitted anywhere in the rearyard.
6. The placement of a planting pot is permitted on top of the rear patio pillars/columns. The planting pot must not exceed 24-inches high. The color of the planting pots must closely blend with base color of the Dwelling Unit.
7. Coach light type fixtures and other decorative objects are not permitted on top of the rear patio walls and pillars/columns.
8. Rear landscape walls and pillars/columns must not exceed 24-inches high in the building setback area. The heights of the rear landscape walls and pillars/columns are measured from developer's original grade.
9. Planting pots, coach light type fixtures and other decorative objects are not permitted on the rear landscape walls and pillars/columns.
10. Decorative trim, such as flagstone or tile, may be permitted on rear patio walls and pillars/columns, and rear landscape walls and pillars/columns. The color must closely blend with the base color of the Dwelling Unit, and the size of the trim must be limited to one course.

E. Barbeques, Fireplaces, Firepits Patio Heaters, Chimineas,

1. Required dimensions, materials, location, etc., are described in the Specification Chart that follows. Owners must have ARC approval before installing built-in barbeques and firepits in the rear of the Dwelling Unit. Refer to Chapter 3 of the Design Guidelines. Required dimensions, materials, location, etc., are described in the Specification Chart that follows. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.

2. Built-in barbeques must be permanently installed within a rear patio wall. The wall must not exceed 48-inches high, including the cap. Required dimensions, materials, location, etc. are described in the Specification Chart that follows. Any barbeque unit that is not permanently installed in a rear patio wall is considered a portable barbeque.
3. Portable barbeques are only permitted on the rear covered or uncovered patio and must be stored under the patio cover when not in use. Portable or built-in barbeques are not permitted behind the front courtyard wall or in the area between the casita and the dwelling unit. Portable or built-in barbeques are not permitted in the sideyards.
4. Built-in fireplaces are only permitted in the rear-landscaped area and must not exceed 48-inches high measured from the finished concrete or developer's original grade. Built-in fireplaces must be constructed of natural materials and the design and color must be compatible with the overall architectural style of the Dwelling Unit.
5. Patio heaters are only permitted on the rear covered or uncovered patio and must be stored under the patio cover when not in use.
6. Chimineas (portable chimneys) are only permitted on the rear uncovered patio and must be stored under the patio cover when not in use.
7. Firepits may not exceed 24-inches high and must be located in the rear yard or under the patio cover.
8. Materials and finish for the firepits must consist of stone, metal, concrete, stucco, concrete pavers, or natural flagstone and must closely blend with the color scheme of the Dwelling Unit. Firepits may utilize propane, natural gas, wood or manufactured fire logs.

F. Air-Conditioner Screening Wall

1. Owners must have ARC approval before installing an air conditioner screening wall. Refer to Chapter 3 of the Design Guidelines. Required dimensions, materials, location, etc., are described in the Specification Chart that follows. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Permanent structures exceeding 24-inches high are not permitted in the building setback area as measured from the developer's original grade.
3. Air-conditioner screening wall must not exceed 72-inches high including the cap. The height of wall must be measured from the pad under the air conditioner. If the air conditioner does not have a pad, the height must be measured from the developer's original grade.
4. The open end of the screening wall must face the rear yard and requires a gate, shrubs or return wall to prevent seeing the equipment from adjoining Lots or streets.
5. Pillars/columns are not permitted on an air-conditioner screening wall. Decorative trim, such as flagstone or tile, simulated stone, ledgestone, simulated ledgestone, fieldstone and simulated fieldstone are not permitted on the air-conditioner screening wall.
6. Planting pots, coach light lighting fixtures, and other decorative objects are not permitted on top of the air-conditioner screening wall.

[See Specifications Charts on following pages].

Specification Chart - Walls, Fences, Gates

Type	Height	Depth	Column	Color	Materials/ Finish	Location	Function
Perimeter Fence Pool Fence according to city code	*4' min 6' max	None	None	Community Standard Fencing Color (contact Standards Office for color)	Tube Steel ½" pickets, 1" rails 2" post Air gap 3½" to 4" center to center of post Recommend Powder coated or electro- static enamel finish	On the property line (or just inside the property line by no more than 12") along the rear or side yards Fence along the side property line may not be closer than 12' from the front corner of each side of the dwelling unit.	Serves as a demarcation between the golf course and/or the residential lots. Helps define the limits of maintenance responsibility and separation of rock color.
COMBINATION OF PERIMETER FENCE AND/OR POOL FENCE AND BLOCK BASE ACCORDING TO CITY CODE. MAXIMUM COMBINED HEIGHT IS SIX FEET.							
Block Base Perimeter Fence/ Pool Fence	16" min 24" max *4' min	6" None	None None	Integral community standard color or 8" concrete masonry block stained to community standard color – not painted Community Standard Fencing Color (contact Standards Office for color)	6" block split-face textured, scored or smooth, or 8" concrete masonry block and stucco Tube Steel ½" pickets 1" rails 2" post Air gap 3½" to 4" center to center of post Recommend Powder coated or electro- static enamel finish	On the property line (or just inside the property line by no more than 12") along the rear or side yards. Block base and fence along the side property line may not be closer than 12' from the front corner of each side of the Dwelling Unit.	Serves as a demarcation between the golf course and/or the residential lots. Helps define the limits of maintenance responsibility and separation of rock color.

***If the Lot has a developer wall along the rear of the property, the fence is required to “step-down for a distance of eight feet to the height of the developer wall, but no lower than four feet measured from the outside of the pool fence.**

Specification Chart - Walls, Fences, Gates

Type	Height	Depth	Column	Color	Materials/ Finish	Location	Function
Perimeter Wall	16” min 24” max	6”	None	Integral community standard color or 8” concrete masonry block stained to community standard color – not painted	6” block split-face textured, scored or smooth, or 8” concrete masonry block and stucco	On the property line, or just inside the property line by no more than 12”, along the rear or side yards.	Serves as a demarcation between the golf course and/or the residential lots. Helps define the limits of maintenance responsibility and separation of rock color.
Front Courtyard Wall	32” min 42” max measured from the concrete side of the wall or the developer’s original grade	6” min 12” max	48” max total height including cap, etc.	Painted base color of Dwelling Unit	6” block split face textured, scored or smooth, or 8” concrete masonry block and stucco	Around front entrance area creating a courtyard, not to encroach on building setback area.	Provides privacy and screening for front patio area.
Rear Patio Wall	48” max measured from the concrete side of the wall. If less than 3’ from the concrete, measured from the developer’s original grade	6” min 12” max	48” max total height including cap, etc.	Painted base color of Dwelling Unit	6” block split face textured, scored or smooth, or 8” concrete masonry block and stucco	Around rear patio area, maximum 3’ from patio concrete, not to encroach on building setback area.	Provides privacy and screening for rear patio area.

Specification Chart - Walls, Fences, Gates

Type	Height	Depth	Column	Color	Materials/ Finish	Location	Function
Built-in Barbeque in Rear Patio Wall	48" max. including the cap, measured from the concrete side of the wall.	Adequate to allow for complete cooktop lid opening	48" max. total height including cap	Painted base color of Dwelling Unit	6" block split face textured, scored or smooth, or 8" concrete masonry block and stucco	Outside rear patio area, maximum distance is 36" from patio concrete, not to encroach in building setback area	Provides privacy and screening for barbeque area
Landscape Wall	16" min 24" max measured from the developer's original grade	6" min 12" max	24" max total height including cap, etc.	Painted base color of Dwelling Unit	6" block split face textured, scored or smooth, or 8" concrete masonry block and stucco	In front or rear landscaped area or building setback area.	Provides decorative landscaping.
Retaining Wall	24" max measured from the developer's original grade			Color must closely blend with the base color of the Dwelling Unit	Flagstone or wall blocks	Front or rear yard surrounding landscape berms	Surrounds soil and gravel berm providing additional landscaping element

Specifications Chart – Walls, Fences, Gates

Type	Height	Depth	Column	Color	Materials/ Finish	Location	Function
Pool Equipment Screening Wall	At least 1’ higher than equipment to max height of 6’ measured from the developer’s original grade	6” min 8” max	None	Painted base color of Dwelling Unit	6” block split face textured, scored or smooth, or 8” concrete masonry block and stucco	On side of dwelling unit near the A/c unit. When not enough room from encroaching the building setback area, only under unique conditions, may the wall encroach the building setback area by no more than 6”. The wall and footings are not permitted to encroach on the property line.	Provides visual screening, noise control and protective barrier for pool equipment. The open end of the screening wall must face the rear yard and requires a gate, shrubs or return wall to prevent seeing the equipment from adjoining Lots or streets.
Water- feature Equipment Screening Wall	At least 1’ higher than equipment to max height of 6’ measured from the developer’s original grade	6” min 8” max	None	Painted base color of Dwelling Unit	6” block split face textured, scored or smooth, or 8” concrete masonry block and stucco	The wall and footings are not permitted to encroach on the building setback area on the side of the Dwelling Unit.	Provides visual screening, noise control and protective barrier for water feature equipment. The open end of the screening wall must face the rear yard and requires a gate, shrubs or return wall to prevent seeing the equipment from adjoining Lots or streets.

Specifications Chart – Walls, Fences, Gates

Type	Height	Depth	Column	Color	Materials/ Finish	Location	Function
Air-Conditioner Equipment Screening Wall	At least 1' higher than equipment to max height of 6' measured from the developer's original grade	6" min 8" max	None	Painted base color of Dwelling Unit	6" block split face textured, scored or smooth, or 8" concrete masonry block and stucco	The wall and footings are not permitted to encroach on the building setback area on the side of the Dwelling Unit	Provides visual screening, noise control and protective barrier for air conditioner equipment. The open end of the screening wall must face the rear yard and requires a gate, shrubs or return wall to prevent seeing the equipment from adjoining Lots or streets.
Gate	The height of an arch topped gate is permitted no higher than 6" above the pillar. The height of a straight topped gate shall be the same height as the pillar.	None	None	Color that matches the structure to which the gate is attached.	Tube Steel ½" pickets, 1" rails 2" post Air gap 3½" to 4" center to center of post Recommend Powder coated or electro-static enamel finish	On perimeter fence, pool fence, front courtyard wall or rear patio wall.	To enclose a perimeter fence, pool fence, front courtyard wall, or rear patio wall. Complies with city codes and/or provides privacy.

Chapter 8

A. Patio Cover

1. Owners must have ARC approval before installing a patio cover. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. There are two types of patios. There is the patio that is under a patio cover and the patio that is not under a patio cover. Restrictions may vary between these two types of patio areas.
3. There is a solid aluminum patio cover and a lattice aluminum patio cover.
4. Aluminum solid or lattice patio covers over a concrete base or gravel:
 - a. Are permitted on the rear of a Dwelling Unit over a concrete base, or a combination of concrete and gravel, and may extend up to three feet beyond the base but must not extend into the building setback area, which is 15 feet from the rear property line.
 - b. Are not permitted to extend beyond the side footprint of the Dwelling Unit.
 - c. Must meet the footing requirements of the City of Surprise.
 - d. Must be constructed with two-inch by two-inch panels placed at four-inch center-to-center for lattice patio covers.
5. Aluminum solid or lattice patio covers over windows:
 - a. Are permitted on the rear of a Dwelling Unit over windows, without a concrete base, providing the patio cover does not extend more than ten feet into the rear yard.
 - b. Are not permitted to extend beyond the side footprint of the Dwelling Unit.
 - c. Must meet the footing requirements of the City of Surprise.
 - d. Must be constructed with two-inch by two-inch panels placed at four-inch center-to-center for lattice patio covers.
6. Extended patio covers must match the height of the existing patio roofline.
7. **Aluminum patio covers must not be visible on a golf course lot. Aluminum patio covers on golf course lots must be enclosed in a wood and stucco fascia.** The fascia must be no smaller than the original fascia. The fascia may be larger than the original fascia if it is proportionate with the existing patio cover.
8. Colors for all patio covers must closely blend with the base color of the Dwelling Unit or match an existing patio cover.
9. Simulated wood grain finish is recommended.

B. Patio Privacy Panel

1. Owners must have ARC approval before installing a patio privacy panel. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Aluminum privacy panels are permitted only on one end (side) of the rear patio.
3. Aluminum privacy panels must be constructed with two-inch by two-inch panels placed at four inches center-to-center.
4. Colors for aluminum privacy panels must closely blend with the base color of the Dwelling Unit or match an existing patio cover.
5. Simulated wood grain finish is recommended.

C. Retractable Electric Rear Patio Awning

1. Owners must have ARC approval before installing a retractable electric rear patio awning. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. A retractable electric rear patio awning may be installed within the following guidelines:
 - a. Only permitted to extend from the rear elevation of the Dwelling Unit.
 - b. Owners that have less than 25 feet from the back of the Dwelling Unit to the property line may install the retractable electric patio awning to extend within seven feet of the rear property line.
 - c. The retractable electric patio awning that does not plug directly into an existing Ground Fault Circuit Interrupter (GFCI) requires an electric permit from the City of Surprise. The product specifications must show electrical requirements.
 - d. The retractable electric patio awning must have an anemometer and/or motion sensors or wind sensors that will automatically retract the cover awning, if the wind exceeds the manufacturers' guidelines. The product specifications must show the wind-sensor features.
 - e. The retractable electric patio awning may not have any visible arms when retracted.
 - f. The retractable electric patio awning must be only one color that closely blends with the base color of the Dwelling Unit.
 - g. The valance must be a straight edge without scallops of any kind.

D. Retractable Patio Blinds, Shades, Solar/Sunscreens, Outdoor Drapery and Curtain Panels

1. Owners must have ARC approval before installing retractable patio blinds, shades and solar/sunscreens. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Retractable patio blinds, shades, and solar/sunscreens controlled electrically or manually, are permitted on the inside of a parapet wall or fascia boards of the patio cover within the following guidelines:
 - a. Mounting of the blind, shade, and solar/sunscreen must not be visible from the outside when in the rolled-up position.
 - b. The blind, shade, and solar/sunscreen color must closely blend with the base color of the Dwelling Unit.

3. Retractable patio blinds, shades, and solar/sunscreens controlled electrically or manually, are permitted on the outside of the parapet wall or fascia boards of the patio cover within the following guidelines:
 - a. The blind, shade and solar/sunscreen must have an appropriate housing that prohibits seeing the blind, shade, or solar/sunscreen, when it is in the rolled-up position.
 - b. The housing must be painted the same color as the parapet wall or fascia board on which it is installed.
 - c. The blind, shade and solar/sunscreen color must closely blend with the base color of the Dwelling Unit.
4. Outdoor drapery and curtain panels are **not** permitted.

E. Retractable Roll/Security Shutters

1. Retractable roll/security shutters are **not** permitted.

F. Retractable Window Solar/Sunscreens

1. Owners must have ARC approval before installing retractable window solar/sunscreens. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Retractable window solar/sunscreens, controlled electrically or manually, are permitted within the following guidelines:
 - a. Solar/sunscreens must have an appropriate housing that prohibits seeing the solar screen when it is in the roll-up position
 - b. Housing must closely blend with the base color of the Dwelling Unit
 - c. The solid colors beige, tan, grey, brown and black are permitted. White is not permitted.

G. Window and Door Replacement.

1. Owners must have ARC approval before installing replacement windows, glass doors or glass block windows. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case by case basis.
2. Removing, replacing, or adding window or door openings is permitted. To retain the beauty and architectural integrity of the community, the ARC will evaluate applications using both subjective and objective criteria. Each application will be evaluated individually, and many factors will be considered, including visual impact, neighbor privacy, lot size and configuration. Approval does not set a precedent for similar sized Dwelling Units elsewhere in the community. Removing or adding windows is only permitted on the side or rear elevations of the dwelling unit.
3. The combined maximum allowed flange width (L-trim outside the frame) and the frame width (surrounds and supports the glass) is four inches.
4. The color of the flange must closely match the adjoining stucco.
5. Glass block is only permitted in bathroom window openings.

H. Window Solar/Sun Screens

1. Owners are required to have ARC approval before installing window solar/sunscreen. The only permitted material is vinyl mesh. The solid colors beige, tan, grey, brown and black are permitted. White is not permitted.

I. Window and Door Security Screening Material

1. Owners must have ARC approval before installing stainless steel security mesh manufactured specifically for security screens. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. The solid colors beige, tan, grey, brown and black are permitted. White is not permitted.

J. Security Doors and Entrance Doors

1. Owners must have ARC approval before installing a security door and entrance door. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. The steel door frame must complement the architectural and design character of the Dwelling Unit, as determined by the ARC, and the color of the powder coating must closely blend with the color scheme. Black and white are not permitted.
3. Only Owners of the Cambridge model with a “C” elevation, Plan 09252C, may install a security door at the front entrance enclosure, rather than on the front entrance door frame. The style must complement the architectural and design character of the Dwelling Unit as determined by the ARC, and the color must closely blend with the color scheme of the Dwelling Unit. Black and white are not permitted.
4. Owners may replace the entrance door with a style that the ARC finds to complement the architectural and design character of the Dwelling Unit.

K. Garage Doors and Vehicle Covers

1. Owners must have ARC approval before replacing a garage door. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Panel Style: Solid four, six, and eight horizontal raised panels arranged on four rows are allowed. A five row door is allowed if a replacement. Windows are allowed on the top row only.
3. Material and Finish: Wood garage doors are not permitted. The garage door must be painted based on the color scheme of the Dwelling Unit. White is not permitted.
4. External decorative hardware is not permitted.
5. Vehicle covers are prohibited everywhere except in the garage.

L. Window Canvas Awnings

1. Owners must have ARC approval before installing window canvas awnings. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Window canvas awnings must be mounted over window openings only. They are not permitted to be mounted on patio/patio covers.
3. Window canvas awnings must be only one color that closely blends with the base color of the Dwelling Unit. The canvas awning valance must be a straight edge without scallops of any kind.

M. Window Coverings

1. Windows must not be covered, either inside or outside, with visibly reflective material.

N. Screened-in Patios

1. Owners must have ARC approval before installing a screened-in patio. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Screened-in patios may be constructed in accordance with the following minimum requirements:
 - a. Only vinyl mesh window screening material is permitted in screened-in patios. The only permitted screening material colors are beige, tan, grey, brown, and black. Aluminum roll-up shades and any enclosures such as solid walls, glass windows, Plexiglas, plastic, etc. are not permitted.
 - b. Ceiling fans are permitted on the interior patio cover of screened-in patios.
 - c. The enclosure must include a contiguous partial wall (except doorways) which may range from 18- to 48-inches high and consist of a stucco finish of similar texture and painted to match the base color of the Dwelling Unit.
 - d. Columns above the partial wall, to support the screening material, may be placed at a minimum of one foot and at a maximum of five-foot intervals around the enclosure. The column material may be constructed of four-inch wood and stucco, painted to match the base color of the Dwelling Unit, or an aluminum strut painted to match the base color of the Dwelling Unit.
 - e. Doors must be aluminum with aluminum or steel framing and a minimum clear opening of 32-inches wide with the door open 90 degrees, measured between the face of the door and the opposite stop. These dimensions are in accordance with Department of Justice, 28 CFR Part 36, Revised as of July 1, 1994, ADA Standards for Accessible Design, paragraph 4.13.5 Clear Width.
 - f. Sliding screened doors are permitted in screened-in patios. The only permitted screening material colors are beige, tan, grey, brown, and black.
 - g. Door frame colors must closely blend with the base color of the Dwelling Unit.

Note: Screened-in patios constructed with aluminum roll-up shades and any enclosures such as solid walls, glass windows, etc., prior to September 28, 2006, are compliant if verified by an ARC approved Application for Approval (Appendix B).

Chapter 9

A. Landscape Features

1. Landscape features including permanent structures exceeding 48-inches high are not permitted in the landscaped areas of the lot, as measured from the developer's original grade. Landscape features including permanent structures exceeding 24-inches high are not permitted in the building setback areas of the lot, as measured from the developer's original grade. These restrictions do not apply to live trees and shrubs.

B Built-In Water Features

1. Owners must have ARC approval before installing a built-in water feature. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis. Owners must submit product specifications and a color sample.
2. Built-in water features are permitted in the rear yard. Built-in water features placed in the rear-landscaped area must not exceed 48-inches high, measured from the finished concrete or developer's original grade. Built-in water features placed in the rear building setback area must not exceed 24-inches high, measured from the developer's original grade. Water features integrated with pools, pool decking, spas, hot tubs and similar structures must satisfy these requirements.
3. Built-in water features are permitted within the walled front courtyard area and must not exceed 48-inches high measured from the finished concrete or developer's original grade.
4. Built-in water features must be constructed of natural material, color and design, compatible with the overall architectural theme of Sun City Grand, as determined by the ARC.
5. Pumping equipment for built-in water features must be placed within a screening wall, if not contained within the water feature. Refer to Chapter 7, Specification Chart for Walls, Fences and Gates.
6. Owners should consult the manufacturer's information for the best methods to remove mineral deposits and debris and to maintain regular cleaning to keep the fountain operating smoothly. During an Owner's absence, fountains must be drained and cleaned to keep larvae from forming and causing disease.

C. Pre-Manufactured Freestanding Fountains

1. Owners must have ARC approval before installing a pre-manufactured freestanding fountain. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis. Owners must submit product specifications and a color sample.
2. Freestanding fountains are permitted in the rear-landscaped area. Freestanding fountains placed on the rear patio or in the rear yard area must not exceed 48-inches high, measured from the developer's original grade. Freestanding fountains placed in the rear building setback area must not exceed 24-inches high, measured from the developer's original grade.

3. Freestanding fountains are permitted within the front-courtyard area providing the courtyard wall measures 32-inches high. Freestanding fountains must not exceed 48- inches high measured from the finished concrete or developer's original grade.
4. Freestanding fountains must not exceed 36-inches wide. The fountain must be of a simple design without statues, figurines, or other decorative objects. The color must closely blend with the base color of the Dwelling Unit. Extension cords are not permitted.
5. Pumping equipment for freestanding fountains must be placed within a screening wall, if not contained within the fountain. Refer to Chapter 7, Specification Chart for Walls, Fences and Gates.
6. Owners should consult the manufacturer's information for the best methods to remove mineral deposits and debris and to maintain regular cleaning to keep the fountain operating smoothly. During an Owner's absence, fountains must be drained and cleaned to keep larvae from forming and causing disease.

D. Lamp Post, Directional, Path, and Area Lighting

1. Lamp post lighting is permitted in the rear-landscaped area. The Lamp post must not exceed 48-inches high measured from the developer's original grade. The lighting must be 24 volts or less. The color of the stem and cap of path and area lighting must closely blend with the color scheme. The color black is permitted.
2. Directional lighting to focus illumination on plants, etc. is permitted at ground level on the Lot. The lighting must face the Dwelling Unit rather than neighboring Lots or streets. The lighting must be 24 volts or less.
3. Path and area lighting is permitted on the Lot. The lighting must not exceed 24-inches high measured from the developer's original grade. The lighting must be 24 volts or less.

E. Video Surveillance System and Motion-Sensing Lighting

1. Owners must have ARC approval before installing a video surveillance system and motion-sensing lighting. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
 - a. Video-surveillance system is permitted on the front, rear and side elevations of the Dwelling Unit and must be directed away from neighboring Lots.
 - b. Motion-sensing lighting is permitted on each side of the garage door, on the garage wall facing the front yard or court yard, in the front entrance, and on the front, rear and side elevations of the Dwelling Unit. All motion sensing lighting must be directed away from neighboring Lots and streets and must not cause unreasonable glare.

F. Wall Lighting

1. Owners must have ARC approval before installing wall lighting. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Wall lighting on each side of the garage door, on the garage wall facing the front yard or courtyard, in the front entrance, and on the rear elevation are permitted.

2. The wall lighting must, in the determination of the ARC, complement the architectural and design character of the Dwelling Unit and the color must closely blend with the color scheme. Coach light type fixtures may be black.

G. Recessed Soffit Lighting

1. Owners must have ARC approval before installing recessed soffit lights. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Recessed Soffit Lighting is permitted over garage doors when no other wall lighting exists. The number of recessed soffit lights is limited to no more than three lights over a standard double garage door; no more than two over a standard single car garage door; and no more than one over a single golf cart garage door.
3. Each recessed light must not exceed a 60 watt incandescent bulb or 10 watt LED.

H. Decorative String Lighting

1. Owners must have ARC approval before installing string lighting. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. String lighting is only permitted on the rear patio and must be installed on the inside of a parapet wall or fascia board of the patio cover. String lighting is not permitted on landscaping (acceptable under Holiday Lighting) or on any object in the patio area.
3. Only single strand lighting is permitted and no portion of the string, socket or bulb may be visible to neighboring Lots or street.

I. Patio Ceiling Fans

1. Patio Ceiling Fans are permitted

J. Patio Furniture and Umbrellas, Garden/Patio Swing with Overhead Awning, Cloth Shade Sails

1. A reasonable amount of patio furniture and umbrellas is permitted on the rear covered or uncovered patio. Patio furniture and umbrellas are not permitted on the gravel in the rear-landscaped area.
2. A reasonable amount of patio furniture and one umbrella is permitted behind a front courtyard wall, providing the front-courtyard wall is a minimum height of 32 inches. Patio furniture and umbrellas are not permitted in any other location in the front landscaped area.
3. In addition to solid colors that blend with the color scheme of the Dwelling unit, the following solid colors are allowed on the **rear** patio only: Blue, Green, Burnt Orange, and Red. Colors must be subdued in intensity so as not to be considered neon in appearance. A striped umbrella is permitted provided all stripes blend with the color scheme of the Dwelling Unit. Multiple umbrellas must be identical in color and pattern. Only colors that blend with the color scheme of the Dwelling Unit are allowed on front patios. Umbrellas must have a simple style without names, initials, verbiage, slogans, logos, emblems, images, etc. The fabric must be canvas or like material.
4. Patio umbrellas must be folded and secured or removed when not in use.

5. Garden/patio swings with an overhead awning and cloth shade sails are not permitted anywhere on the Lot due to their inability to be folded and secured or removed when not in use.

K. Storage of Items on Lot

1. In accordance with Exhibit "C", (3) (s) of the CC&Rs, items not currently being used may not be stored on any Lot or Common Area in such a manner as to be Visible from Neighboring Property, Common Area, or the street.

Chapter 10

A. Decorative Objects, Statues, Topiaries

1. Decorative objects, statues and topiaries are not permitted on the front, side, or rear landscaped areas. Decorative objects are not permitted on developer-designed window pot shelves.
2. Decorative objects, statues and topiaries are permitted:
 - a. Under the covered rear patio.
 - b. Under the covered front porch/portico.
 - c. Within the front courtyard walls.
3. Decorative objects, statues and topiaries are permitted within these guidelines:
 - a. Must not exceed 48-inches high.
 - b. Colors must closely blend with the color scheme of the Dwelling Unit.
 - c. Quantity must be proportionate to the front porch/portico, front courtyard and rear patio.
 - d. Decorative objects, statues and topiaries must complement the architectural and design character of the community, as determined by the ARC.

B. Holiday-Season Decorative Objects

1. Holiday season decorative objects are permitted:
 - a. Under the covered rear patio.
 - b. Under the covered front porch/portico.
 - c. Within the front courtyard walls.
 - d. On the front and rear landscaped yards.
2. Quantity must be proportionate to the size of the Lot and the Dwelling Unit.
3. Holiday season decorative objects are permitted within these dates:
 - a. December holiday season: No sooner than Thanksgiving weekend, no later than January 8.
 - b. All other: No sooner than two weeks prior to the actual date, no later than five days after the actual date.
 - c. Holiday decor must not cause a visual or audible nuisance to neighboring Lots, sidewalks, or streets.

C. Decorative Objects and Bird Repellant Spikes in Niches

1. Decorative objects are permitted in the niche (an architectural recess) on any wall of the Dwelling Unit. Colors within these guidelines:
 - a. Colors must closely blend with the color scheme of the Dwelling Unit and must complement the architectural and design character of the community as determined by the ARC.
 - b. Bird repellant spikes may be placed in niches to deter birds from nesting or resting.

D. Door Wreaths

1. Decorative wreaths are permitted on the front door of the Dwelling Unit.

E. Wall Hangings on Exterior Walls

1. Wall hangings are permitted on these areas of the Dwelling Unit:
 - a. On the side garage wall that runs along the front walkway.
 - b. On the walls of the covered front porch/portico.
 - c. On the rear elevation of the Dwelling Unit.
2. Wall hangings are permitted within these guidelines:
 - a. Colors must closely blend with the color scheme of the Dwelling Unit.
 - b. Quantity must be proportionate to the area.
 - c. Objects must complement the architectural and design character of the community, as determined by the ARC

Chapter 11

A. Bird Feeders and Houses

1. A maximum of three hummingbird feeders are permitted in the landscaped areas of a Lot. If hanging from a shepherd's hook; if the feeder is removed, the hook must also be removed.
2. No other types of bird feeders are permitted (for example quail blocks, seed feeders, etc.) anywhere on the Lot.
3. Birdhouses are not permitted anywhere on the Lot.
4. Throwing birdseed on the ground is not permitted anywhere within Sun City Grand.

B. Hardware Cloth and Screening Materials on Fences and Gates

1. Hardware cloth is permitted on perimeter fences and gates to deter damage from wildlife population under the following conditions:
 - a. Owners must have ARC approval before installing hardware cloth on perimeter fences and gates.
 - b. Hardware cloth must not exceed 24-inches high.
 - c. Hardware cloth must be 19 gauge, with one-half inch openings.
 - d. On fences, hardware cloth must be professionally and permanently installed below the level of the gravel.
 - e. Hardware cloth must be stretched taut and anchored to the inside of fence and gate with rust-resistant wire that is closely clipped to perimeter fence and gate. Plastic, cable or zip ties are not permitted.
 - f. Colored hardware cloth and colored rust resistant wire anchors are not permitted. Hardware cloth and anchors may be painted the same color as the fence and gate.
 - g. Examples of hardware cloth are available at the Standards office.
2. Hardware cloth or expanded metal mesh screening is permitted on front courtyard gates to deter damage from wildlife population under the following conditions:
 - a. Owners must have ARC approval before installing hardware cloth or expanded metal mesh screening on front courtyard gates.
 - b. Hardware cloth or expanded metal mesh screening must not exceed the outside frame of front courtyard gates.
 - c. Hardware cloth or expanded metal mesh screening must be professionally and permanently installed.
 - d. Hardware cloth or expanded metal mesh screening on front courtyard gates must be anchored to the inside of front courtyard gates with rust resistant wire and closely clipped to the gates. Plastic, cable or zip ties are not permitted.
 - e. Hardware cloth and expanded metal mesh may be painted the same color as the front courtyard gate.
 - f. Examples of these materials are available at the Standards office.

3. Hardware cloth, expanded metal mesh, perforated metal or metal sun screen material is permitted on entrance gates to walled-in rear yards to deter damage from wildlife population under the following conditions:
 - a. Owners must have ARC approval before installing hardware cloth, expanded metal mesh, perforated metal or metal sun screen material screening on entrance gates to walled-in rear yards. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
 - b. Hardware cloth, expanded metal mesh, perforated metal or metal sun screen material must not exceed the outside frame of gates.
 - c. Hardware cloth, expanded metal mesh, perforated metal or metal sun screen material must be installed professionally and permanently.
 - d. Hardware cloth, expanded metal mesh, perforated metal or metal sun screen material on entrance gates to walled-in rear yards must be anchored to the inside of the gates with rust-resistant wire and closely clipped to the gates. Plastic, cable or zip ties are not permitted.
 - e. Hardware cloth and expanded metal mesh may be painted the same color as the front courtyard gate.
 - f. Examples of these materials are available at the Standards office.

C. Rabbit Traps

1. The use of live rabbit traps is allowed under the following conditions:
 - a. One trap may be installed per Lot and in the rear yard only.
 - b. Must not be visible to neighboring Lots or sidewalks and streets.
 - c. Rabbits must be released in the desert, and never within Sun City Grand.
 - d. The trap must be removed from the Lot when the Owner leaves Sun City Grand for any period of time.

Chapter 12

A. Pots

1. Pots in the front or rear yard are treated the same for all Lots types– interior, golf course, corner, cul-de-sac and oversized Lots.
2. Pots are not permitted on perimeter walls on the property line.
3. Pots are not permitted in the side yards.

B. Pots in Front Yard

1. Pots, wok pots and pots designed to lie on their sides, are permitted in the front yard:
 - a. Behind front courtyard walls, inside the portico/porch, on developer-designated pot shelves. The quantity must be proportionate to the area.
 - b. One is permitted at either side of the garage door and one is permitted on pillars/columns of front courtyard wall.
 - c. Three on top of front courtyard walls.
 - d. Three in front landscaped area no more than five feet from the dwelling unit, casita, garage or front courtyard walls.
2. The only pots permitted in the notched areas of front courtyard walls are wok pots.
3. Pots, wok pots, and pots designed to lie on their sides are not permitted on window sills.
4. Pots, wok pots, and pots designed to lie on their sides are not permitted on front landscape walls.

C. Pots in Rear Yard

1. Pots, wok pots, and pots designed to lie on their side, are permitted in the rear yard:
 - a. On covered patios. The quantity must be proportionate to the area.
 - b. One is permitted on pillars/columns of rear patio walls.
2. Five pots or wok pots, including pots designed to lie on their side, are permitted in each of the following rear yard areas:
 - a. On top of rear patio walls.
 - b. In the rear landscaped area.
 - c. On uncovered rear patios.

D. Pot Specifications

- Size Wok Pots: May not exceed the dimensions of 36-inches wide and/or 13-inches high. On front courtyard walls that have been notched to accommodate the wok pot, the top of the wok pot must not exceed the top of the front courtyard wall.
- Size Other Pots: May not exceed the dimensions of 36-inches high and/or 36-inches wide.
- Pot Stands: Pots may be on plant stands as long as the pot and stand combination does not exceed 36-inches high and/or 36-inches wide.
- Color: Pots and stands must closely blend with color scheme of the Dwelling

Unit. Black and white are not considered to blend closely or match the color scheme and therefore are not permitted.

Material: Pots must be terra-cotta clay or similar natural-appearing material. Plastic pots are not permitted.

Contents: Pots may remain empty or may contain natural plant material, defined as live plants. Plastic, synthetic materials or any other objects are not permitted.

Note: Pots in place prior to September 23, 2004, Addendum 104, are compliant if verified by an approved Application for Approval (Appendix B).

Chapter 13

A. Flags, Flag Mounts, Flag Poles

1. The following flags may be flown in the community. The flag must be 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).

American Flag
United States Army
United States Navy
United States Air Force
United States Marine Corps
United States Coast Guard
POW/MIA Flag
Arizona State Flag
Arizona Indian Nations Flag
Gadsden flag

In accordance with the United States Code Title 4 Chapter 1 The Flag, and for purposes of this document: The American flag must be thirteen horizontal stripes alternate red and white and the union of the flag must have one white star on a blue field to represent each State in the Union.

2. In accordance with Arizona Law A.R.S.33-1808 effective July 20, 2011, Owners can have a freestanding flagpole in the rear yard or the front yard.
 - a. Owners must have ARC approval before installing a freestanding flagpole. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis. The flagpole must not be located within any setback area, and may not exceed 20 feet in height. The flag, when flying to its maximum size, may not cross the property line.
 - b. A flagpole may also be attached to the face of the Dwelling Unit where originally installed by the Developer or it can be attached to the rear elevation of the Dwelling Unit.
 - c. Flagpoles must be securely attached into a wooden stud. Attached flagpoles cannot exceed six feet in length, and no part of the flag may extend more than four feet beyond any eave.
 - d. Flags are not permitted in the side yards.
3. No flag may be displayed higher than the American Flag.
4. Owners may display no more than two flags at one time.

B. Holiday Flags

1. Holiday-season flags are permitted within these dates:
 - a. December holiday season: No sooner than Thanksgiving weekend, no later than January 8.
 - b. All other: No sooner than two weeks prior to the actual date, no later than five days after the actual date.

C. Projective Devices

1. A projective device is permitted to display an image only on garage doors without ARC prior approval during the following seasons: religious holidays, Halloween, and Thanksgiving. The projective device is not permitted in the front-landscape area except during these seasons.
2. Owners must have ARC approval before installing a projective device on garage doors at any other time. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.

D. Trash Containers

1. All trash containers must be in-ground containers as provided by the Developer. All replacement containers are the responsibility of the Owner. No other types of trash containers are permitted. Trash-container lids may be painted to match the base color of the Dwelling Unit, inert material, or community standard color.
2. Trash outside the permitted in-ground containers must not be placed outside the Dwelling Units before 6:00 p.m. the evening before the scheduled pick-up.
3. Material for recycling must be placed in bins at the end of the driveway by the public sidewalk. Place the recyclables in the bin of your choice (reusable container, cardboard box, basket, paper bag, etc.). This material must not be placed before 6:00 p.m. the evening before the scheduled pick-up. The empty bins must be removed from the end of the driveway the same day the recyclables are picked up.

E. Mailboxes

1. Owners must have ARC approval before replacing, modifying or changing the configuration or location of the developer installed single mailbox or developer installed double mailbox or the construction of a single or double mailbox. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. One-inch, black-colored, address numbers may be affixed to the metal pull down mailbox door. Address numbers of any size, color or material are not permitted on the sides of the metal mailbox or on the sides of a single or double stucco mailbox.
3. Refer to Appendix E for guidelines and drawings.

F. Exterior Painting

1. Owners must have ARC approval before painting a new permitted existing color scheme on the Dwelling Unit. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Consistent with the language, conditions and restrictions elsewhere in this document, Owners applying to the ARC to change the color scheme of their Dwelling Unit must comply with the following requirements:

The ARC permitted new color scheme of the Dwelling Unit must closely blend with the existing color of the roof, ledgerstone veneer, any other hardscape and concrete applications and coatings.

3. Dwelling Units designated as 9100 Model Series may be repainted any of the existing/permitted color schemes for the 9100 or 9200 Model Series. The new color scheme may not be the same color scheme as either of the two Dwelling Units immediately adjacent to the subject Dwelling Unit.
4. Dwelling Units designated as 9200 Model Series may be repainted any of the existing/permitted color schemes for the 9100 or 9200 Model Series. The new color scheme may not be the same color scheme as either of the two Dwelling Units immediately adjacent to the subject Dwelling Unit.
5. Owners who select a 9200 Model Series color scheme must have ARC approval before omitting either the trim or accent color and replacing it with the base or secondary base color of the scheme.
6. Owners are required to apply the paint colors in the locations as specified in the developer's original models. Main entry door may be painted any of the colors of the Dwelling Unit's paint scheme. Owners must visit the Standards office to view the permitted placement of paint colors.

G. Gutters and Downspouts

1. Owners must have ARC approval before installing gutters and downspouts. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. The colors of the gutters and downspouts must match the color of the surface to which they are attached.

Chapter 14

A. Signs

1. Except for those signs that are permitted by Arizona law, no signs are permitted in any back yard, other than one home protection/security sign (refer to 2.f).
2. Signs of any kind, including contractors' signs, posters, circulars and billboards are not permitted, except those required by law and the following:
 - a. For Sale or For Rent
 - i. No more than one professionally lettered For Sale or For Rent sign may be placed on a Lot.
 - ii. The sign must not exceed 18 inches by 24 inches and it may be double sided. The overall height of the sign post from developer-finished grade, excluding mounds and berms, may not exceed five feet.
 - iii. Two agent riders may be attached to the sign, each not to exceed 6 inches by 24 inches. Both agent riders may be attached at the bottom, but only one agent rider may be attached at the top.
 - iv. Signs may include one tube or box for distribution of brochures. No other forms of advertising, including but not limited to flags, balloons, banners, or streamers, are permitted on or near For Sale or For Rent signs.
 - v. The sign and signpost must be removed within two working days following the closing of the sale of the Dwelling Unit.
 - b. Open-House Hours

Open-House Hours for a Dwelling Unit that is for sale or for lease to which the public is invited for a walk in inspection are permitted between 8:00 a.m. and 6:00 p.m. any day of the week.
 - c. Open House Directional Signs

Open House directional signs that give directions to a Dwelling Unit, which is for sale or for lease to which the public is invited for a walk in inspection, are permitted under the following conditions:

 - i. Directional signs are permitted to be placed on the Common Areas on Saturday and Sunday only between 8:00 a.m. and 6:00 p.m.
 - ii. Directional signs including the sign post must not exceed three feet in height from developer-finished grade, excluding mounds and berms. No other forms of advertising, including but not limited to flags, balloons, banners, or streamers, are permitted on or near directional signs.
 - iii. Only four directional signs are permitted per Lot. This excludes the one For Sale or For Lease sign that is permitted on the Lot.
 - iv. Directional signs are permitted to be placed on another Owner's Lot, if the other Owner's permission has been previously granted.
 - v. Directional signs are permitted to be placed on the Common Areas. No other forms of advertising, including but not limited to flags, balloons, banners, or streamers are permitted on or near Directional signs on the Common Areas.
 - vi. Directional signs are not permitted to be placed on Sunrise Boulevard or within one block of Sunrise Boulevard.
 - vii. Directional signs are not permitted to be placed in the medians.

- viii. Directional signs are not permitted to be placed on the sidewalks and roadways (public rights-of-way).
- ix. Directional signs are not permitted to be placed at the Bell Road and Grand Avenue entrances to Sun City Grand.

d. No Soliciting

- i. Only one professionally designed No Soliciting sign may be placed on a Lot.
- ii. The sign must be placed just below in close proximity to the Dwelling Unit street address.
- iii. The sign must be the community-permitted sign and can be purchased at the Welcome desk in the Palm Center.

e. Dog on Premises

- i. Only one professionally designed Dog-on-Premises sign may be placed on each gate entrance to the rear outside area of the home. Signs are not permitted on courtyard gates.
- ii. The sign must be centered in the top one foot of the gate and secured with screws.
- iii. The sign must be the community-permitted sign and can be purchased at the Welcome desk in the Palm Center.

f. Home Protection/Security

Professionally designed, home protection/security signs may be placed on a Lot under the following conditions:

- i. Only one single sided home protection/security sign may be placed in the front yard no more than two feet from the Dwelling Unit, casita, garage or front courtyard walls.
- ii. Only one single sided home protection/security sign may be placed in the rear yard no more than two feet from the Dwelling Unit or rear patio walls.
- iii. Home protection/security signs are not permitted in the sideyards.
- iv. Home protection/security signs are not permitted in the front, rear or side building setback areas of a Lot.
- v. The height of the sign post including the sign, from the developer's original grade, excluding mounds and berms, must not exceed two feet.
- vi. The size of the sign must not exceed 144-square inches.
- vii. One sign may also be placed on the front door or on a front window and one sign may also be placed on a rear door or in a rear window. The sign must not exceed 16-square inches, if it is placed on a door or on a window.

g. Dwelling-Unit Identification

- i. One sign identifying a Dwelling Unit by street address is permitted on a Lot, at the developer installed location on the front elevation of the garage, consistent with the developer-installed sign. The sign must not exceed 7-inches high by 13-inches wide.
- ii. The street address painted on the curb of the sidewalk in front of the Dwelling Unit is not permitted.

3. Notwithstanding the above, the ARC may require the removal of any sign, if the ARC determines that the sign is inconsistent with the architectural character and design of the community with respect to color, content, materials, location or otherwise.

4. A political sign is defined as 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 (pursuant to Arizona Revised Statutes 33-1808).
 - a. Display Time: No earlier than 71 calendar days prior to the election and removed 3 calendar days after the election
 - b. Quantity: In accordance with City of Surprise Code, each lot may display one temporary sign for every 50 linear feet of right-of-way frontage (minimum one sign per lot).
 - c. Size: In accordance with City of Surprise Code, the maximum height for all free standing signs is 5 feet (including sign post).
 - d. Location: The political sign may be placed on the Owner's Lot in a front window or front yard only, but no closer than five feet from the public sidewalk or Common Areas.
 - e. The Association is authorized to regulate and/or ban political signs on the Common Areas.

B. Solar Energy Devices, Roof Mounted Equipment, Window Type Air Conditioners

1. Owners must have ARC approval before installing any type of solar energy device, including, but not limited to, solar electric systems and solar water heating systems.. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. If a court of competent jurisdiction enters a final, non-appealable order declaring that strict compliance with this subsection would in effect prohibit the installation or use of a solar energy device within the meaning of Arizona Revised Statutes, Section 33-439, as
3. amended, then roof mounted solar heating equipment must be permitted within these guidelines:
 - a. To the greatest extent possible, the solar heating equipment must be screened so as not to be Visible From Neighboring Property (to the extent reasonably consistent with the installation and use of such equipment). Screening should match as closely as possible the color and materials of the Dwelling Unit to give the appearance of being an integral part of the architecture of the Dwelling Unit.
 - b. To the extent reasonably consistent with the installation and use of solar energy devices, any and all associated equipment (including but not limited to piping, valves, wiring, electrical boxes, hoses and conduits) must be painted the color of the Dwelling Unit wall or roof to which they are attached in order to give the appearance of being an integral part of the architecture of the Dwelling Unit.
 - c. Panels should be placed in the location that is least visible to neighboring properties, but not to the extent that placement adversely affects the functioning, efficiency, or cost of the system.
 - d. Solar electric panels that are not flush with the roof may not exceed the roof ridgeline.
 - e. Solar water heating systems must be flush with the roof.
4. Solar Panel Bird Deterrent
 - a. Owners must have ARC approval before installing hardware cloth around roof mounted solar panels. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
 - b. Only flush mounted panels are permitted to have hardware cloth installed.

Hardware cloth or any other material is not to be installed on solar panels that are not flush mounted to the roof tile.

- c. Hardware cloth must be 19 gauge with one-half inch openings, stretch taut, anchored with rust-resistant wire, installed in a professional manner and be properly maintained.
 - d. Chicken wire, expandable mesh, fabric material, plastic, or solid materials such as metal or wood are not permitted.
5. Window type air conditioners installed in a window or wall are not permitted.
 6. Roof mounted equipment, including without limitation mechanical and air conditioning, is not permitted.

C. Garage Wall and Garage Door Air Vents

1. Owners must have ARC approval before installing air vents in the garage wall or the overhead garage door. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis. Owners must have the option to install air vents in either the garage wall or the garage door.
2. Garage wall air vents may be permitted within these guidelines:
 - a. A maximum of three garage wall air vents may be installed.
 - b. Maximum height from the developer's original grade to the top of the air vent must be no more than 24 inches.
 - c. Maximum size of the external air vent must be 16-inches wide by 16-inches high.
 - d. External air vent must be painted the base color of the Dwelling Unit.
3. Garage door air vents may be permitted within these guidelines:
 - a. Two garage door air vents may be installed in the lowest panel in the lower right- and left-hand corners of each overhead garage door.
 - b. Maximum size of the external air vent must be limited to the size of an individual garage door panel.
 - c. External air vent must be painted the same color as the garage door.

D. Evaporative Coolers

1. Owners must have ARC approval before installing evaporative coolers. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis. Evaporative coolers designed to cool a garage are permitted under the following guidelines:
 - a. Must be installed a minimum of 12 feet back from the front corner of the Dwelling Unit.
 - b. Must be installed in the immediate vicinity of the existing developer-installed air conditioning unit(s).
 - c. Must be mounted directly to a solid concrete slab, installed at ground level. Concrete should be a minimum of four-inches thick, maximum of six-inches thick.
 - d. Evaporative coolers are not allowed on the roofs.
 - e. The color must closely blend with the color scheme of the Dwelling Unit.
 - f. All plumbing pipes and electrical wires must be encased in a metal conduit and/or plastic tubing mounted within six inches of ground level of the Dwelling Unit

- wall and painted to match the Dwelling Unit wall to which it is attached.
- g. The topside of the vent access into the Dwelling Unit wall must not exceed 48-inches high measured from the developer's original grade.
 - h. If the unit is visible from the street, a shrub will be required to screen the unit.

E. Devices for Transmission or Reception of Television or Radio

1. No antenna, aerial, satellite dish or other device for the transmission or reception of television or radio, including amateur or ham radio signals of any kind, collectively referred to herein as antennas, will be allowed outside the Dwelling Unit, except the types expressly permitted in Chapter 14, Sections E and F of these Design Guidelines:
2. Protected Devices: Antennas for which installation and use are protected under Federal law or regulations, which are generally antennas under one meter in diameter or less. To eliminate the possibility of miscommunication and/or non-compliance of the Design Guidelines, Owners are encouraged, but not required, to submit an Application for Approval (Appendix "B") prior to installation of a Protected Device, especially if there are unusual circumstances. If prior approval is not received from the ARC, the Owner accepts full responsibility and cost for correcting any violation in order to comply with the Design Guidelines.
 - a. If Owners choose not to obtain prior ARC approval, they are required to complete and submit a "Notice of Intent to Install" form, Appendix "C", to the ARC prior to installation, as notification and for scheduling an inspection for compliance. Refer to Appendix "D" for Rules for Installation of Antennas.
 - b. ARC requirements for the installation of Protected Devices:
 - i. The antenna is designed to assure the minimal visual intrusion possible, i.e., is located in a manner that minimizes visibility from the street, neighboring properties or golf course.
 - ii. The antenna complies, to the maximum extent feasible, with the Design Guidelines within the confines of applicable Federal regulations, i.e., without precluding reception of a quality signal, or unreasonably increasing the cost of the antenna.
 - iii. Dishes one meter or smaller are permitted by the ARC for rear or side locations, except within the setback area. Side Dwelling Unit mounts are permitted at a minimum of 15 feet from the front corner of the Dwelling Unit.
 - iv. Any transmission cable from a receiver to the Dwelling Unit must be underground, as provided in the Declaration. The intent of this provision is to prohibit larger dishes that have been disguised as patio umbrellas, boulders, or other decorative objects or furniture.

F. Amateur Radio Antenna

1. Owners must have ARC approval before installing amateur Radio Antenna. Refer to Chapter 3 of the Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.
2. Certain antennas may be installed on the Dwelling Unit to facilitate the sending and/or receiving of radio signals by Owners and residents that are FCC licensed Amateur Radio Operators.

- a. Antennas allowed under this section shall support emergency preparedness use or radio communication/listener use and shall meet the criteria listed herein.
 - b. Emissions from antennas will be governed by the Federal Communications Commission Rules and Regulations.
 - c. Antennas may be of the vertical type or horizontal wire type, or a combination of each, as described in this section.
 - a. A maximum of two (2) antennas may be installed on a Dwelling Unit and/or Lot.
3. Amateur Radio Antenna Placement Acceptability List:
- a. Roof (as hidden from view as possible). Any location on the roof of a Dwelling Unit, except that the mounting location must be as hidden from view as possible from all sides of the Lot while still permitting adequate signal strength.
 - b. Ground Mounted. Ground-mounted on the Lot in an area that is as least Visible from Neighboring Property and the street as possible unless encased in a flagpole-type antenna.
- 1) Types of Radio Antennas Allowed
- a. Type 1 – Vertical Antennas
 - i. All vertical antennas shall be self-supporting without guide wires or towers of any kind and may have a diameter of no more than 5 inches at the widest point.
 - ii. Vertical antennas (ground or roof mounted) shall not exceed 5 feet in height above the peak of the roof (excludes flagpole antenna). The antenna must be mounted at the rear of the Dwelling Unit or Lot, but can be mounted in the front of the Dwelling Unit or Lot if completely concealed within a flagpole-type antenna. The height of a flagpole antenna is limited to 16 feet.
 - iii. Antennas may be constructed of metal, fiberglass, or other suitable material.
 - b. Type 2 – Horizontal Wire Antennas
 - i. Wire antennas may be mounted no higher than 5 feet from the peak of the roof.
 - ii. Wire antennas may be mounted using the trees on the Owner’s Lot as anchor points, but must be carefully contained within the Owner’s property.
 - iii. Wire antennas cannot contain what are commonly knowns as “trap” coils.
 - iv. Wire size shall not exceed 12-gauge wire, and must be a neutral color to blend with the roof of the Dwelling Unit.
 - v. Associated mounting hardware and equipment, such as end-mounts, eye-bolts, turnbuckles, tensioning devices and insulators are to be of rust and corrosion resistant material, and of a non-reflective color that will blend with the roofing or trim of the Dwelling Unit, depending on where the mounting is done.

- vi. Mounting should employ tensioning devices that minimize the catenary [sagging] effect to the maximum degree possible.

2) Radio Antenna Connections

- a. The connecting wire from the antenna should enter the Dwelling Unit at a point closest to the antenna mounting point.
- b. Any and all leads, wires, or other connections between the antenna and the Dwelling Unit shall be painted a neutral color to blend with the color of the Dwelling Unit.
- c. All antenna installations shall include the installation of lightning arrestors to applicable antenna feed lines prior to entering the Dwelling Unit.

3) Removal of Radio Antennas

- a. The responsibility to remove any radio antennas, and associated mounting equipment and wiring from the home remains with the installing Owner.
- b. Antenna(s) and all associated equipment and wiring is to be removed within thirty (30) days of any of the following events:
- c. In November of each calendar year the SCG Ham Radio Club will certify to the SCG Standards Department that all Club members with approved antennas are currently active and have not surrendered, lost or have expired licenses.
- d. If the SCG Standards Department determines that a resident has a non-approved radio antenna on the Owner's Lot, the SCG Ham Radio Club will work with Standards to pursue correction of the violation.

Chapter 15

A. Changes and Amendments to the Design Guidelines

1. The ARC and its subcommittee (if any) will periodically review the Design Guidelines and make recommendations to the Board of Directors respecting possible amendments and restatements. The Board of Directors shall have sole authority to approve any recommended changes to the Design Guidelines.
2. There shall be no limitation on the scope of the amendments to the Design Guidelines.
3. Any amendment to the Design Guidelines will be promptly posted on <https://www.suncitygrand.com/association/governing-documents> and copies made available at the Association office. All amendments will become effective upon adoption by the Board, as applicable. Such amendments must not be retroactive to previous work or approved work in progress.
4. In no way will any amendment to the Design Guidelines change, alter or modify any provision of the Declaration, any Supplemental Declaration or the Articles or By-Laws of the Association.

Appendix A

Landscape Plants

1. A number of factors, including climate, topography, soils, existing riparian vegetation, and plant tolerances to known pests and diseases, affects the plant palette for the area. Based on findings presented, the City of Surprise adopted Del Webb Specific Plan Guidelines (Resolution #93-327, adopted December 15, 1993). A plant list has been developed and is set forth below. The plant list takes into account important characteristics of plant performance, including salinity, smog and drought tolerance, soil depth requirements, root habit, and mature shape and size. When considering plantings, physical and natural limitations, specific conditions, and the overall design effect should be considered. Approval of plantings is at the sole discretion of the ARC.
2. The planting materials in the plant list are representative of plant species, which are expected, but in no way are guaranteed, to perform well in Sun City Grand.

Prohibited Landscape Plants

The following plants are noted for emphasis only. Only those plants on the approved list are permitted. Failure to list a plant in this section does NOT mean that it is permitted.

Trees

African Sumac	(Rhus lancea)
Red Flame Sumac	(Rhus lanceolate)
Australian Bottle Tree	(Brachychiton populous)
Hybrid Palo Verde	(Sonoran Emerald or Desert Museum)
Olive fruit bearing	(Olea Europaea)
Mulberry	(Morus or Moraceae)
Eucalyptus	(Myrtaceae)

Shrubs or Trees

Full Sized Nerium Oleander

Ground Covers

Common Bermuda grass

Vines

Cat's-claw vine (Macfadyena unguis-cati)
a/k/a Yellow Trumpet Vine, Cat's Claw-Trumpet (Doxantha unguis-cati, Bignonia tweediana, Bignonia)

Appendix

Approved Landscape Plants

Trees Botanical

Acacia (all species)
Vauquelinia californica
Geijera Parviflora
Laurus Nobillis
Callistemon citrinus
Pyrus Calleryana
Washington Filifera
Shinus Molle
Ceratonia Siliqua
Cupaniopsis Anacardioides
Caesalpinia Cacalaco
Zizyphus Jujuba
Chitalpa Tashkentensis
Citrus Trees
Lagerstroemia Indica
Olineya Tesota
Chilopsis Linearis
Ulmus Parvifolia
Pyrus Kawakamii
Lysiloma Thornberi
Leucaena Retusa
Koelreuteria Paniculata
Fraxinus (several species)
Gleditsia Triacanthos
Cupressus Sempervirens
Jacaranda Mimosifolia
Ligustrum Japonicum
Podocarpus macrophyllus
Eysenhardtia orthocarpa
Eriobotrya Japonica
Magnolia Grandiflora
Chamaerops Humulis
Chamaerops Humilis
Prosopis (all species)
Pithecellobium mexicana/pallens
Havardia pallens
Washingtonia Robusta
Pinus eldarica/halepensis/pinea
Vitex agnus-castus
Moringa oleifera

Trees Common

Acacia (many common names)
Arizona Rosewood
Australian Willow, Wilga
Bay Laurel
Bottlebrush
Bradford Pear
California Fan Palm
California Pepper
Carob
Carrotwood
Cascalote
Chinese Jujube
Chitalpa, Desert Willow
Citrus
Crape Myrtle
Desert Ironwood
Desert Willow, Desert Catalpa
Elm or Evergreen Elm
Evergreen Pear
Feather Bush, Fern-of-the-Desert
Golden Lead Ball
Goldenrain
Gregg Ash, Raywood, Shamel, Tropical Modesto...
Honey Locust
Italian Cypress
Jacaranda
Japanese Fruit, Japanese Privet, Texas Privet, GlossyPrivet
Japanese Yew, Yew pine
Kidneywood
Loquat
Magnolia Tree
Mediterranean Fan Palm
Mediterranean Palm
Mesquite (many common names)
Mexican Ebony (see Havardia pallens)
Mexican Ebony/Tenaza
Mexican Fan Palm
Mondel Pine/Aleppo/Stone Pine
Monk's Pepper Tree
Moringa

Appendix A Approved Landscape Plants

Trees Botanical

Quercus (many available species)
Nerium Oleander (petite/dwarf only)
* white oleander must be trimmed to below 12'
Bauhinia blakeana/variegata
Cercidium (see Parkinsonia)
Parkinsonia (hybrid species are NOT allowed)
Phoenix roebellini
Butia capitata (and var. Bonnetii)
Phoenix canariensis/dactylifera
Pistacia (all species)
Punica Granatum
Prunus Cerasifera
Arecastrum Ronanzoffianum
Gleditsia Triacanthos
Carnegiea Gigantea
Albizia Julibrissen
Dalbergia Sisso
Arbutus Unedo Compacta
Arbutus Unedo
Olea Europaea
Pithecellobium (see Ebenopsis ebano)
Sophora Secundiflora
Cordia Boissieri
Fabaceae
Myrtus Communis Boetica
Ceitis Occidentalis
Pittosporum Phillyraeoides
Trachycarpus Fortunei
Tipuana Tipu
Thevitia Peruviana
Podocarpus Macrophyllus

Trees Common

Oak
Oleander Tree (petite/dwarf only)
* white oleander must be trimmed to below 12'
Orchid Tree/Hong Kong Orchid/ Purple Orchid
Palo Verde (blue, foothill, little leaf, palo brea)
Palo Verde (blue, foothill, little leaf, palo brea)
Pigmy Date Palm
Pindo Palm/Jelly Palm
Pineapple Palm/Phoenix Date Palm
Pistache, Pistachio, Mastic
Pomegranate Plum
Purple Leaf Plum
Queen Palm
Ruby Lace Honey Locust
Saguaro Cactus (6ft minimum)
Silk Mimosa Tree Grevillea Robusta Silk Oak
Sisso, Indian Rosewood
Strawberry Bush
Strawberry Tree
Swan Hill Olive – non-fruit bearing
Texas Ebony
Texas Mountain Laurel
Texas Olive
Tipuana Tipu
Twisted Myrtle
Western Hackberry
Willow Pittosporum
Windmill Palm
Yellow Jacaranda, Tipu, Rosewood
Yellow Oleander
Yew Pine

Appendix A - Approved Landscape Plants

Shrubs Botanical

Vauquelinia Californica
Ferocactus (all species)
Monarda Didyma
Aloysia Gratissima
Isomeris Arborea
Sambucus Mexicana
Solanum Rantonnei
Bougainvillea brasiliensis
Encelia Farinosa
Buddleia Davidii
Tecomaria Capensis
Myrtus communis 'Compacta'
Russelia equisetiformis
Larrea Tridentata
Chrysactinia Mexicana
Hyptis Emoryi
Asclepias sublata
Olea europaea 'Little Ollie'
Punica Granatum
Eremophila (all species)
Euonymus (all species)

Calliandra (all species)
Cassia (see Senna)
Senna (formerly Cassia) all species
Pyracantha (all species and varieties)
Chaenomeles speciosa
Dietes
Gaura Lindheimeri
Teucrium (all species)
Sphaeralcea Ambigua
Abelia Grandiflora
Chrysothamnus (see Ericameria)
Viguiera Deltoidea
Santolina Chameacyparissus
Guaiacum coulteri
Nandina Domestica
Hibiscus Rosa-sinensis
Lonicera Japonica (all species)
Dodonaea Viscosa
Zauchneria Californica

Shrubs Common

Arizona Rosewood
Barrel Cacti
Bee Balm
Bee Bush
Bladder Pond
Blue Elderberry
Blue Potato Bush
Bougainvillea (Torch Glow or Rosenka)
Brittle Bush
Butterfly Bush/Wooly Butterfly Bush
Cape Honeysuckle
Common Dwarf Myrtle
Coral Fountain
Creosote Bush
Damianita
Desert Lavendar
Desert Milkweed
Dwarf Fruitless Olive
Dwarf Pomegranate
Emu Bush, Valentine, Outback Sunrise, et al
Evergreen Euonymus, Climbing Euonymus,
Purple Winter Creeper
Fairy Duster (all species)
Feathery, Desert, Silver Leaf Cassia, Shrubby Senna
Feathery, Desert, Silverleaf Cassia
Firethorn, Tiny Tim, Santa Cruz
Flowering Quince
Fortnight Lily or Butterfly Iris
Gaura
Germander
Globemallow
Glossy Abelia
Golden Rabbit Bush
Goldeneye
Grey/Green Santolina
Guayacan
Heavenly Bamboo
Hibiscus
Honeysuckle
Hop Bush, Purple Hop Bush
Hummingbird Flower

Appendix A Approved Landscape Plants

Shrubs Botanical

Rhaphiolepis Indica/Ballerina
Iris (all species)
Buxus microphylla v. japonica
Ligustrum japonicum
Podocarpus macrophyllus
Simmondsia Chinensis
Juniperus (all species)
Lantana (all species)
Pittosporum tobira varieties
Callistemon Citrinus
Cordia Parvifolia
Maytenus phyllanthoides
Cereus (all species)
Dalea (all species)
Ungnadia Speciosa
Anisacanthus (all species)
Stipatenuissima
Pittosporum Tobira Varieties
Ephedra (several species)
Tagetes lemmonii/ palmeri/lucida
Carissa (all species)
Nerium Oleander
Tecoma (all species)
Rhus (all species)

Psilostrophe (all species)
Lycianthes/Solanum rantonnei
Feijoa Sellowina
Plumbago Species
Artemisia (all species)
Jasminum (all species)
Cistus Purpureus
Cotoneaster horizontalis
Rosemarinus Officinalis (all cultivars)
Ruellia (all species)
Perovskia Artriplicifolia
Gossypium harknessii
Xylosma Congestum
Justicia (all species)
Pedilanthus macrocarpus
Euphorbia (all species)*

Shrubs Common

Indian Hawthorn
Iris
Japanese Boxwood
Japanese Privet, Glossy Privet
Japanese Yew, Yew pine
Jojoba
Juniper
Lantana
Laurel/Mock Orange
Little John Dwarf Bottlebrush
Little Leaf Cordia
Mangle Dulce
Many forms of blooming cacti
many shrub/groundcover forms
Mexican Buckeye
Mexican Flame, Desert Honeysuckle
Mexican Thread Grass
Mock Orange
Morman Tea
Mountain Marigold, Mexican tarragon
Natal Plum
Oleander: ONLY petite or dwarf variety
Orange Jubilee, AZ yellow bells
Ornamental Sumac, Sugar Bush, Squaw Bush,
Little Leaf Sumac
Paper Flower
Paraguay Nightshade, Blue Potato Bush
Pineapple Guava
Plumbago
Powis Castle/ Wormwood/Silver King
Primrose Jasmine, Star Jasmine, Arabian Jasmine, African
Purple Rockrose
Rock Cetoneaster
Rosemary
Ruellia
Russian sage
San Marcos Hibiscus
Shiny Xylosma
Shrimp Plant, Firecracker, Chuparosa, Hummingbird Bush
Slipper Plant
Spurge, Milkbush, et al

NOTE: *The Euphorbia (all species) including the Firestick plant, contains a milky sap that may cause an allergic reaction. Owners may want to consult with a landscaping company, garden center or plant nursery before planting Euphorbias.

Appendix A Approved Landscape Plants

Shrubs Botanical

Abutilon Palmeri
Viburnum Suspensum
Hamelia Patens
Leucophyllum (all species)

Ericameria laricifolia/nauseosa
Salvia (all species)

Lotus Rigidus
Eriogonum Wrightii
Ilex Vomitoria
Thevitia Peruviana
Caesalpinia Gilliesii
Euryops (several species)

Shrubs Common

Superstition Mallow
Sweet Viburnum
Texas Firecracker Bush
Texas Sage, Texas Ranger, Thunder Cloud,
Silver Cloud Sage and more
Turpentine Bush, Chamisa
White Salvia, Mexican Blue Sage, Chaparral Sage,
Desert Sage, Mealy-Cub, Autumn, Sierra Linda
Wiry Lotus, Deervech
Wright Buckwheat
Yaupon Holly
Yellow Oleander
Yellow or Red Bird of Paradise
Yellow/Green Bush Daisy, Dwarf Bush Daisy

Appendix A Approved Landscape Plants

Groundcovers Botanical

Aloe (all species)
Hymenoxys acaulis
Dudleya (all species)
Trachelospernum
Melampodium leucanthum
Gaillardia Grandiflora
Bougainvillea brasiliensis
Ajuga Reptans "Giant Bronze"
Convolvulus (all species)
Eschscholzia Californica
Berlandiera lyrata
Euonymus (all cultivars)
Echinacea purpurea
Dalea (all species)
Baccharis sarothroides 'Centennial '
Acacia Redolens
Erigeron (all species)
Gazania Rigens Sun Gold
Santolina Rosmarinifolius
Santolina Chamaecyparissus
Aptenia Cordifolia
Equisetum hyemale
Drosanthemum Speciosum
Lantana (all species)
Liriope Muscari
Oenothera (all species)
Asparagus (all species)
Vinca Major/Minor
Zinnia (all species)
Aristida Purpurea
Rosemarinus Officinalis (all cultivars)
Calylophus Hartweggii
Jasminum (all species)
Coreopsis Lanceolata
Myoporum Parvifolium
Verbena (all species)
Wedelia paludosa

Groundcovers Common

African Aloe, many other names
Angelita Daisy
Arizona Dudleya
Asiatic Jasmine
Blackfoot Daisy
Blanket Flower
Bougainvillea (Torch Glow or Rosenka)
Buglewood
Bush/Ground Morning Glory
California Poppy
Chocolate Flower
Climbing Euonymus, Purple Winter Creeper
Coneflower (several colors available)
Dalea, Trailing Indigo Bush
Desert Broom
Desert Carpet
Fleabane, Mexican daisy/Santa Barbara daisy
Gazania
Green Form
Grey lavender cotton/green form
Hearts and Flowers
Horsetail Reed
Iceplant
Lantana - ALL Species
Lily Turf, Silver Dragon Lily Turf
Mexican Evening Primrose, White Evening Primrose, Baja
Myers, Sprengerii...
Periwinkle/Dwarf Periwinkle
Prairie Zinnia, other names
Red Three Awn
Rosemary
Serra Sundrops
Star Jasmine Vine, Arabian Jasmine
Sunray
Trailing Myoporum
Verbena
Yellow Dot

Appendix A Approved Landscape Plants

Accents Botanical

Aloe (all species)
Hymenoxys acaulis
Ferocactus (all species)
Echinocactus (all species)
Nolina (all species)
Strelitzia reginae/dwarf
Idria columnaris
Bougainvillea (Torch Glow or Rosenka)
Agave (all species)
Cylindropuntia (all species)
Dasylirion (all species)
Diets
Hesperaloe (all species)
Echinocereus (all species)
Agapanthus Orientalis
Echinopsis (all species)
Cereus (all species)
Pachycereus marginatus/pringlei
Fourgueria (all species)
Cephalocereus senilis
Pennisetum setaceum 'Cupereum' & Compactum
Dioon Edule
Cortaderia Selloana/ Pumila Ivory Feathers
Penstemon (all species)
Philodendrom selloum
Phoenix roebellini
Butia capitata (and var. Bonnettii)
Opuntia (all species)
Peniocereus (several species)
Zephranthes (all species)
Muhlenbergia (all species)
Cycas Revoluta
Lophocereus schottii
Myrtillo cactus (all species)
Yucca (all species)

Accents Common

Aloe Vera
Angelita Daisy
Barrel, Fishhook
Barrell Cactus: Golden and others
Bear Grass, Bigelow's Bear Grass, possibly others
Bird of Paradise
Boojum Tree (see Fouquieria)
Bougainvillea (Torch Glow or Rosenka)
Century Plantm many other names
Cholla Species
Desert Spoon, Sotol
Fortnight Lily or Butterfly Iris
Giant Hesperaloe, Red (yellow) Yucca
Hedgehog
Lily of the Nile
Many common names
Many forms of Blooming Cacti
Mexican Organ Pipe/Cardon/Fence Post
Ocotillo, Boojum Tree
Old Man Cactus
Only these two species allowed
Palma de la Virgen
Pampas Grass Pampas (STERILE ONLY) Dwarf Grass
Penstemon
Philodendron
Pigmy Date Palm
Pindo Palm/ Jelly Palm
Prickly Pear and Cholla
Queen of the Night, Night blooming
Rain Lily
Regal Mist, Deer Grass, and other Ornamental Grasses
Sago Palm
Totem Pole Cactus/Senita
Whortleberry Cactus or Blue Candle Cactus
Yucca - All Species

Appendix A Approved Landscape Plants

Vines Botanical

Bougainvillea (Torch Glow or Rosenka)
Bougainvillea brasiliensis
Pandorea Jasminoides
Tecomaria capensis (see Tecoma)
Gelsemium Sempervirens
Campsis Radicans
Antigonon Leptopus
Cissus trifoliata
Lonicera Japonica (all species)
Rosa Banksiae
Hardenbergia Violacea
Podranea Ricasoliana
Petrea Volubilis
Vigna Caracalla
Trachelospernum
Jasminum (all species)

Vines Common

Bougainvillea (Torch Glow or Rosenka)
Bougainvillea (Torch Glow or Rosenka)
Bower Vine
Cape Honeysuckle
Carolina Jasmine
Common Trumpet Creeper
Coral Vine
Grape Ivy
Honeysuckle
Lady Banks Rose
Lilac Vine
Pink Trumpet Vine
Queen's Wreath
Snail Vine
Star Jasmine
Star Jasmine Vine, Arabian Jasmine

APPENDIX B Application for Approval Sun City Grand Architectural Review Committee

For office use only	
Application # _____	
Re-submittal for # _____	
Concept Only _____	Revised 9/1/18

PRIOR WRITTEN APPROVAL IS REQUIRED FOR ALL EXTERIOR MODIFICATIONS. Submit this form with (2) copies of the requested plans to the Standards office. Applications **MUST** include the following (where applicable): 1) City of Surprise permit(s); 2) Plot Plan (or drawing of lot to scale); 3) Project Plans clearly showing Property and Building Setback Lines; 4) All Dimensions; and 5) Proposed Materials and Finishes. Structural modification plans **MUST** include Elevation Drawings and Roof Design.

Owner Name: _____ E-Mail: _____

Property Address: _____ Phone: _____ (Hm / Cell)

Other Mailing Address: _____ Phone: _____ (Hm / Cell)

DATE SUBMITTED: _____

Neighborhood: _____ Lot: _____

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> Interior Lot | <input type="checkbox"/> Golf Course Lot |
| <input type="checkbox"/> Corner Lot | <input type="checkbox"/> Walled-In Back Yard |
| <input type="checkbox"/> Cul-de-Sac | <input type="checkbox"/> Maintained Property |

Contractor: _____

ROC License #: _____

Phone: _____

City of Surprise Permit Attached

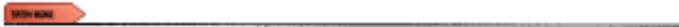
I, THE OWNER, ACKNOWLEDGE THAT IF ANY WORK HAS COMMENCED PRIOR TO THE APPROVAL OF THE ARC, I AM LIABLE FOR ALL COSTS NECESSARY TO BRING THE WORK INTO COMPLIANCE WITH THE CC&R'S (DECLARATION) OR DESIGN GUIDELINES.

HAVE READ THE CURRENT DESIGN GUIDELINES PERTAINING TO THIS APPLICATION.

BY SIGNING THIS APPLICATION FORM, I, THE OWNER, AUTHORIZE THE ARC TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTING ALL WORK ON THIS APPLICATION FOR COMPLIANCE.

Nature of Request: Check all applicable numbers and circle specific details. House Model # _____

1. Landscape: Plants, Rock Gravel, Turf _____
2. Walls, Pillars, Fences, Gates _____
3. Concrete Surfaces: Coating, Pavers, Flagstone, Other Stone (Walkway, courtyard, driveway, patio) _____
4. Dwelling Addition: garage, casita, room, patio screen enclosure _____
5. Patio: Cover, Shades/Blinds, Privacy Panel, Retractable Awning _____
6. Pool, Spa/Hot Tub, Fountain, Water feature _____
7. BBQ, Fire Pit, Fireplace _____
8. Stucco Mailbox: Single _____ Double _____ (both owners sign)
9. Lights, Gutters _____
10. Solar Electric, Solar Water Heater _____
11. LedgeStone Veneer _____
12. Window: Replacement, Sunscreens, Awnings _____
13. Door: Replacement, Security, Garage _____
14. Change House Color: Neighbors # _____ & # _____
Existing Color # _____ Requested Color # _____
15. Other: _____

 (Required) Owner Signature _____ Date

ACTION TAKEN BY THE ARC	
<input type="checkbox"/> APPROVED - All work must be completed within 90 days of approval.	
<input type="checkbox"/> PARTIAL APPROVAL AS NOTED - The request is NOT entirely approved and subject to noted conditions.	
<input type="checkbox"/> DISAPPROVED - No work may commence. Any re-submittal <u>must reflect revisions</u> .	
ARC COMMENTS: _____	
ARC MEMBER SIGNATURES: _____	
Date	Date
APPROVAL IN NO WAY RELIEVES THE HOMEOWNER FROM ALL CC&RS AND DESIGN GUIDELINE REQUIREMENTS, NOR DOES IT CONSTITUTE APPROVAL AS TO COMPLIANCE WITH APPLICABLE ARIZONA LAW, MARICOPA COUNTY, AND/OR CITY OF SURPRISE BUILDING AND SAFETY REQUIREMENTS OR ZONING ORDINANCES.	

Appendix C
Notice of Intent to Install Antenna/Satellite Dish
[Protected Devices]

Prior approval from the ARC is recommended. Refer to Chapter 3 of these Design Guidelines. If prior approval from the ARC is not obtained, Owners are required to submit a completed “Notice of Intent to Install Antenna/Satellite Dish” form to the Standards Office.

Date _____ Owner Name _____

Address _____ Tract _____ Lot No. _____

Phone _____ Type of Antenna/Satellite Dish _____

Installation Date _____ Size of Unit _____

Installation Location – Installation on a Common Area wall or encroachment upon Common Areas or any other Owner’s property is not permitted. The preferred locations are:

- In the side yard 15-feet back from the front corner of the Dwelling Unit.
- If installation is placed on the ground within the landscaped area, the mast must be buried and secured with suitable material to assure that the mast remains upright. Any installation using visible concrete blocks as a mast support is not permitted.
- On top of the patio cover where a 360-degree range may be available.

Method of Screening the Unit (if necessary) to shield it from view from the street or from other Lots to the maximum extent possible.

Name of Company Performing Installation _____

Statement of Acknowledgement: I understand and will comply with all Sun City Grand Design Guidelines regarding the installation, maintenance and use of antennas/satellite dishes. I assume liability and any expenses incurred for any and all damages to Association and other Owners’ property, and/or corrective actions required to resolve a non-compliance issue.

Owner Signature _____

Date _____

Received by (Association Representative) _____

Date _____

Appendix D Installation of Protected Devices

Definitions

Antenna Any device used for the receipt of video programming services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution services (MDS). A reception antenna that has limited transmission capability designed the viewer to select or use video programming is a reception antenna if it meets FCC standards for radio frequency emission. A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna must be considered part of the antenna.

Mast Structure to which an antenna is attached that raises the antenna height.

Transmission Only Antennae Any antenna used solely to transmit radio, television, cellular, or other signals.

Owner Any homeowner in the Association. For the purpose of this rule only, “owner” includes a tenant who has the written permission of the homeowner/landlord to install antennas.

Telecommunications Signal Signals received by DBS, television broadcast, and MDS antennas.

Installation Rules

Antenna Size and Type

1. DBS antennas that are one meter or less in diameter may be installed. Antennas larger than one meter are prohibited.
2. MDS antennas one meter or less in diameter may be installed. MDS antennas larger than one meter are prohibited
3. Antennas designed to receive television broadcast signals, regardless of size, may be installed.
4. Installation of transmission-only antennas is prohibited unless permitted by the Board of Directors.
5. All antennas not covered by the FCC rule are prohibited.

Location

1. Antennas must be installed solely on individually owned property.
2. If acceptable quality signals may be received by placing antennas inside a dwelling, without unreasonable delay or unreasonable cost increase, then outdoor installation may be prohibited.
3. Antennas must not encroach upon Common Areas or any other owner’s property.
4. Antennas must be located in a place shielded from view from the street or from other lots to the maximum extent possible; provided, however, that nothing in this rule would require installation in a location from which an acceptable quality signal may not be received. This section does not permit installation on common property, even if an acceptable quality signal may not be received from an individually owned lot.

Installation

1. Antennas must be no larger nor installed higher than is necessary for reception of an acceptable-quality signal.
2. All installations must be completed so that they do not damage the Common Areas of the Association or the lot of any other resident, or void any warranties of the Association or other owners, or in any way impair the integrity of buildings on Common Areas or Lots.
3. Owners are responsible for all costs associated with the antennas, including but not limited to costs to:
 - a. Place (or replace), repair, maintain, and move or remove antennas;
 - b. Repair damages to the common property, other lots, and any other property damaged by antenna installation, maintenance or use;
 - c. Pay medical expenses incurred by persons injured by antenna maintenance, or use; and
 - d. Reimburse residents or the Association for damages caused by antenna installation, maintenance, or use.
4. Antennas must be secured so that they do not jeopardize the soundness or safety of any other owner’s structure or the safety of any person at or near antennas, including damage from wind velocity based upon a unique location.

Maintenance

1. Owners must not permit their antennas to fall into disrepair or to become safety hazards.
2. Owners must be responsible for antenna maintenance and repair.
3. Owners must be responsible for repainting or replacement if the exterior surface of antennas deteriorates.

Safety

1. Antennas must be installed and secured in a manner that complies with all applicable city and state laws and regulations, and manufacturer's instructions. Upon request, the owner must provide the Association with a copy of any applicable governmental permit.
2. Antennas must comply with all laws and regulations regarding separation from power lines and must not be placed unreasonably close to power lines, (above-ground or buried) and in no event must antennas be placed where they may come into contact with electrical power lines. The purpose of this requirement is to prevent injury or damage resulting from contact with power lines. (Consult the electric utility to determine the proper distance required.)
3. All installations must comply with all applicable codes and antennas are required to withstand winds.
4. In order to prevent electrical and fire damage, antennas must be permanently and effectively grounded.

Camouflaging

1. Antennas may not extend beyond a railing or fence.
2. Existing landscaping or fencing must camouflage antennas situated on the ground and visible from the street or from other lots, if an acceptable quality signal can only be received from such placement. If no such existing landscaping or screening exists, the Association may require antennas to be screened by new landscaping or screening of reasonable cost. The Association may require more expensive screening, if the Association chooses to fund part of the cost.
3. Any visible wiring must be painted to match the color of the structure to which it is installed.
4. Antennas may not obstruct a driver's view of an intersection or street.

Number of Antennas

1. An owner may install no more than one antenna of each provider.

Notification Process

1. Any owner installing an antenna must complete an ARC Questionnaire and submit it to the ARC. If the installation is routine (conforms to all of the above rules and restrictions), the installation may begin immediately.
2. If the installation is other than routine for any reason, owners must submit documentation to the ARC supporting the location of the antenna.

Installation by Tenants

1. Tenants may install antennas in accordance with these rules with written permission of the homeowner. A copy of this permission must be furnished with the notification statement.

Enforcement

1. If these rules are violated, the Association may bring action for declaratory relief with the FCC or any court of competent jurisdiction after notice and an opportunity to be heard. If the court or FCC determines that the Association rule is enforceable, the Association for each violation may impose a fine of \$50. If the violation is not corrected within a reasonable length of time, additional fines of \$10 per day will be imposed for each day that the violation continues. To the extent permitted by law, the Association must be entitled to reasonable attorney fees, costs, and expenses incurred in the enforcement of this policy.
2. If antenna installation poses a serious, immediate safety hazard, the Association may seek injunctive relief to prohibit or seek removal of the installation.

Severability

1. If any provision is ruled invalid, the remainder of these rules must remain in full force and effect.

Appendix E

Stucco Mailbox Modification

A. Applications for Approval

1. Owners must have ARC approval before replacing, modifying or changing the configuration or location of a developer-installed single mailbox or developer-installed double mailbox or the construction of a single or double stucco mailbox. Refer to Chapter 3 of these Design Guidelines. The ARC may impose other or additional requirements and restrictions on a case-by-case basis.

B. Change Configuration of Mailbox

1. Owners must have ARC approval before replacing or modifying a developer-installed single mailbox with a double mailbox. Owners may only replace a developer-installed double metal mailbox with a double stucco mailbox. Both Owners must have ARC approval before changing the configuration of the mailbox.

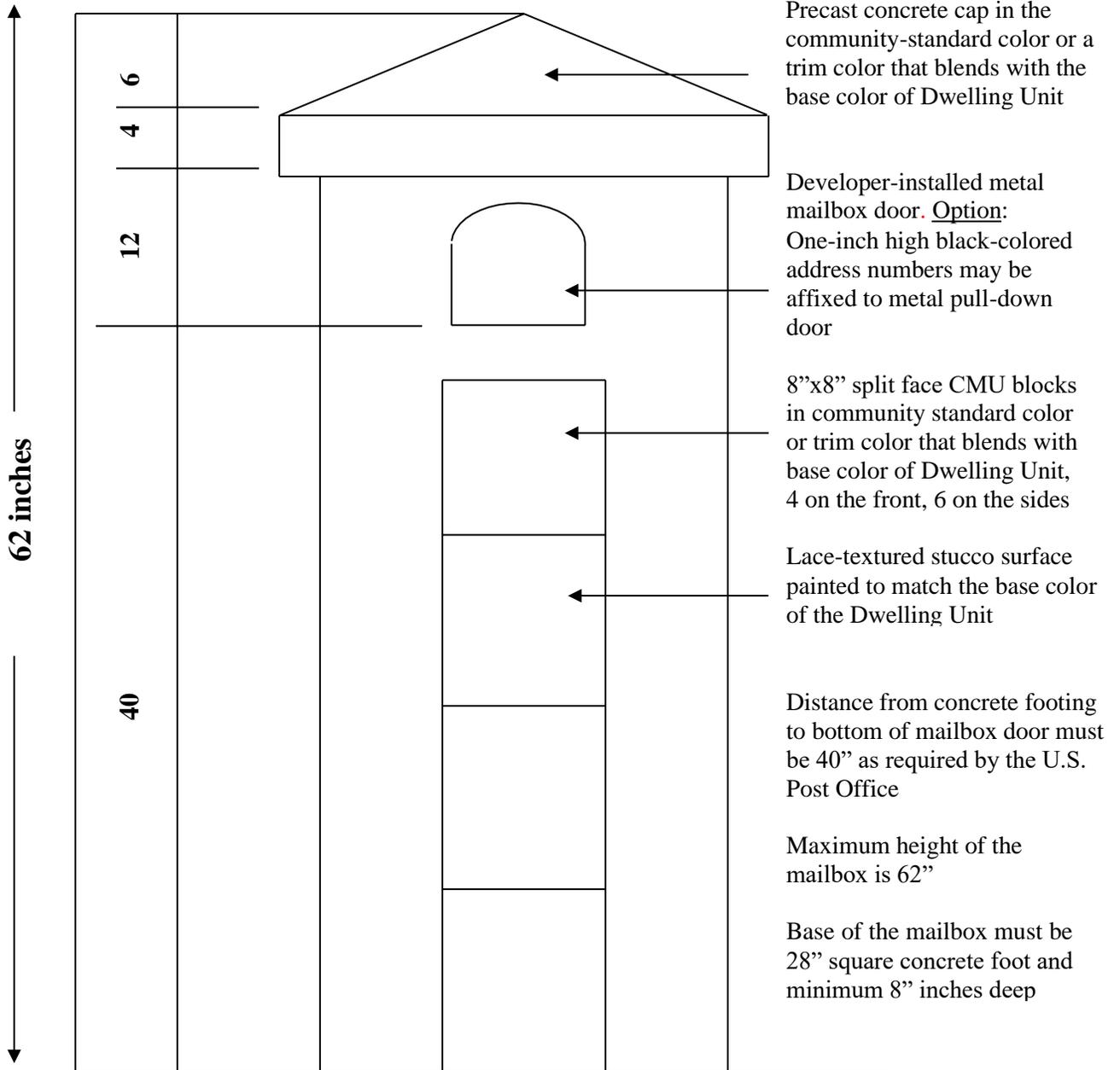
C. Change Location of Mailbox

1. Owners who want to change the location of a developer-installed single or double mailbox must submit a request to the U.S. Post Office in the city of Surprise. After the U.S. Post Office approves the request, Owners must submit an Application for Approval (Appendix B), with a copy of the written approval from the U.S. Post Office. Owners must have ARC approval before changing the location of the mailbox.

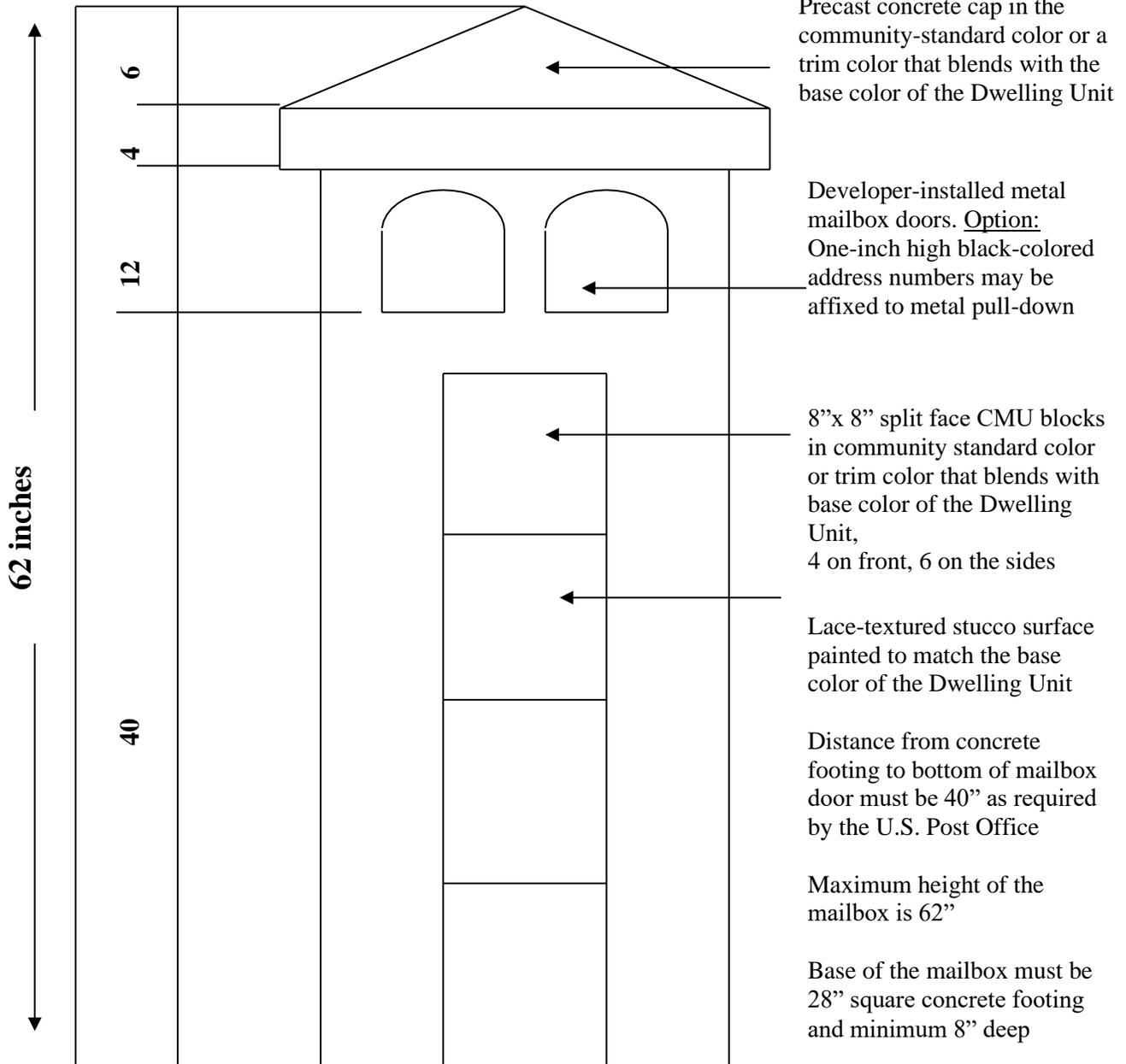
D. Construction of Stucco Mailbox

1. A single or double stucco mailbox may be constructed in place of developer-installed single or double mailbox within the following guidelines:
 - a. ARC permitted battered/slanted or vertical style and dimensions,
 - b. Must be supported by and anchor bolted to a 28-inch square concrete footing that is a minimum of eight-inches deep,
 - c. Distance from concrete footing to bottom of mailbox door must be 40 inches as required by U.S. Post Office,
 - d. Maximum height is 62 inches,
 - e. Precast concrete cap and four center vertical, eight-inch square concrete masonry unit (CMU) blocks on the front, and six center vertical, eight-inch square CMU blocks on the sides,
 - f. Lace-textured stucco surface, painted to match the base color of the Dwelling Unit, or one of the two Dwelling Units, if a double mailbox,
 - g. Precast concrete cap and center vertical blocks on the front and sides must be painted the Community standard color or the trim color of the Dwelling Unit, or one of the two Dwelling Units, if a double mailbox,
 - h. All metal mailboxes and metal mailbox doors must be the same as the developer-installed style and beige color. This includes metal mailboxes enclosed in stucco columns,
 - i. One-inch high, black-colored address numbers may be affixed to the metal pull-down mailbox door. Address numbers of any size, color or material are not permitted on the sides of the metal mailbox or on the sides of a single or double stucco mailbox.
2. Refer to the mailbox drawings in Appendix E.

Appendix E
Single Stucco Vertical Mailbox



Appendix E Double Stucco Vertical Mailbox



Double Mailbox
Front, Side and Rear Views
Battered or Slanted Style

