

# ARCHITECTURAL GUIDELINES OF Calle Lejos Estates

## INTRODUCTION

These Architectural Guidelines have been adopted by the Architectural Committee for Calle Lejos Estates established pursuant to the Declaration of Covenants, Conditions and Restrictions for Calle Lejos Estates (the "CC&Rs") recorded on **October 25, 1996**, at Recording No. **96-0756717**, the First Amendment recorded on **December 9, 1996**, at Recording No. **96-0854246**, records of Maricopa County, Arizona, and the Second Amendment recorded on **February 26, 2001**, at Recording No. **2001-0139222**, records of Maricopa County, Arizona. As provided in the CC&Rs, no residence, building, structure, landscaping or other improvement of any kind may be constructed or installed on any lot without the prior written approval of the Architectural Committee. Also, no addition, alteration, repair, change or other work which in any way alters the exterior appearance of any residence, building, structure or other improvement of any kind situated on a lot which is visible from neighboring property (as defined in the CC&Rs) can be made or done without the prior written approval of the Architectural Committee.

The CC&Rs give the Architectural Committee the authority to charge a fee for reviewing requests for approval of any construction, installation, alteration, addition, repair, change or other work for which approval of the Architectural Committee is required under the CC&Rs. Any such fee must be payable at the time the application for approval is submitted to the Architectural Committee.

Any approval of plans, specifications or proposed construction given by the Architectural Committee shall not constitute any representation or warranty by the Architectural Committee that the approved construction or modification complies with applicable federal, state or local laws or ordinances. Each owner must comply with all applicable federal, state and local laws, rules and ordinances and obtain such permits as may be required for the construction or modification of the improvement.

## DESIGN REVIEW

**General Consideration:** All development proposals for the construction or modification of residences and other improvements in Calle Lejos Estates are subject to design review and approval by the Architectural Committee. The Committee may employ professional consultants to assist in design review. The plans, designs and descriptions contained herein should be considered advisory and not specific design solutions. They do, however, outline the basis for a favorable review. Reasonable alternatives may be submitted, but all must meet the spirit and intent of the CC&Rs and these Guidelines. Information may be obtained by calling:

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The formal review process occurs in two stages; Preliminary and Final Design. Within twenty (20) business days from the date of submitting the required documents, a representative of the Architectural Committee will either inform the builder that the proposal has been reviewed and approved or will outline what further work is required to gain approval. The formal structure outlined below does not preclude ongoing contact between the builder/homeowner and the Committee. The intent is to clearly define and expedite the review process. Before beginning preparation of any of the formal submission requirements, the owner and his builder or architect are encouraged to meet with the Committee (or its representative) to discuss all aspects of these Guidelines. The Architectural Committee Meeting location, dates, and time shall be published in the Calle Lejos Estates Association newsletter.

**Preliminary Design Submitted:** The following items are the minimum requirements for submission. Any additional drawings that will aid in portraying the concept may also be submitted, however, the purpose of the preliminary stage is to secure an approved direction prior to extensive work by the builder's architect.

1. Site Plan at 1" = 20' scale (minimum).
2. Landscape Plan including plant type, walls, water features and mailboxes at 1" = 20' scale (minimum).
3. Floor plans at 1/4" = 1'-0" scale (minimum).
4. Exterior elevations at 1/4" = 1'-0" scale (minimum), describing all exterior materials.
5. Exterior materials and color selections.
6. Conceptual Grading Plan at 1" = 20' scale (minimum), which may be included on the Site Plan.
7. Application form and checklist (completed).

**Final Design Submittal:** The final review is intended to confirm that the approved Preliminary Design has been carried forward into the construction documents. If this is clearly the case, approvals may be granted upon submission. If, however, revisions have occurred, the Architectural Committee or its representative will inform the builder that the Final Design submission has been reviewed and approved or will outline what further work is required to gain approval. The following items are the minimum requirements for submission for Final Design Approval:

1. A statement defining any and all changes from the Preliminary Design submission.
2. Final site plan, working drawings and specifications for the site development.
3. Working drawings and specifications for the residence.

4. Working drawings and specifications for all landscaping, including plant type and size, automatic irrigation system, walls, water features, lighting, and mailboxes at 1" = 20' scale (minimum).
5. Rendered Front Exterior Elevation of residence (i.e.; colored pencils or markers) with a legend of materials and colors.
6. Residence construction phasing and timeline schedule.
7. Application form and checklist (completed).

**Final Approval and Compliance:** Although these Guidelines are advisory, the approved Final Design is binding. Once approved, the owner and his builder must either build the improvements in accordance with the approved Final Design or submit requested revisions. No proposed revisions may be undertaken until approved by the Committee. Periodic inspections may be made of the work in progress to confirm compliance with the approved Final Design. If anything is found in the final inspection that is not in compliance with the Architectural Committee approvals, the owner and builder will be notified and the work must be fully corrected.

## **BUILDING GUIDELINES**

**Building Setbacks and Site Coverage:** As Building Setbacks and Site Coverage are not addressed in the CC&R's, these areas are controlled by the City of Peoria Zoning Ordinance. Please find included, at the end of this guideline, a copy of said ordinance pertaining to R1-18 Zoning and three site diagrams illustrating the Building Setbacks and Site Coverage.

**Awnings and Canopies:** An awning or canopy is permitted within the side or rear yard of any lot within Calle Lejos Estates. Awnings and canopies are expressly prohibited within any front yard or any side yard which is immediately adjacent to a public street. The pattern and colors for awnings and canopies must be approved by the Architectural Committee. In general, the shape and pattern of any awning must be compatible with the design character of the residence, and all colors must be of natural tone.

**Man Gates:** When gates are provided, through the property fence, to the rear yard, they shall be constructed, at a minimum, of wood slats within a metal frame.

**Double Gates:** Double gates may be installed to allow wider access ways to back yards. Double gates should be the same type, design and color as the Man gates which consist of wood slats within a metal frame. Shrubs, trees and other plants should be located between the house and the double gates, where possible. The installation of gates, from an individual residential lot, to the public right-of-way, across the common area, is prohibited at all four (4) boundaries of Calle Lejos Estates sub-division..

**Elevation:** It should be assumed that the houses will be seen from all angles and that there will be a continuity of colors, materials and details on all elevations. Priority should be given, however, to those sides which are visible from public view and walkways.

**Garages:** Garages may not be converted into living space.

**Gazebos:** All gazebos require architectural approval. If the gazebo roof is of trellis material, it must be painted by the color of the owner's residence. A title roof on the gazebo must match the title color

on the roof of the owner's residence. Height of a gazebo shall be restricted to four feet above a six (6) foot block wall fence.

**Height:** Any structures other than buildings constructed or installed in the rear yard of a lot shall be restricted to a height of four (4) feet above the standard block wall fences surrounding each lot. Structures applicable to this guideline would include, but not be limited to, gazebos, children's play equipment and pool slides. The hoop on the basketball stand shall meet this height limitation with an additional two (2) feet allowed for the backboard. Architectural Committee approval is required for all rear yard structures and equipment that are either visible through a view wall fence from a common area or above the block wall fence surrounding a lot.

**Patio Covers and Storage Sheds:** Metal or other backyard storage sheds detached from the residence are allowed when they are lower than the residence's surrounding block wall. Architectural review and approval is not required in these cases, but a conceptual drawing must be provided to the Architectural Committee. All permanent additions to a residence, including patio covers and buildings, must be submitted to the Architectural Committee for approval prior to construction. Generally, the roofing materials for these must be tile that matches the roof of the home.

**Roof Equipment:** No devices of any type, including antennas, evaporative coolers, solar panes, and air conditioning units shall be placed on any roof unless approved by the Architectural Committee.

**Walls and Fences:** Walls and fences in "normal" condition shall be a minimum of six feet (6') high as measured from the finished grade, at the property line, on which the fence is to be located. Walls between areas with elevation differences will require case-by-case approval by the Architectural Committee. Closely spaced parallel walls are prohibited. Prior to the construction of any fence or wall, plans indicating materials to be used and location must be submitted to the Architectural Committee for approval except for all interior rear yard fence walls which shall be constructed of four inch (4") gray "Dooley" block. Property lines must be verified by the owner or builder prior to construction of the fence or wall.

## LANDSCAPING

**Hardscape:** Planters, paved walkways and other hardscape features visible from neighboring property must be reviewed and approved by the Architectural Committee. Surface textures and colors should complement the paint color and materials of the residence.

**Streetscape:** Landscape plans submitted for each residence shall not include trees or turf of any sort, but shall include five (5) shrubs or plants (minimum 5 gallons each) for each forty (40) feet of street frontage, planted in the landscape strip between the concrete sidewalk and back edge of the ribbon curb. In addition, half inch (1/2") screened granite or other rock consistent in color to the Lot Owners landscape materials shall be spread throughout this landscape strip area. The Lot Owner shall provide water for such shrubs by an automatic irrigation system.

**Lighting:** No outside lighting, other than indirect lighting, may be placed, allowed or maintained on any lot without the prior written approval of the Architectural Committee. Exterior lighting must be soft and indirect, with no light sources visible directly to neighboring properties. The maximum allowable measured light level, at the property line, of the adjacent neighbor, shall be one (1) foot-candle. Ground level spotlights will be permitted to accent plantings. Decorative low level malibu style lights are permitted.

**Ornamentation:** The addition of non-living objects in front and side yard residential landscaping such as driftwood, animal skulls, etc. will be permissible only after approval by the Architectural Committee.

## MISCELLANEOUS

**Basketball Goals:** Basketball goals are allowed in rear yards only, not front or side yards. They should be located near the house to reduce the visual impact from adjacent properties with a minimum distance of 15 feet maintained from any perimeter wall to goal. All non-clear surfaces, including backboard, metal supports and pole should be painted to match the color of the residence.

**Clotheslines:** Clotheslines or other outside facilities for drying clothes are not allowed unless they are placed exclusively within a fenced yard or otherwise concealed. Such facilities may not be visible from neighboring property.

**Driveways:** Driveways may not be expanded without the prior approval of the Architectural Committee.

**Flagpoles:** Flagpoles are allowed on lots in Calle Lejos Estates as allowed by ARS 33-1261 and ARS 33-1808. Providing the American Flag is displayed, it shall 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). Homeowners desiring to place a flagpole and flag on their property shall submit a request and application to the Calle Lejos Estates Architectural Review Committee. Homeowners desiring to use brackets with a pole mounted on the residence or garage to display flags may do so without a request or application.

Flagpoles shall be limited to no more than two on a given Homeowners lot. Flagpoles shall not exceed the maximum height of the residence roof or top of parapet. Flagpoles shall be located on a lot no closer than 15' to the front property line, unless otherwise approved by the Architectural Review Committee. The location of the flagpole or poles shall be such that the flag or flags do not touch another structure or tree. No more than two flags shall be displayed on any one flagpole. If two flagpoles are installed on any one property then no more than one flag shall be displayed on each flagpole.

Flags allowed to be displayed without limitation are; the American Flag, any U.S. military flag, the Arizona Flag, an Arizona Indian nation flag, the Gadsden flag, and a POW/MIA flag, unless the display violates the federal flag code. All other flags must be submitted for specific approval to the Architectural Review Committee. The size of the flag or flags shall be indicated in the application

**Recreational Equipment:** Swing sets, pool slides, gymnastic equipment and other recreational equipment are permitted within rear yards only. Such equipment is to be located at a minimum of 15 feet away from any perimeter wall, and is to be constructed of either natural wood materials, or painted a natural color if visible above any adjacent perimeter wall. All other types of playground type equipment must be approved by the Architectural Committee.

**Signs:** No signs, visible from neighboring property, shall be erected or maintained on any lot except signs required by legal proceedings; two identification signs for individual detached residences (one for each attached residential residence), each with a face area of seventy-two square inches or less; and "for sale" and "for lease" signs, which have been approved in advance by the Architectural Committee.

**Swimming Pools:** Prior to construction of a swimming pool, an owner shall contact the Architectural Committee to coordinate the point of construction access to assure damage to common areas, natural washes, and common perimeter "theme" walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of their residences. Pool may not be backwashed into the washes, common landscaped areas, drainage ways or streets. All backwash water should be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. In the event a hole is made in a wall to backwash into prohibited areas, the Association may repair the wall at the homeowner's expense after notice as required by the CC&Rs.

**Window Treatment:** Application of window film for the purpose of reducing solar heat gain, ultra-violet light and glare, is allowed subject to approval by the Architectural Committee. Such film is to be transparent in appearance, and must not exceed a Visible Light Reflection Ratio of 20%, for single pane windows, and 25%, for dual pane (insulated) windows. The film must also be applicable with pressure sensitive adhesive. The film must be maintained in good condition at all times. No aluminum material or other reflective material may be installed in windows.

**Solar Panels and Equipment:** All solar energy devices which are visible from neighboring property or public view must be approved by the Architectural Committee prior to installation.

**Mailboxes:** The location and design of all mailboxes must be approved by the Architectural Committee. Mailboxes must be placed at front lot corners as determined by the Architectural Committee. No mailbox post shall be smaller than 4" x 6" and no metal or aluminum posts shall be permitted.

**These are guidelines and are not complete, please review the CC&Rs for complete Calle Lejos Estates requirements.**

### CERTIFICATION

The undersigned, constituting all of the members of the Architectural Committee for Calle Lejos Estates, hereby certify that the foregoing Architectural Guidelines were duly adopted by the Architectural Committee on the 23<sup>rd</sup> day of March, 2000.

First up-date on the 19<sup>th</sup> day of May, 2001  
Second up-date on the 1<sup>st</sup> day of October, 2001  
Third up-date on the 27<sup>th</sup> day of January, 2002  
Fourth up-date on the 15<sup>th</sup> day of August 2007 (committee)  
Fifth up-date on the 23<sup>rd</sup> day of August 2010 (committee)  
Sixth up-date on the 29<sup>th</sup> day of March 2013 (committee)  
Seventh up-date on the 22<sup>nd</sup> day of February 2014 (committee)

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Greg Stultz

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