



SUN LAKES HOMEOWNERS ASSOCIATION #3
ARCHITECTURE and LANDSCAPE
GUIDELINES

Revision: January 25, 2017

Our Core Purpose: Create, protect and promote an active adult lifestyle community with resort style amenities and to enhance the community's value

ALC GUIDELINES INDEX

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Forward

This document has been created by the IronOaks Architecture & Landscape Committee (ALC) to provide all IronOaks Homeowners specific guidelines when they anticipate making additions, changes, modifications or restorations to the exterior of their home, lot and/or landscape.

This document also includes the process and what is required to obtain an ALC Permit for the planned projects. These ALC Guidelines are reviewed on an ongoing basis and are subject to periodic updates. Homeowners should review the appropriate section to be familiar with the details of the specifications and recommendations concerning the planned project.

If there are any questions or concerns, please call the Architecture & Landscape Department Office at (480) 802-2776. ALC Staff is available Monday through Thursday, 8:00 am to Noon.



SUN LAKES HOMEOWNERS ASSOCIATION #3 ARCHITECTURE and LANDSCAPE GUIDELINES

GENERAL

- A. The Architecture and Landscape Committee, hereafter referred to as the ALC, is responsible to the Board of Directors for the approval or disapproval of all exterior modifications made to a Homeowner's property in IronOaks at Sun Lakes Homeowner's Association #3, DBA IronOaks at Sun Lakes, hereafter referred to as SLHOA #3.
- B. Nothing contained herein shall be construed as altering, amending or changing the Declaration of Covenants, Conditions and Restrictions ("Deed Restrictions") as recorded with the County of Maricopa, or the Articles of Incorporation, By-Laws, or Rules and Regulations of SLHOA #3.
- C. This document, referred to as "Guidelines", is the rules by which the Association and the ALC operates. The ALC reserves the right to modify or change any of the Guidelines with or without notification as approved by the Board of Directors.
- D. Notices and Change of Address/Contact Information
 1. It is highly recommended that the IronOaks management, the ALC and/or IronOaks Patrol be kept advised of any changes or alternate addresses that differ from the residence address within IronOaks so that they would be able to contact the Homeowner in case of some emergency.
 2. Also, the Courtesy Notice of a potential violation, or an actual Fine Notice is made by mail. All Notices shall be deemed to be delivered and received twenty-four (24) hours after a copy of the same has been deposited in the United States mail, postage prepaid. If the Notice is addressed to the Homeowner at the address given by the Homeowner to IronOaks, or the management, for the purpose of service of such notices, or the Notice is addressed to the address of the Lot, Parcel or Dwelling Unit owned by the Homeowner and there is no alternate address given, the Notice will also be considered delivered. The stated time frame for corrective action to be implemented will have started and the appropriate fine will be assessed.

Revisions: February 7, 1997. Revisions were adopted on 11/01/1998, 01/01/2001, 01/01/2005, 05/01/2006, 11/29/2006, 01/10/2007, 07/11/2007, 10/17/2007, 04/16/2008, 09/17/2008, 12/17/2008, 12/17/2009, 03/17/ 2010, 10/20/2010, 10/24/2012, 10/16/2013, 06/25/2014, 12/16/2015, 02/24/2016, 01/25/2017

I. HOMEOWNER REQUIREMENTS

- A. **The HOMEOWNER HAS THE RESPONSIBILITY TO OBTAIN AUTHORIZATION FROM THE ALC PRIOR TO MAKING ANY EXTERIOR ALTERATIONS TO HIS/HER PROPERTY, INCLUDING ALL ITEMS SPECIFIED IN THE GUIDELINES.**
- B. ALC Permit Request Forms are available in the ALC Office located in the Oakwood Arts and Crafts Center (Monday-Friday, 8:00 AM to 4:00 PM).
- C. **Please only include one alteration or change per ALC Permit Request Form.**
 - 1. All submissions must include a copy of the plot plan or drawing showing the location of the work to be performed where required by the ALC Guidelines.
 - 2. In addition, copies of all supporting pages, when applicable, including those submitted to either Maricopa County or the City of Chandler that have been stamped “approved” by such governmental authorities, including their actual permits must also be included.
- D. Attached to each ALC Permit Request will be an Approved Architectural Request Form, which the Homeowner must either display in a front window of the home or attach to a contractor’s sign where applicable.
- E. An administration charge is required for each application, except where the work is considered normal maintenance or repair. The fee schedule is available from the Architectural Landscape Department.

II. ALC REQUIREMENTS

- A. **ALC Permit Request Forms** with required supporting documents normally take no longer than fourteen (14) days for approval and may be picked up at the Oakwood Arts and Craft Building, Monday through Thursday, 8:00 AM to noon. The Committee meets on an as-needed basis to review requests for variances or unique ALC Permit Requests.
- B. The ALC Office phone number is (480) 802-2776; the fax number is (480) 802-4846; the email address is slalc@slhoa3.com.
- C. It is the responsibility of the Homeowner to obtain permits from the ALC prior to making any exterior alterations or installing any landscaping. Work must be done in accordance with the approved plans; changes can be made only with prior written approval of the ALC.
 - 1. No Approved ALC Permit - Any work started or completed without an approved ALC Permit Request shall be considered a violation and all work shall immediately cease at the Homeowner’s expense. An ALC Permit Request for the work being done will be required to be submitted by the Homeowner for approval and an initial \$100.00 fine will be assessed. Failure to comply will result in additional fines of \$100.00 every 21 calendar days until the violation has been resolved.
 - 2. Once a Permit Request has been approved, no deviations or variations from the approved plans shall be made without prior written approval from the ALC. If an inspection discloses that deviations have been made without prior written approval, this becomes a violation and the Homeowner will be given 21 calendar days to submit an ALC Permit Request for a revised plan along with the appropriate permit fee. Failure to do so will result in \$100.00 fines every 21 calendar days until the violation is resolved.

3. When a Permit has been issued with the plans subject to certain conditions or modifications, and an inspection discloses that they have not been incorporated into the completed work, this is a violation. The Homeowner will be given 21 calendar days to include the necessary modifications into the completed work and be subject to a \$100.00 fine every 21 calendar days until the required modifications have been made in the completed work.
4. The Homeowner has the right to appeal an ALC Compliance Office violation notice in accordance with the process described in Article XX of these Guidelines.
5. The ALC advises Homeowners to select a licensed and bonded contractor. To determine if a contractor is licensed, you may call the Registrar of Contractors at (877) 692-9762.
6. If you have any questions as to property setbacks, allowable changes, call the ALC Office at (480) 802-2776. Typically there is an eight foot (8') to nine foot (9') easement from the curb toward the house. Any digging in this area requires having the appropriate utility contacted, including cable T.V. We recommend that you call Arizona Blue Stake at (602) 659-7500 before digging, to mark the location of all underground utilities. This is a free service.
7. The approval of the ALC of any construction, installation, addition, alteration, repair, change or other work pursuant to these Guidelines shall not be deemed a waiver of the ALC's right to withhold approval of any similar construction, installation, addition, alteration, repair, change or other work subsequently submitted for approval.

D. View Lots – Definition

1. The definition of a "View Lot" is a Lot where at least fifty percent (50%) of the rear property line borders the golf course, a walkway or common area.
2. The view area is considered to be that area between the straight line extensions of each side property line. Please note that you should also review those ALC Guidelines that are pertinent to side property lines (e.g., Additions & Alterations, Walls / Fences, Landscaping, etc.)

**III. ARCHITECTURAL SPECIFICATIONS/GUIDELINES
(ADDITIONS AND STRUCTURAL ALTERATIONS)**

A. Guest Suites, Room Additions, Golf Cart Garages, and Other Additions

1. All additions or alterations, including but not limited to, guest suites, casitas, ramadas, gazebos, pergolas, weight rooms, golf cart garages, or other rooms, must be constructed in the same architectural style with comparable materials to the existing residence and be harmonious to the community.
2. It is strongly recommended that preliminary sketches be brought to the ALC office for review prior to preparing engineering drawings and obtaining permits from the City of Chandler or Maricopa County to minimize HOA conflicts and costly design or permit modifications for the homeowner. The final county or city approved drawings with their permits shall be submitted for ALC approval along with the ALC permit request.
3. The ALC shall have the right to disapprove plans and specifications which are determined not to be in accordance with all of the provisions of the ALC Guidelines or, the design, color scheme or location of the proposed structure or improvement is not in harmony with the general surroundings and topography of the Lot, as defined in the Color Selection Chart in the ALC Office.

4. Additions and alterations may not exceed the recorded easement. Second story additions cannot exceed the height of the highest model home built by the Developer within the Association. Engineering drawings, (stamped with the City of Chandler or Maricopa County approval thereon) including those showing how the addition will look from the top and sides, plus a copy of the Maricopa County permit (Oakwood and Ironwood) or City of Chandler permit (Ironwood Estates – Unit 33) must be provided.
5. Structural additions or alterations on Golf Course Lots or Common Area Lots may not extend farther back than the lesser of (1) eighty-eight feet (88') from the front setback line of that Lot, or (2) the rearmost point of the closest house on either side.
6. A Golf Course Lot includes any lot that backs up to, or is alongside of, Golf Course Land, as further defined in the CC&R's, and a Common Area Lot is any lot that backs up to, or is alongside of, Common Areas, as further defined in the CC&R's.

B. Patio Enclosures

1. Enclosing the existing patio with either screens or glass, and possibly some masonry block, must be done with materials comparable to those used in the existing residence and harmonious to the community. Any panels installed below the screens or glass must have a stuccoed surface and be painted the same color as the house. Color of screens must blend in with the color of the residence or be the same as any screens existing in the residence itself.
2. Engineering/architectural drawings, including those showing how the enclosure will look from both the sides and the rear must be included. A copy of the Maricopa County permit for Ironwood and Oakwood or a copy of the City of Chandler permit for Ironwood Estates (Unit 33) is required when the enclosure includes windows.
3. If the patio enclosure is an extension to the room inside, and the patio walls/doors in between have been removed, the patio floor must be raised to the same level as the room inside. If the patio enclosure is to be a separate room, with the walls/doors kept between it and the room inside, the patio floor does not have to be raised unless required by either Maricopa County or the City of Chandler.

C. Air Conditioners / Evaporative Coolers for Additions or Patio Enclosures

1. Ductless Air Conditioning Units: If an air conditioning/heating unit is to be added or existing air conditioning or heating is to be extended into such areas, complete specifications as to how this is to be accomplished must be included with the ALC Permit Request.
2. Refer also to EVAPORATIVE COOLERS/AIR CONDITIONERS (Section III. R)

D. Ledge Stone / Stacked Stone / Ledger Stone) / Cultured Stone / Siding

1. Ledge Stone or Cultured Stone Veneer may be added to the house. An ALC Permit is required prior to installation. The Permit Request must include information as to size, shape and color, brochure from manufacturer or contractor, and either a drawing of the area to be covered or a digital photograph with the area plainly marked where the material is to be installed.
2. The ALC has restrictions on shape and color of stone. Samples/Literature of approved shapes & colors are available in the ALC office.
3. Aluminum siding is not allowed in IronOaks.

E. Antennas / Satellite Dishes

1. **Satellite Dish Antennas or Over-the-Air Reception Devices:**

- a. Pursuant to FCC Regulations, the ALC charges no fee but requires completion of the applicable Satellite Installation Form indicating the location for installation of the satellite or digital antenna. These forms, together with the ALC criteria and preferences of installation location, may be obtained from the ALC office either in person or by written request.
- b. Over-the-air-reception-devices are defined by the FCC OTARD Rule issued August 6, 1996. Updates and revisions may be found at: www.fcc.gov/mb/facts/otard.html
- c. Satellite dishes shall be installed solely on the Homeowner's property and not encroaching on adjacent Common Areas or other Homeowner's property.
- d. If there is more than one recommended location for the satellite dish, the one that fits best and meets the emphasis on maintaining the aesthetic beauty and value of the community should be selected whenever possible as long as there is no unreasonable expense or precludes the reception of an acceptable quality signal.
- e. Homeowners in the Villas must check with their Villas Homeowners Association for specific details on the location and method of installation.
- f. Digital HD Antennas (Off-Air) are permitted and may be installed in a location that provides maximum reception of local HD digital broadcasts.
- g. Each residence is limited to one (1) of each type of these devices.

2. Wireless Internet Antennas (ALC Permit Required)

- a. Until regulated by the FCC, installation of these devices requires that Homeowners obtain a Permit and ALC approval prior to installation.
- b. The Permit Application shall indicate a diagram of the antenna and receiver, the lowest possible mast-height required to receive a point-to-point reception, and the first two preferences for placement location.
- c. Placement shall be at a location least visible from the street and from other Homeowners. Prior to approval, all requests for Permits will be reviewed by the ALC with emphasis on the effect to the present and future aesthetic value of the community.

3. Other Exterior Antennas

- a. No exterior antenna for radio, ham radio, or CB may be mounted on any structure or any mast, pole or similar device in SLHOA #3 that is visible from neighboring property, as defined in the Deed Restrictions.

F. Awnings / Sun Shades / Screen Doors / Patio Awnings

1. Window awnings must be of the fabric type material and may be of a slanted or rounded type for protection from the sun. Supporting parts may stand out no further than four (4') feet from the home. The awning cover itself should be no wider than four (4") inches beyond the window on each side. Colors are to be neutral solid colors compatible with the color scheme of the house. Written approval of the location, color, material and style must be obtained before installation.
2. Sunshades of the roll down type are to be installed within the patio frame. Fabric type of material must be used. Approval of their location, color and material must be obtained before installation. They must be tied down or securely fastened at top and bottom when in use. No Bamboo or reed is allowed. For metal roll down security shutters, refer to the Security Doors and Sunscreens (Page 8)

3. Screen doors (non-security type) must have metal frames, and the color must be compatible with the exterior of the house or the color of the entry door. The color of the screen material may be black, white or compatible with the color of the house or door frame.
4. Retractable patio awnings that extend out horizontally to the ground are allowed. The color of the material must match or be compatible with the color of the house.

G. Shade Sails

1. Shade Sails may be installed in the backyard and only in the front of the house if they are not visible from the street, such as enclosed front patio. Maximum height shall not exceed the height of bottom of the cross beam of the rear patio.
2. Choice of colors shall be limited to those shades that complement the roof tile and/or stucco color. Only UV stabilizer treated high-density polyethylene fabric is to be used. The material should be fire retardant, or preferably fire rated.
3. Shade sails are to be installed only by an Arizona Licensed Contractor with a K-03 or C-03 rating. An approved Maricopa County or City or Chandler Permit (whichever is applicable) is required and is to be included with the ALC Permit Request if the structure is to be attached to the house. Drawings of the proposed structure, including the location, dimensions and color must be included.
4. The Shade Covers or Sails may be attached to the rear patio of the house or as a separate structure. If the structure is not attached to the house, it must be at least five (5) feet from the structure.
5. Poles/columns are to be installed no closer than ten (10) feet from the property line.
6. It is highly recommended that either a private locator or Blue Stake (602-659-7500) be used to ensure that no utility lines are located where the poles/columns are to be placed.
7. All awnings and sunshades must be maintained and kept in good condition at all times.

H. Shade Covers

1. Shade Covers constructed of material supported by four (4) metal or wooden poles at the corners are not permitted as permanent structures.
2. The shade structure must be properly anchored according to the installation instructions to prevent movement in high winds. Colors to be neutral and blend with the house.

I. Security Doors / Security & Sun Window Screens / Front Entry Doors

All Security Doors, Window Sunscreens, and Front Entry Doors must be approved by the ALC prior to installation. The following specifications apply:

1. Security Screen Doors

Security screen doors must have frames constructed using metal, and the door color must be compatible with the colors approved for use in painting the exterior of the house or the color of the entry door.

2. Security & Sun Window Screens

- a. Window Sunscreens & Sun Screens: The color of the sunscreen may be black or the closest match to the color of the body of the house as possible. The color of the frame shall match the color of the existing window frames as close as possible.
- b. Solid Exterior Roll-Down Metal Window Shutters: The color of the shutter shall match

the color of the body of the house or window frame as close as possible.

- c. Security Window Bars: The color of the metal shall match the color of the window frame as close as possible. The color of any screening material, if included, shall be the same as allowed for window sunscreens.

3. Front Entry Doors

- a. All replacement front entry doors including complementary components for customized entry doors must be submitted to the ALC for review on an individual basis.
- b. Refer to Guidelines Part XI.B for color requirements.

J. Ramadas / Patio Covers

1. Ramadas must be painted to match the color of the existing house and, if free standing, must be separated from the house by ten (10') or more feet. If the total area is more than 200 square feet, a Maricopa County or City of Chandler permit (whichever is applicable) must be obtained before construction and a copy must accompany the ALC Permit Request. It is strongly recommended that preliminary designs be submitted to the ALC Department prior to seeking Maricopa County or City of Chandler approval.

If aluminum is used, the color must match the primary color of the house as close as possible. Wood is not recommended, but if used, it must be redwood or painted the color of the house. Any wood in contact with the ground must be treated for termites.

2. Patio Covers: If the total area is more than 200 square feet, a Maricopa County or for Unit 33 a City of Chandler permit must be obtained before construction can commence and a copy must accompany the Permit Request and a copy of the plot plan, marked to show the location. Include dimensions, type of material used and color.

The color of the patio cover must complement the color of the house as close as possible. Patio cover posts are not allowed to intrude into the setback area, but the cover itself may overlap by a maximum of two (2') feet.

K. Gazebos / Elevated Patios

Please consult the ALC before commitments are made or a contractor is hired for construction and whether a Maricopa County or City of Chandler Permit is required. Gazebo kits are allowed. Attach the kit brochure or a picture to the ALC Permit Request before purchase.

1. Gazebo Specifications: Height, maximum ten (10') feet above Lot grade. Color must be natural redwood or painted to match color of house. Flooring must be concrete at least four inches (4") thick and may not exceed six inches (6") above grade level. The maximum width shall be twelve feet (12'). Roof material must be tile or a composite and match or complement the color of house or Ramada type slats. No wooden shingles.
2. Gazebos must be built not less than fifteen feet (15') from all lot lines. Gazebos may be placed over hot tubs or spas, providing all other ALC Guidelines and criteria have been met.
3. Elevated Patios may not exceed eight inches (8") above grade level.

L. Basketball Backboards and Other Playground Equipment

1. Basketball backboards are not permitted anywhere on the Lot.
2. Playground equipment, such as slides, swings, seesaws, etc. are not permitted on a permanent basis. When not in active use, the equipment must be stored in an area out of sight.

M. Sun Decks and Staircases

1. Sun and/or observation decks constructed on any part of the roof, and staircases of any kind connected thereto are prohibited.

N. Bug Lights / Bird Feeders / Hummingbird Feeders / Bird Houses

Bug lights, bird feeders, Hummingbird feeders, birdhouses and other similar items are limited in height not to exceed five (5') feet and no wider than two (2) feet. A maximum of two bird feeders are allowed per lot. Bird feeders may be hung from patio headers. They are to be placed in back yards only, and no closer than five feet (5') from Lot lines and cannot be placed on the ground.

O. Driveways / Walkways / Patio Surfaces

1. ALC approval must be obtained for any change in color or surface of the driveway, walkway or patio.
2. Extension of walkways and/or driveways after close of escrow requires the prior approval of ALC. There is a five foot (5') easement for some Ironwood residents. Plot plans must accompany each application showing the work to be performed.
3. Existing concrete driveways, walkways and/or patios may be replaced with paving stones (pavers), flagstone or stamped concrete. Colors are limited to those colors that blend/match and complement the colors used on the stucco, trim and roof tiles of the house.
4. For existing driveways, walkways and/or patios, a textured concrete epoxy or other coatings and finish colors are limited to those colors that blend/match and complement the colors used on the stucco and trim of the house. Re-sealing the surface of an existing coated driveway or patio will require an ALC Permit Request, but is considered maintenance and there is no Permit Fee.
5. A sample or picture of the material, color and pattern must be submitted with the ALC Permit Request. Garage floor paint or sealer is NOT to be used as a substitute for textured coating.
6. The widening of driveways for purposes of providing parking of additional vehicles is prohibited. Driveways may be widened approximately two feet (2') on each side, but no wider than the garage itself, for purposes of facilitating entering and exiting vehicles when two (2) vehicles are parked side by side on the driveway.
7. Permanent or temporary parking, driving or storage of motor vehicles, golf carts, trailers, boats or any other material that is not part of the landscaping is prohibited on landscaped areas of Homeowner's Lots or on patios.

NOTE: Care must be taken by the Homeowner when contracting for such work that underground public utility lines are not disturbed, including the lines for T.V. Cable. We recommend that you contact Arizona Blue Stake prior to extending any walkway or driveway.

P. Column Removal

The columns under the rear patio may be removed to increase the view. The work must be performed by a licensed contractor and requires either a Maricopa County or City of Chandler building permit. An ALC permit is also required. Copies of approved plans and permit(s) shall be provided with the ALC permit request.

Q. Easements (Ironwood Only)

1. A right of way five foot (5') easement was established on many lots. The adjacent

Homeowner has the right of use and enjoyment of this easement area, but may not erect any permanent structure or concrete pad within such area, and must allow the Homeowner on whose property the easement is established the right to enter the easement for the purpose of performing maintenance on his home.

2. Each Homeowner is reminded that no poured concrete as part of a patio or walk is allowed in the five foot (5') easement area except those built by the Developer as part of new house construction.
3. Enough room is to be allowed when planting trees and shrubs so the spread of same does not invade the five foot (5') area without prior approval of ALC.
4. A Homeowner has a legitimate right to request the adjacent property owner to remove and or cut back all trees and/or shrubs that may cause damage to his home or interfere with the maintenance of his home.

R. Evaporative Coolers / Air Conditioners

1. Installation of evaporative coolers or air conditioners after the close of escrow requires prior approval of the ALC. Such equipment cannot be installed on the roof, or in any windows or in any openings proposed or existing in the building walls for purposes of accommodating such equipment.
2. For any type of installation, complete specifications and location thereof must be included with the ALC Permit Request Form.
3. Ductless Air Conditioning Units are permitted where additional cooling is needed. Installation is to be performed only by a licensed professional. The external compressor must be placed on a suitable pad. All pipes and wiring should be enclosed and painted the color of the stucco.

S. Exterior Lighting

1. All changes to exterior lighting fixtures on the garage, front entryway, or patio require an ALC Permit Request. A picture or catalog brochure of the light fixture and color thereof must accompany the Permit Request.
2. Spot or flood lights are permitted off the rear patio or the side of the house. They may be directed to the Homeowner's lot only. Where spot lights might shine into a neighbor's property they must be redirected. The maximum incandescent lamp rating allowed is 100 watts. If LED lighting is used, the maximum rating allowed is that equivalent to the incandescent rating allowed by this section.
3. For low voltage walkway lighting and spotlights to highlight landscape scenery, refer to Article IV Section S.

T. Fences and Walls

General – Permits / Codes / Approvals

1. All new, additions to, or modifications to fences or walls require ALC approval in addition to any required permits from the Authority Having Jurisdiction described below.
2. Authority Having Jurisdiction (AHJ) is the person or agency who has the delegated authority to determine, mandate, and enforce code requirements established by jurisdictional governing bodies. Any AHJ code or permit requirement noted below is based upon reviews obtained in August 2015 and is a generalization. It is the Homeowner's duty to check for specific requirements in force at the time of their proposed project.

- a. For Ironwood Estates (Unit 33) the AHJ is the City of Chandler.
 - b. For Oakwood and the remainder of Ironwood the AHJ is Maricopa County.
3. Maricopa County Requirements Pertaining to Building Permits and Zoning Clearance Permits for Fencing:
 - a. Drainage Clearance Permit required for all walls 1.0 foot and over in height, and less than 1.0 foot if wall impacts drainage.
 - b. Zoning Clearance Permit required for all fences over 6.0 feet, all pool barriers, all retaining walls over 18" in height and all fences on a corner lot abutting a key lot.
 - c. Retaining wall height maximum is 6.0 feet. Walls in visibility triangles must be a maximum height of 2.0 feet.
 - d. Site plans must be sealed by an Arizona Registered Civil Engineer if a fence has an effect on drainage.
 4. City of Chandler Requirements Pertaining to Building Permits and Zoning Clearance for Fencing (Ironwood Estates).
 - a. If the home is in a subdivision with a homeowners association, the plans must be approved by the association before applying to the City for a building permit.
 - b. Regardless of height all fences need a City of Chandler Zoning Clearance permit
 - c. A retaining wall over 4.0 feet in height needs a Building permit.
 - d. All fences must be 3.0 feet from fire hydrants or utilities

Definitions

1. **Property Line** - Two owners share in cost and maintenance of fence/wall and it is built on the property line.
2. **One Owner Fence/Wall** - Fence/wall separates adjoining properties but one owner pays cost for construction and is responsible for maintenance of both sides. This wall is built entirely on the owner's property (not on property lines).
3. **Streetscape Fences/Wall** - Fences/walls on corner lots that have permanent exposure to street.
4. **Return Fences/Walls** - Fences/walls that face the street and connect the residence to the side fences/walls.
5. **Green Belt/Common Area Fences/Walls** - Fences/walls that adjoin greenbelt or other common areas.
6. **Golf Course Fences/Walls** - Fences/walls that adjoin golf course property.
7. **Decorative Fences/Walls** - Primarily added for appearance and are more than five (5') feet from property line.
8. **Retaining Walls** – May be installed on Lakefront or “unacceptable grade” properties only.
9. **Screen Wall** – Any masonry wall up to five feet (5') in height used around water feature/pool equipment, trash containers, air conditioners, etc., for purposes of making them not readily visible from the street or neighboring properties. When they are erected at the front most part of the property, the maximum size of the opening shall not exceed five feet (5') from the front of the house or garage. The color must be approved as detailed on the Color Selection List in the ALC Office.

Pet Containment -

1. Those properties with Non-Masonry or View Fences that desire to add additional low height

fencing in order to keep their pet contained within the property must submit an ALC Permit Request along with a complete description and sample for approval.

2. View type - wrought iron, aluminum or vinyl is allowed. Such cases will be reviewed on an individual basis. Wire, wood, chain link, lattice or trellis cannot be used as the fencing material.
3. The addition of wire mesh can be added to inside at the bottom of view type fencing. The maximum height for the addition of a three eighth inch (3/8") hexagonal wire mesh with a 0.06 wire diameter is two feet (2') from the bottom of the view fence and securely attached.

Fencing/Wall Policy -

1. Any modification or alteration of existing Property Line or One Owner fences/walls requires ALC approval.
2. When homes on two adjoining Lots have different setbacks from the rear Lot lines, only non-masonry type fencing (View Fence) may be installed forward from the rear lot line to at least that point where a line drawn between the rearmost points of each home intersects the property line between such homes. Masonry or non-masonry view type fencing may be installed from that point forward.

Masonry Boundary Walls (Property Line or One Owner)

1. **Height** : Masonry walls must be a minimum of five feet (5') and a maximum of six (6') feet, or nine (9) courses when using standard eight (8) inch masonry blocks, whether on the property line or within the Homeowner's property line.
2. **Gates**: View-type gates are recommended. If wooden slats are used, the gates must be same color as the fence/wall and the slats painted the same color or a natural finish. Gate height must be same as fence/wall. Gate width is not to exceed five feet (5').
3. **Construction**: The required construction for interior lot masonry walls is eight by eight inch (8" x 8") reinforced pilasters with four inch (4") interlocking block.

For lots abutting Greenbelt, Golf Course and Common Areas, corner or street side, refer to Items below.

4. **Color**: Homeowners are responsible for painting the interior side of all side and rear walls and they must be painted the same color as the stucco of the residence. The exterior (neighbor) side of the wall shall be painted the color of the stucco of the neighbor's residence, with exception of a wall on the street side of a corner lot.

Street side or Streetscape Walls

Height: must be a minimum of six inch (6") block, without pilasters, stuccoed on the outside (optional on the inside), include one row of extended face block on the street side and meet other requirements specified elsewhere within these guidelines.

Return Walls

All return walls must be stuccoed to match exterior of residence and meet other requirements specified above.

Greenbelt / Golf Course / Common Area

1. Boundary line fences/walls for the entire rear portion of the yard must be constructed of non-masonry materials (View Fence) up to the rearmost part of the house. From the rearmost part of the house forward either masonry or View Fence may be used unless the rearmost points of the adjacent houses are different distances to the common rear property

line. If there is a different distance, the View Fence shall be constructed forward at a minimum to the midpoint on a line extended from the rearmost corners of the two houses.

2. Refer to the above, for masonry wall specifications.

Non-Masonry Fences (View or Glass Fences)

1. **View Fences** may be erected along the sides and across the back of the property. Glass Fences are limited to Golf View, Lake View and Walking Path lots across the rear property and must have a secure method of attachment to the side fence or wall. Glass fences may be erected around the pool as a protective fence, as long as it is at least 3 feet from the property line.
2. **Material**
 - a. View Fence: Wrought iron, aluminum or vinyl fences are allowed. No wire, wood, chain link, lattice or trellises allowed to be used as fencing.
 - b. Glass Fence: Tempered glass may be used if secured with #316 marine grade stainless steel clamps and posts. A minimum of one half inch (1/2") thickness is required. The posts may be powder coated with a color that is in harmony with the house color. Glass panels are to have rounded and polished edges.
3. **Height.**
 - a. If there is no in-ground spa or pool on the property or on the neighbor's property on either side, a three foot (3') view fence may be installed along the side and across the rear of the property; however, should the Homeowner or the neighbor install an in ground spa or swimming pool, the fence must be replaced with a fence that meets the applicable code. The Homeowner installing the pool or in ground spa will be responsible for the replacement cost for the new fence.
 - b. If there is an in-ground spa or pool on the property or on the neighbor's property on either side, a minimum of a 5 foot (5') or six foot (6") view fence must be installed, according to the applicable municipal code.
4. **Option for view lots only** if a pool exists on neighbor's property: Height may be a minimum of five feet (5') and a maximum of six feet (6') across the rear for a distance of eight feet (8') on either end. The center section may drop down to three feet (3') as long as no swimming pool is being built on the lot.
5. **View Fence Construction:**
 - a. Diameter of picket (vertical bar). One-half inch (1/2") for wrought iron or aluminum and one-one-half inch (1-1/2") by seven-eighths inches (7/8"), or one (1) inch by 1 inch (1" x 1"), for vinyl.
 - b. Space between pickets: Four inches (4") for metal and three-three-fourths inches (3-3/4") for vinyl to comply with swimming pool barrier requirements.
 - c. Horizontal rails: One at top and one at bottom. One inch (1") square for metal fences and one-one-half inches (1-1/2") square for vinyl. A minimum of fifty-four (inches (54") is required between top and bottom rail.
 - d. Caps: Flat or plain are required for masonry pilasters and pillars between vinyl sections. No caps, Gothic or otherwise, are allowed on individual pickets when vinyl is used.
 - e. One row of masonry block, brick, concrete curbing, or similar solid edging is allowed

along the base at ground level to separate gravel between lots or to keep grass from intruding into or out of the yard. The edging must not exceed eight (8") inches above normal ground level.

Property adjoining one of the lakes in Ironwood

The existing thirty inch (30") to thirty-six inch (36") high wrought iron/view fence may be replaced either with metal vinyl or glass of the same height in accordance with the above general specifications except for the height. If a View Fence, the new fence must be a black, white or a color that best matches the color the house.

Free Standing Decorative Walls:

1. The wall may not exceed forty-two inches (42") in height. Walls used to enclose a front courtyard may not exceed five feet (5) in height.
2. Columns on a 42" wall may not exceed 46" in height.
3. The wall may not expand the courtyard area, or extend beyond the line of the front or the side of the existing structure.
4. The courtyard wall must be attached to the house and garage at each end.

Retaining walls

Height must not exceed sixteen inches (16") including footings or two courses plus footing and will be reviewed and approved by the ALC on a case- by-case basis.

Screening Walls:

1. If walls are used to screen air conditioners or trash containers, they may not exceed five feet (5') in height and must be of masonry construction, stuccoed and painted to match the color of the house.

Note: It is not required that air conditioners be enclosed, but if they are enclosed with walls, they must be of the masonry type. For hiding trash containers with other than screening walls see Article IV Landscaping Sub-Section O.

2. Lattices or trellises are not allowed for screening purposes unless shrubs or plant material is used.
3. Walls are not required to screen air conditioners, and plant material may be used for this purpose, if desired by the Homeowner.

General/Miscellaneous:

1. Any wall less than five feet (5') in height must be at least five feet (5') off the property lines, except those used to screen air conditioners and trash containers. This also does not apply to those lots where the distance between the houses cannot accommodate the 5 foot requirement.
2. The street side of walls constructed of cement block must be stuccoed to match residence and painted the primary color of the residence. Wall may be capped with brick or decorative material.
3. One party boundary fences that adjoin an unsold property must be painted on both sides by the owner within sixty (60) days of completion of the wall. Each side is to be painted the stucco color of the house facing the wall.

Neighbor Notification

1. In order to attach a new wall or view fence to an existing wall or view fence already existing on an adjoining property, an agreement must be obtained from the owner of the existing wall or view fence, and a copy of such must be attached to the ALC Permit Request. If no agreement has been obtained, the proposed wall or view fence cannot be attached to the one that already exists on the adjoining property, as it would encroach upon that adjoining property and a space must be left between the two (2) walls.
2. When the owners of two (2) adjacent lots share the cost of constructing a masonry wall or view fence between their Lots, a copy of the Party Wall Construction/Alteration Request Form, signed by each Homeowner, must be included with the Permit Request. If both lots have closed escrow, the wall or view fence is placed on the property line. If only one property has closed escrow, the wall or view fence must be constructed entirely on that one property that has closed escrow.
3. The exception to requiring the Party Wall Construction/Alteration Request Form will be granted where an existing pool or a new pool is to be constructed and the existing wall requires modification in order to meet current Maricopa County or City of Chandler Codes, whichever is applicable. However, written notice to the adjoining property must be sent to the adjoining property and a copy of the notice be attached to the ALC Permit Request.

U. Flags / Flag Poles

1. The Association does not prohibit the flying of those flags specified in ARS 33-1808.
2. Two (2) types of flag poles are allowed on each Lot: One (1) vertical erected in the landscaped portion of the Lot and one (1) wall mounted horizontal standard. Only one (1) of each is allowed.
3. The flag pole must be constructed of metal, be a neutral color and no higher than the peak of the roof or approximately twenty feet (20') above ground level. It must be located within the Homeowner's property, set back a minimum of nine feet (9') from the street and five feet (5') from all property lines.
4. Flag dimensions are not to exceed four feet by six feet (4' x 6').
5. U.S. flags, if flown after dark, are not required to be illuminated by lights, but if illuminated, the light must be directed up onto the flag rather than to a neighboring house or the street.

V. Garages / Garage Door Replacement

1. Garage entries may not be raised to accommodate motor homes or similar large vehicles.
2. Driveways and garage floors may not be lowered to accommodate motor homes or similar large vehicles.
3. Should a garage door require replacement and the homeowner is replacing the existing garage door or individual panels with one(s) of the same or similar design, the homeowner should request an ALC Permit. Upon approval an ALC Maintenance Permit will be issued.

4. If the homeowner is replacing the existing garage door with one of a different design, an ALC permit is required. ALC staff has copies of pre-approved design *styles* at the ALC office. Additionally, the following is required.
 - a. The new garage door must be of the roll-up multi-panel overhead type.
 - b. The garage door panels may be manufactured of fiberglass, vinyl, or metal. Wood panels are not allowed and will not be approved.
 - c. Faux wood texture finished panels are acceptable.
 - d. If the homeowner opts to have windows included they will be approved for installation in the top panel only.
 - e. No decorative hardware is allowed and will not be approved.
 - f. Color Selection:
 - The garage door panels shall be of a single color regardless of the panel configuration and/or design.
 - When painted the new garage door or replacement panels shall be painted per Article XI, Section A, of these Guidelines.
 - New garage doors with a faux wood texture finish, in lieu of painting per Article XI, may have a **manufacturer's applied color to match the natural lighter wood grain colors such as maple, oak, teak, or pine.**
5. The homeowner must provide a manufacturer's brochure or photograph of the proposed new garage door with the Permit Request.
6. Upon approval an ALC Permit will be issued in accordance with the ALC Permit Fee Schedule.

W. Golf Ball Shields

Golf ball shields must be constructed so as not to obstruct the view of adjacent houses and not degrade the neighborhood scheme, using approved materials only. Please contact the ALC office for approval prior to contracting. Due to the safety issues, construction of these structures must be done by contractors specifically licensed to do this work. Designs based upon the following guidelines will be found acceptable:

1. Poles of three inch (3") round pipe (Schedule 40 PVC) painted to match the color of the house, with concrete footers approximately eighteen inches (18") deep, based upon poles being thirteen to fifteen feet (13' to 15') high.

If higher poles are used, the depth of the footers shall be increased
2. Poles shall be placed approximately ten to twelve feet (10' to 12') apart with one quarter inch (1/4") galvanized steel cable top and bottom between poles.
3. Netting to be black heavy poly golf netting, UV treated, rope bound with holes approximately three-quarter inch (3/4") in diameter, attached to the poles and cable with black rope about one-eighth inch (1/8") in diameter.
4. Netting made of metal, wire mesh and sunscreen material is not acceptable for use.
5. Netting should not be stretched tight, but should be loose enough to give slightly when hit by a ball. If stretched tight, balls may possibly get through the netting.

X. Gutters, Downspouts, and Soffits

Definition: For the purposes of these guidelines a soffit is defined as a horizontal wood or non-corrosive metal surface attached to the underside of the roof stringers. It shall not be visible from adjacent properties or the street. If a soffit is installed it is recommended that it be perforated when installed between stringers which contain roof space ventilation grills or screens.

1. Gutters and downspouts are to be constructed of solid, weather-resistant materials. Downspouts should have no side openings so that the drainage will be directed directly to the ground to provide for proper drainage as described below.
2. The color of the gutter must match as closely as possible the color of the trim on the house and the color of the down spout must match as closely as possible the color of the body of the house. Any soffit installed shall be painted to match the trim color of the house.
3. Provisions for drainage of water from downspouts must be provided to the ALC to insure that no possibility of water encroachment to a neighbor's property occurs. Downspouts directed towards the curb must not be longer than three feet (3'). A copy of the plot plan, or diagram of the yard, must be included to show which way the downspouts will be directed. River beds are sometimes used to direct water away from the house and neighboring property.

Y. Windows

1. Replacement of existing windows
 - a. It is recognized that window replacements quite often are upgrades due to the latest technology such as Low e, high STC ratings, etc.; therefore, design very likely will vary from the originally installed windows.
 - b. Manufacturer's brochures shall accompany the Permit Request.
 - c. Approved colors for frames are white, black, brown, beige (aka - desert sand)
 - d. Upon approval ALC staff shall issue a Maintenance Permit.
2. Additional, Relocated, or Re-Sized Windows
 - a. Elevation drawings shall accompany the Permit Request showing location and size of the new or relocated windows.
 - b. Manufacturer's brochures shall accompany the Permit Request.
 - c. Approved colors for frames are white, black, brown, beige (i.e. desert sand)
 - d. Upon approval ALC staff shall issue a permit.

IV. LANDSCAPING

These guidelines have been established for Homeowners and landscapers to follow when preparing for changes to existing landscaping. It is highly recommended that the selection of plants and shrubs include only those that are considered as Sonoran and are compatible with the local soil and weather conditions and require a minimum of water should always be used.

The basic requirement for landscaping is 100% Lot coverage. Landscape plans will not be approved unless trees, shrubs and/or plants are included in the design along with ground cover material such as granite (see Sub-Section IV.K below). Landscaping designs which consist of 100% hardscape (see Sub-Section IV.J below) and granite will not be approved.

- A. **Landscape Permit:** All landscaping designs and any subsequent alterations must have ALC approval and the Landscape Plan Updated.
1. **Application:** The ALC Permit Request Form is to be submitted to the ALC office, with a detailed Landscape Plan on the Plot Plan of the Homeowner, drawn to scale.
 2. Landscaping must not commence until approval has been given by the ALC and the approved ALC Permit issued. Work started without an approved ALC Permit is a violation and subject to a fine. (See 3. ALC Requirements, C.1.)
 3. **Landscape Design:** The ALC Permit Request must include a diagram showing the outline of the house and property lines, with dimensions, must be submitted to the ALC. All plant and hardscape material to be used in the landscape design must be shown. Trees and shrubs should be shown at mature size. All plants, trees and shrubs must be identified by name and shown on the drawing in the location they will be planted. All structural and landscape measurements are from the finished grade level at the time of close of escrow.
- B. **Ground Contouring:** The Developer has graded all Lots to the building code. This allows surface water to drain to the front of the Lot. The grade level at the close of escrow of the property shall not be altered by walls, sidewalks, landscaping or ground contouring so as to impede the natural water flow or divert the water drainage to a neighboring Lot. French drains may have to be added to facilitate water to pass obstructions such as sidewalks.
- C. **Landscape Installation/Re-design:** Homeowners and any contractors they hire (landscaping, masonry or other) are responsible to insure that equipment and/or material (gravel, dirt, boulders, sand, plants, masonry blocks, etc.) are not stored on the street without first notifying IronOaks Patrol and having safety cones with reflectors set in place.

The Homeowner is required to obtain an ALC Permit and sign the liability waiver that is a part of the ALC Permit Request before the delivery. Such material is to be delivered to the Homeowner's property. Such materials must be spread, installed or otherwise removed from view within three (3) days. Homeowner shall hold the HOA harmless for liability arising from any ensuing injury or damage, whether incurred by others or the Homeowner.

D. **Irrigation Systems**

1. Permit Requirements:
 - a. New or replacement of an Irrigation System requires an ALC Permit.
 - b. For Ironwood Estates (Unit 33) a City of Chandler permit is required for the installation of all new irrigations systems and repairs if the repair requires a new anti-siphon valve or pressure backflow preventer and new electrical timers. The City also requires that the HOA approve the plans prior to submitting them to the City.
 - c. For Oakwood and the remainder of Ironwood the Authority Having Jurisdiction (AHJ) is Maricopa County. A Maricopa County (MC) permit is required for the installation of all new irrigation systems and repairs if the repair requires a new anti-siphon valve or pressure backflow preventer and/or new electrical timers. For these Units an approved MC Permit is required prior to ALC staff issuing an HOA permit.
2. Irrigation lines should be buried to an acceptable depth to prevent damage.
3. Irrigation systems should be maintained and programmed to conserve water. Overwatering, leaks, or broken emitters should be repaired.
4. Should the irrigation system not be maintained or repaired in a timely manner, the Homeowner will be subject to an ALC Violation.

E. Tree and Shrub Selection and Maintenance

1. Greenery should be carefully chosen taking into account type and size. Homeowners must plant all trees and shrubs far enough in from the property lines so that, at maturity, no branches or roots will protrude into neighboring yards. The rule of thumb for determining the distance a tree should be planted from the property line is one half (1/2) the size of the canopy of the mature tree. For example, some species of elm have a mature canopy of forty feet (40') and should be planted 20 feet (20') from the property line.
2. Once landscaping has been installed, the Homeowner is responsible to keep it properly maintained throughout the year, with all plant material 100% within his property lines and free of trash and weeds, and to promptly remove all dead and dying vegetation.

F. Plant Replacements

1. If the removal of any plant or tree leaves a large barren spot without vegetation of any kind, then replacements will be necessary.
2. If any tree, shrub or planting of any kind overhangs or encroaches upon any sidewalk, street, bike path, pedestrian way, walking path, golf course or other common area, it must be trimmed from the ground level up to a height of eight feet (8').
3. Natural grass lawns must be maintained on a regular basis throughout the year. For proper weed control, it is recommended that a pre-emergence weed killer be applied twice a year.

G. Street Curbs and Corner Lots

1. It is the Homeowner's responsibility to landscape to the street curb in front of the property.
2. Homeowners on corner lots also must landscape to the curb on the street side of the lot.
3. For additional information regarding landscaping restrictions on corner lots the Homeowner should refer to Article X (Line of Sight) of these Guidelines

H. Property Borders:

1. Borders are generally used to define boundary lines, separate different rock types or separate lawn from granite. Borders may be made of concrete, brick or slump block.
2. Border height not to exceed six inches (6") and may be up to eight inches (8") wide.
3. Borders must be within the Homeowner's property line unless written permission is given by the neighboring property owner to put the border on the property line. A copy of such permission shall accompany ALC application.

I. Wild Flowers

1. Wild Flowers are not recommended for use in landscaping and may not be used for ground cover.
2. If wild flowers are present, the plants must be cleared from the property when the flowers have stopped blooming and/or when there is noticeable dead material. This is in keeping with the standard of landscape maintenance.

J. **Ground Cover:**

The ground may be covered with either hardscape, which includes patio extensions, walkways and decorative walls, or with softscape, which includes grass, granite and plant material, as follows:

1. **Hardscape** includes the use of concrete, flagstone, pavers, bricks, etc., in extending patios and driveways or in adding walkways and flat areas for use as a base for a storage facility or holding trash containers.
2. **Softscape** including grass and granite in areas interspersed with plant material.
 - a. **Natural grass** is limited to decorative areas or whole lawns, either in the rear or front yards. The total area should be limited to thirty percent (30%) of the softscape area since this is a desert area. When grass is installed it should have a brick or concrete border to keep it from spreading throughout the yard. Grass must be properly maintained so as to present a pleasing appearance at all times throughout the year.
 - b. **Artificial turf** is for decorative areas and putting greens.
 - The total area permitted for the front yard must not exceed that described in the Artificial Turf Specification Sheet and included in the Artificial Turf Request Pack.
 - Any artificial turf in the Public Utility Easement may be subject to removal for repairs or other required access by a utility. The Homeowner is responsible for returning the area to the original installed condition.
 - Requests must include a sample of the material being used, the ALC Specifications Sheet, signed by the Homeowner and Contractor that the installation, materials meets all the specifications as listed.
 - A statement of the warranties available from the manufacturer must also be included.
 - Installation shall be performed by a licensed installer. Copies of the Specification Sheet are available at the ALC Office and are an integral part of the Artificial Turf Permit Request Package.

K. **Granite** - The following specifications apply:

1. Granite may vary in size and color, but natural or earth tones are required.
2. Lava rock and white marble may be used in small decorative areas, but are less desirable as both discolor and absorb dirt. White rock glares in the sun, which can be offensive to neighbors
3. Artificially colored or painted rocks will fade and are prohibited due to being environmentally unsafe.
4. Minus granite, although easy to sweep clean, is subject to water damage (washing away on slopes) in heavy rain.
5. River rock may be used for drainage purposes in river beds, but not for the entire softscape area. Refer to the River Beds_section of this Guideline for more information.
6. Road base and other materials used in the foundation of houses, such as gravel and ABC, are prohibited.
7. Pea gravel may be used for enclosed pet yards, but any other use requires ALC approval.

L. **Temporary Plant Coverings**

1. Temporary coverings for plants/trees may be used in extreme weather conditions and must be removed when conditions ease.
2. During times of frost/freeze all- purpose garden fabric, blankets, sheets or burlap is recommended.
3. During time of extreme heat and sun all-purpose garden fabric, row-cover fabric, and summer-weight garden fabric may be used.

M. **Weed Prevention:**

1. A pre-emergent is recommended twice each year and may be used in all areas for weed control.
2. Any growth of weeds or other nuisance plants shall be controlled and removed in order to maintain a neat appearance of all landscaped areas at all times.
3. Failure to maintain the landscape area around your home is subject to citations and possible fines.

N. **Utility Lines**

1. Each lot has an eight or nine (8' or 9') foot easement from the street curb used for utility lines.
2. We strongly recommend that you get the exact locations of all underground utilities marked by calling Arizona Blue Stake (602-659-7500). There is no charge for this service and it should be done prior to landscaping.

O. **Trellises / Lattices**

1. **Trellises** – A Trellis may be constructed of horizontal and vertical bars, with spaces of approximately nine inches (9") square between such bars. They also are available in a fan shape design.
2. **Lattices** – Lattices are constructed of laths approximately one and one-half inches (1 ½") wide inside a frame. The laths are configured diagonally in a cross-hatch fashion with approximately one and one-half inch (1 ½") square openings between them.
3. **Materials** – Trellises/Lattices may be constructed of wood or vinyl. Plastic is not recommended as it deteriorates rapidly in the sun and paint will not bond or last.
4. **Maintenance** – Trellises/Lattices must be maintained at all times to present an attractive appearance from both sides, unless one side is blocked by a masonry wall or the house. When erected close to property line wall or house wall, it is recommended that they be painted the same color as the wall, or the natural redwood.

Placement and Size

1. Trellises/Lattices are not allowed as substitutes for a property line wall or fence.
2. **Next to the wall of the house** – The maximum width allowed is eight feet (8') and the height can be no higher than the eaves. Only one eight foot section per exterior wall of the house is allowed.
3. **Between houses** where there is no property line wall – the maximum dimensions are six feet (6') in height by eight feet (8') wide and must be erected at least two feet (2') inside the property line. The color must match the house color or be natural wood.

4. **Ends of covered patios** – Lattices/Trellises may be installed on the ends of covered patios of the house. They must be securely attached and the color must match the color of the house.
5. **View Lots** - Beyond the rearmost portion of the houses on view lots (golf course, walking path or common area lots)
 - a. Lattices/Trellises must be erected a minimum of two feet (2') in from the property line.
 - b. The maximum height is five feet (5') and the maximum width is eight feet (8').
 - c. Plant material must be kept trimmed so that the height does not exceed five feet (5') and is all within the homeowner's property.

Trash Can Storage

1. Trellises may be used to conceal trash cans as long as shrubs or other appropriate plants are also used to provide screening for trash cans on the side of the house. The plants must be maintained so that the trellis is covered and the trash can is not readily visible.
2. The trellis must be an "L" structure similar to a masonry screen wall and be erected so that the front side extends no more than four (4) feet from the side of the house. The intent is to provide a structure where the plant material fills in on the trellis to screen the trash cans.

P. Raised Planters and Decorative Walls

1. Raised planters and decorative walls must be a minimum of five feet (5') from the property line and comply with Maricopa County or City of Chandler (as appropriate) permit and zoning requirements – Refer to Article III Section T within these Guidelines.
2. The Homeowner who causes any seepage damage will be responsible for maintenance of both sides of the wall.

Q. Vegetable Gardens

1. This requirements of this section apply to yards which are not enclosed by walls installed per Article III Section T of these Guidelines.
2. Vegetable gardens should be planted in an area enclosed by a block wall that is between five feet (5') and six feet (6') high. Gardens should not be visible from neighboring property. Compliance with clearance requirements in IV.P.1 above is required.

R. Water Features/Fountains/Ponds/Pool Slides

1. Water Features, Fountains and/or Pool Slides must not exceed six feet (6') in height from ground level and must be approved by the ALC prior to installation.
2. Any pond greater than eighteen inches (18") deep or eight (8) linear feet wide at any point on the long axis constitutes a pool and all pool rules apply. Refer to Private Pools and Spas
3. If ponds/waterfalls are to be installed, owners should check with Maricopa County or City of Chandler (Ironwood Estates) to determine whether the pond falls under the guidelines of swimming pools, for which barrier walls are required.
4. All motors used to activate the water feature must be hidden from view from the street and adjoining properties, and the location thereof must be indicated in the plan submitted for approval. Locating such equipment between houses is preferred, but then it must be separated from the adjoining home through the use of a masonry wall so that the noise does not become a nuisance to another Homeowner (plants alone will not be allowed).

5. When locating pump equipment at the rear of a Lot backing up to the golf course or common area, either plant material or a short decorative wall of three feet (3') in height or less may be used to hide the equipment.
6. A water feature that includes a basin, pit or pond that holds water must have such basin, pit or pond drained or treated with chemicals when the Homeowner leaves for an extended period of time and the pump is turned off. Standing water becomes stagnant and becomes a breeding ground for insects such as mosquitoes that are carriers of the West Nile Virus.

S. Landscape Lighting

1. Low Voltage (12 volt) or low wattage 110 volt spotlights may be used to highlight landscape shrubs. They may also be used along walkways, patios or to highlight water features.
2. Lighting must be shielded where these lights may shine onto a neighbor's property. They should always be directed to the Homeowner's lot to avoid disturbing the neighbor.
3. Colored lights are not permitted on a permanent basis. For holiday lighting refer to the IronOaks Rules & Regulations Article X Community Standards, Section 2.c.
4. Draping of string lights over and around shrubs is not permitted.

T. Landscaping Golf Course Lots

For homes adjacent to the golf course, the following additional provisions apply:

1. All rear or side properties that are adjacent to golf course properties must have some type of hardscape installed along this property line to contain the dirt or granite within the Homeowner's property. This hardscape can be brick, one block of masonry block, or a cement curb. Without such hardscape, dirt and granite can wash onto the golf course and interfere with the sprinkler heads and grass from the golf course can grow into the Homeowner's landscaping. When picked up by mowers, granite acts as missiles that can cause damage to property or injury to persons.
2. Homeowners are responsible for locating their property pins so that their landscaping, including the hardscape liner, can be installed wholly within their property. If a Homeowner neglects to locate the property pins and landscapes outside his property, he will be responsible for all surveying costs and the cost of moving the landscaping back into his property.
3. If a Homeowner, or a landscaping, fence or pool contractor has need to access the rear property through the golf course property, permission to do so must be obtained from the Golf Course Superintendent.

U. Yard Art and Statuary

1. Garden and Yard Art or Statuary is acceptable only if they are in harmony with the area and approved by the Architecture & Landscape Committee.
2. These items must be at least ten feet (10') back from the curb. Garden Art may not detract from the appearance of the surrounding area.

V. RIVER BEDS / ARROYOS

River beds, also referred to as "rip rap" or Arroyos, are allowed for decorative purposes and to direct water away from foundations during rain storms.

The river bed cannot be directed to neighboring properties and must be installed to flow toward the street or sidewalk.

VI. IRRIGATION LINES, WATER &, DRAIN PIPES AND ELECTRICAL WIRES

All ground level water pipes, irrigation pipes and tubes, drain pipes and electrical wires installed at any time must be covered with the type of ground cover used over the softscape area so as to be not visible from the street or neighboring properties.

VII. BEEHIVE STOVES / BARBECUE ISLANDS / OUTDOOR KITCHENS

Beehive stoves, barbecues, or outdoor kitchens may not exceed six (6') feet in height and must be located a minimum of five feet (5') from boundary walls or property line.

The Homeowner should check with Maricopa County or City of Chandler regarding any requirement for a Permit when installing a Natural Gas line and valve.

VIII. MAILBOX ENCLOSURES

An ALC Permit Request is required before installation.

Construction of all mailboxes must comply with U.S. Postal Service requirements, which states the height of the mailbox opening must be fifty-four inches (54").

- A. The mailbox may be located on either side of the driveway and must be enclosed as described below in this Article.
- B. Mailbox enclosures must be of masonry construction, stuccoed, and painted to match the primary color of the residence.
- C. Ledger Stone or Cultured Stone Veneer may be added to mailboxes only when the stone matches the stone on the house. An ALC Permit must be obtained. Refer to Ledger Stone/Cultured Stone Veneer Article III Section D.
- D. Four (4) models are approved and pictures may be obtained from the ALC office.
- E. Ironwood Estates uses cluster boxes supplied by the U.S. Postal Service.

IX. PATIO MIST SYSTEMS

- A. ALC approval is required. It is recommended that mist systems be mounted inside the header beam under the patio cover.
- B. All pipes and tubing must be mounted so as to not be visible from the street or neighboring properties, and must be painted the same color as the body of the house.
- C. Systems with powered pumps must be installed in a concealed area where the noise produced when operating does not disturb neighbors.

X. LINE OF SIGHT

It is important for owners of corner lots to understand and comply with Maricopa County's and the City of Chandler's very specific standards relating to visibility at intersections. This is known as the "**sight triangle**" or "**line of sight**," the purpose of which is to allow drivers approaching the intersection to have a clear view of traffic approaching from the right or left. This is a very critical and important issue in keeping our streets safe and to avoid accidents.

The ALC and the Board of Directors encourage all Homeowners to review the details below and make any changes or corrections required to bring their properties into compliance with these ordinances. It should also be pointed out that homeowner's insurance may have very limited coverage with respect to liability for compensatory damages and generally no coverage for punitive damages resulting from accidents which may have been caused by restricted lines of sight.

In summary, the Maricopa County ordinance states that no structure, landscaping, fence, wall, terrace or other obstruction in excess of two feet (2') in height, measured from the lowest established elevation of the nearest street intersection, shall be placed within the triangle formed by measuring along the street-side property lines a distance of twenty-five feet (25') from the point of intersection and by connecting the ends of the twenty-five foot (25') distance.

The City of Chandler Street and Access Control ordinance (applicable to Ironwood Estates) states that ground cover, flowers and granite are to be less than two feet (2') in height in the "**line of sight**." Further, the ordinance states that trees in the "**line of sight**" must be spaced no less than eight feet (8') apart and that all branches of such trees within six feet (6') of the ground must be removed.

Copies of both ordinances are available in the ALC office.

XI. PAINTING (EXTERIOR)

Prior approval of the ALC is required to repaint the exterior, stucco, trim, and any other exterior masonry items of the house. Charts and sample chips of the current approved Body (stucco) and Trim/Door colors are available in the ALC Office. In addition to these colors, the exterior and trim of a house may be repainted the original colors that the Developer used, providing they can be identified and are still available from the paint manufacturer/supplier. The ALC Permit Request form must indicate the colors that are to be used on the body and the trim.

- A. **Stucco (body) colors** must be used on the body or stuccoed portion of the house. If a trim color is selected, it must be used on the fascia boards and is optional on the half inch by two inches (1/2" X 2") molding inside the frame of the roll up garage doors. All garage doors should be painted the color as specified in the paint selection chart in the ALC Office and must either be the same color as the stucco or the trim color selected.
- B. **Front entry door(s)** into the house may be stained a wood color or painted the approved body or trim color or a color selected from the list of approved colors for doors. Separate entry door(s) to the garage must be painted the approved color as listed on the Paint Selection List in the ALC Office. Designs are not allowed on any exterior doors (other than security screen doors) or any exterior wall.
- C. Guidelines require all masonry walls, fences and mailboxes to be painted the color of the Body of the house. Any change in the Body color must be carried over to these other structures.

XII. PRIVATE POOLS AND SPAS

- A. A City of Chandler permit is required for Ironwood Estates and a Maricopa County permit is required for Oakwood and Ironwood. Prior approval of ALC is also required. A copy of the Maricopa County or City of Chandler permit must accompany the ALC Permit Request Form. It is the responsibility of the Homeowner/contractor to insure that a temporary fence is installed when permanent party walls and/or fencing has to be removed while construction is in progress.
- B. All pumps, heaters and tanks must be concealed from the street and neighboring properties by masonry walls that are stuccoed and painted the color of the house. They must be five feet (5') from the property line unless that portion of the yard is totally enclosed by a masonry wall (minimum of five feet (5') high in Oakwood and Ironwood and a minimum of six feet (6') high in Ironwood Estates).
- C. Equipment of any type relating to the pool must be five feet (5') away from the back wall or party wall unless an inner wall and gate are constructed around the equipment at the required height of the party wall.
- D. Maricopa County requires all pools in Oakwood and Ironwood to be totally enclosed with a minimum five (5') foot wall/fence and self-locking gate and the City of Chandler requires all pools in Ironwood Estates to be totally enclosed with a six foot (6') wall/fence with a self-locking gate.
- E. Draining of pools:
 - 1. Pools and spas shall not be drained into streets or common areas. Clean-out drains located in the front of the home must be used. For help in locating such drains, consult the Pima Utility Company.
 - 2. For Ironwood Estates (Unit 33) only, pools may be drained into the street with prior approval from the City of Chandler Water Department. A backwash pit may also be used for draining small amounts of water for cleaning the filter.
- F. **Setbacks** for swimming pools in IronOaks are as follows:
 - 1. **Ironwood** – minimum of five feet (5') from rear and side property lines to water and one foot (1') to the cool deck. For houses with five foot (5') setback/right to use easements, water must be a minimum of eight feet (8') from foundation of house next door.
 - 2. No pool equipment, pipes, or decking may be placed in the easement area.
 - 3. **Ironwood Estates** – minimum of three feet (3') from rear and side property lines to water and one foot (1') to the pool deck.
 - 4. **Oakwood** – five feet (5') from rear and side property lines and one foot (1') on pool deck. Some exceptions may be granted for rear on golf course lots.
- G. No pool should be constructed closer than three feet (3') to a building foundation as three feet (3') or less may weaken the foundation of the house.
- H. All water features, pool slides, or other accessory items to the pool or spa that is a permanent structure shall be no higher than the surrounding wall or fence.
- I. Interior barriers surrounding pools must meet City of Chandler or Maricopa County specifications.
- J. All pool rules apply to in-ground spas.

XIII. SOLAR PANELS / SKYLIGHTS / SOLAR TUBES

A. Solar Panels

1. Installation of Solar Panels and ancillary equipment (whether for Solar Hot Water Heaters, Solar Pool/Spa Heaters, or Solar Photovoltaic Power) requires an ALC Permit, along with the appropriate Maricopa County or City of Chandler permits (AHJ) which must be submitted along with the ALC Permit Request Form.
2. A copy of the complete set of drawings, specifications, and documents required by the Authority Having Jurisdiction (AHJ) along with a copy of the approved AHJ permit shall be submitted to the ALC with the ALC Permit Request
3. The installer must be a licensed solar contractor with the appropriate general and contractor's license. Black is preferred to maximize efficiency.

B. Skylights

1. Installation of skylights in the roof requires prior approval of the ALC.
2. The ALC Permit Request must include complete specifications and a copy of the plot plan marked to show location on the roof. Homes located in Ironwood Unit 33 are required to have a City of Chandler building permit which must attached to the ALC Permit Request. Homes located in Oakwood and Ironwood Units 27 thru 28 do not require a permit from either Maricopa County or the City of Chandler.

C. Solar Tubes

1. Installation of solar tubes in the roof requires prior approval of the ALC. Permit request must include complete specifications and a copy of the plot plan marked to show location on the roof.

XIV. INSTALLATION OF PROPANE GAS TANKS

- A. Regardless of size, must be approved and inspected by the Sun Lakes Fire Department for Ironwood and Oakwood and by the City of Chandler for Ironwood Estates.
- B. A copy of such approval must accompany the ALC Permit Request.

XV. ROOFS & REPLACEMENT TILES

- A. Tile roofs are required for all homes in IronOaks except on territorial style models and patios that have flat roofs.
- B. When replacing the entire roof with new tiles, the Homeowner must supply a sample or picture of the style and color of the replacement tile when the ALC Permit Request is submitted.

XVI. STORAGE FACILITIES (also known as Storage Sheds)

A. Definition:

For the purposes of this Section, a Storage Facility is defined as a prefabricated, non-permanent structure without any utilities (i.e. electricity, water, or gas) installed. Any prefabricated or manufactured structure which exceed forty-two inches in height shall be considered a Storage Facility for the purposes of this Section. Refer to additional requirements within this section.

If the proposed Storage Facility is new construction (i.e. wood frame or concrete block) refer to Article III Section A of these Guidelines for ALC requirements.

- B. Complete specifications for size, type of material used, color and the proposed location where the storage facility will be installed must be submitted to the ALC for approval.
- C. A storage facility must be placed on a concrete slab or a base made of pavers or cinder blocks, and painted the color of the house. It can be placed in close proximity to a property line but cannot use any property line wall as one of its walls.
- D. The storage facility must be located in back of or alongside of the house in an area that is fully enclosed by masonry walls - refer to Article III Section T of these Guidelines for ALC requirements. It must be no higher than the height of the wall in which it is enclosed no matter where it is placed.

XVII. WATER SOFTENER TANKS

- A. Outside installation of water softeners must be approved by the ALC.
- B. These tanks must be concealed and shall not be visible from the street, common areas, or neighboring property.

XVIII. DECORATIVE SHUTTERS

- A. Decorative shutters are non-functional and for decorative purposes only. Refer to Article III Section I of these Guidelines for security shutter requirements.
- B. Decorative shutters are only allowed if made of fibercore or vinyl material.
- C. The height must match the window opening. The width may not be greater than sixteen (16") inches; however, all shutters on any single side of the home must be of the same width.
- D. The decorative shutters must fit flush to the stucco wall. The shutter cannot exceed the available width of the backing stucco wall.
- E. Decorative shutters can be added to the front, back, or sides of the house under the following considerations:
 - 1. Decorative shutters cannot be used on homes that have "pop-outs" that are around the windows or come horizontally or vertically into the windows.
 - 2. All shutters must be painted to match the approved color of the house or trim or approved door colors.

XIX. NON-PERMIT RELATED VIOLATIONS

In those situations where any Lot has not been maintained, or where other conditions may exist as to present a nuisance, or substantially detract from the appearance or quality of the surrounding Lots as cited in these Guidelines, the SLHOA #3 CC&R's, ~~and or~~ the SLHOA #3 Bylaws, or the SLHOA #3 Rules and Regulations the Homeowner will be subject to the following citation policy:

- A. A Courtesy Notice without a fine for the non-permit related violation shall be forwarded in writing and shall be deemed to have been duly given if delivered personally or if sent by United States mail, first class postage prepaid:
 - 1. If to a Homeowner, at the address which the Member has designated in writing.
 - 2. If no such address has been designated, at the address of the Lot of the Homeowner.
 - 3. Violations Notices forwarded by United States mail shall be deemed delivered two business days from the date of mailing.

- B. The courtesy notice shall include:
 - 1. Description of the violation
 - 2. Date the violation occurred or was observed.
 - 3. Appeal process
- C. The Homeowner will have 21 calendar days from the date of mailing to provide a written response concerning the violation via certified letter or perform the required corrective action so as to be in compliance.
- D. If extenuating circumstances exist where the corrective action cannot be accomplished within the allotted time, the Homeowner must contact the ALC before the end of the 21st calendar day to request an extension in order to complete the corrective action.
- E. If the corrective action has not been completed by the 21st calendar day or by the agreed upon extension date a Second Notice of Violation/Fine Notification will be issued. The amount assessed for the First Fine Notice will be \$50.00 and seven (7) business days will be provided for corrective action to be taken by the Homeowner
- F. Subsequent failures to take corrective action and non-compliance will result in a doubling of the fine and an issuance of an additional Notification of Fine.
- G. If the Homeowner has had three (3) violations for non-compliance with respect to landscape maintenance during the previous twelve (12) month period a Violation Notice with a fine will be issued in lieu of a Courtesy Notice.
- H. Should an official appeal be filed by the Homeowner collection of assessed fines shall be held in abeyance until completion of the appeal process.
- I. In those cases, where after repeated attempts to contact the Homeowner by the ALC staff and there has been no response or communication from the Homeowner. It will be assumed that it is apparent that corrective action will not be taken. CC&R'S, Article IX, Section 7 which allows for Remedial Action by the ALC Department, including the associated costs assessed to the Homeowner in addition to a fine of \$100.00.

XX. APPEAL OF ALC AND CC&R VIOLATIONS

A. Appeals to the Architectural Landscape Committee

- 1. All assessed ALC fines (whether for permit or non-permit related) may be appealed in writing to the Architectural Landscape Committee within 21 calendar days from the mailing date Violation/fine Notice.
- 2. The Committee will schedule a date, time and place to review the request for appeal directly to the Committee by the Homeowner. The Homeowner may present their case to the Committee.
- 3. The Committee will review the information presented and make a decision after the meeting with the Homeowner. The Homeowner will then be notified in writing of the decision of the Committee.

B. Appeals to the Board of Directors

1. Should the Committee deny the appeal, the Homeowner may then appeal to the Board Directors. The appeal to the Board must be submitted in writing to the Board within 21 calendar days of the letter informing the Homeowner of the Committee's decision.
2. The President of the Board or his or her designee will set a date, time and place for the hearing and will notify all members of the Board, the appellant, the entity whose action was appealed, and the Chairperson of the ALC, as appropriate. Notification will be made, in writing or via email, at least seven (7) days prior to the hearing date.
3. If the appellant Homeowner is unable to appear at the date and time specified, the Homeowner may make one request for a new hearing date no later than three (3) days prior to the scheduled hearing.
4. Failure to appear at the scheduled or rescheduled hearing will result in the forfeiture of any appeal rights regarding the subject action.
5. Unless the appellant requests a closed hearing, the Board hearing will be open to all Owners. A taped record, or detailed notes, will be made of the proceedings. All parties to the proceedings may introduce evidence, produce witnesses to testify, and present arguments.
6. At the hearing, a representative of the entity that issued the decision being appealed will first establish why the appeal was denied or why the request was not granted. The appellant will then have an opportunity to present evidence as to why the fine should not be paid or why the request should be granted.
7. Within ten (10) days after the hearing, the Board will prepare a written decision. The decision will be sent by U.S. mail, hand-delivered, or emailed to the appellant and the entity whose action was appealed. The Board's decision will be final and binding on all parties.