



Architectural Rules

Board Revised and Approved: March 2024

25601 S. Sun Lakes BLVD

p. 480-895-9270
f. 480-802-6878

www.SunLakesCountryClub.com

+

Table of Contents

Introduction.....	1
Requirements of Submissions for Requests.....	1,2
Awnings (Amended 11/2/11).....	2
Block Walls, Brick Walls, Fences: Manufactured.....	2, 3
Examples	2
Materials.....	2
Painting.....	2
Maximum Height	3
Screen Walls	3
Block Walls, Brick Walls, Fences: Site Built Homes	3, 4
Please refer to Article 2 and Article 5 of the CC&R's for additional information on Party/Privacy walls and the use of benefitted and/or burdened easement area.	
Materials.....	3
Painting.....	3
Maximum Height	4
Concrete Walks, Drives, Pads, Etc.....	4
Construction of New Garden Homes and the Installation and Setting of Manufactured Homes.....	4
Decorative and Non-Lot Line Fencing: All Homes	5
Detached Garages	5
Flags and Flag Poles	5
Garages and Carports	5,6
Gates: All Homes.....	6
Gazebos, Canopies, Pergolas, & Shade Structures.....	6
Heating and Cooling Units – Installation: All Homes	6
Items Not Requiring AC Approval.....	7
Lattice	7
Mailbox Enclosures.....	7
Painting / Paint Colors	7,8

Patio Covers.....	8
Patio Enclosures and Room Additions	8
Patio Furniture	8
Pools and Spas: Private	8
Rain Gutters and Downspouts	9
Roofing	9
Setback Requirements.....	9
Manufactured & Site Built Homes	9
Manufactured and Site Built Homes – Corner Lots Only	9
Garden Homes – Unit 41 Only (Lots 1-68).....	9
Sheds.....	9,10
Siding: Site Built Home.....	10
Solar Panels	10
Stucco: Manufactured Homes.....	10
Sun Shades / Screening.....	10
TV Antennas and Satellite Dishes.....	11
Water Softener Tanks / Other Exterior Tanks	11
Windmills and Bird Feeders.....	11
Windows / Doors	11

Introduction

Nothing contained herein shall be construed as altering, amending, or changing the Declaration of Restrictions as recorded with the County of Maricopa, or the Articles of Incorporation and Bylaws of Sun Lakes Homeowners Association #1.

Requirements of Submissions for Requests

A. Homeowners who wish to make any exterior change or improvement to their property that is visible from neighboring properties must complete an application, available at the Community Services Department or on the website at sunlakescountryclub.com, which includes all the necessary information for compliance with AC rules and other governing documents. Members not in good standing with the HOA will be denied.

B. The AC shall accept, study all plans, and specifications submitted by members of this Association for any requested property changes. Please refer to the back of the application form for Committee Meeting schedules and approval time frames.

Exception: Requests to paint a home will be approved in the Community Services office within two business days after submittal as long as the color(s) selected are approved colors and/or in the Board of Directors approved color scheme. Approved colors are available at the Community Services Office. Complete paint regulations are noted under the “Paint” section of these rules on Page 7, 8.

C. Emergency Requests – The AC Committee meets every other Wednesday to review requests. Should there be a request to Community Services that requires expedited approval, Community Services will notify the AC Chair or the AC Co-Chair immediately. If the AC Chair or Co-Chair decides that this request requires expediting, it will then be approved or denied.

D. Attached to each approved AC request will be an orange AC approval form which the homeowner must display in a readily visible place such as a window of the home during the work, and that form is to be returned to the Community Services office when each project is completed. The information and instructions on the back of the approval form must be followed:

1. Work on a project submitted to the AC is not to be started until written approval has been received from the AC and must be completed within sixty (60) days.

2. Homeowners who have obtained a “Maricopa County building permit” for major construction will be allowed 150 days to complete their project with one 30-day extension following the procedure in Section 4 (below).

3. Community Services has the right to require the homeowner to halt any and all work being performed either by the homeowner and/or his contractor for which an application has not been approved or which is deemed unsuitable, undesirable or in violation of the Deed Restrictions.

4. If work cannot be finished in the allotted sixty (60) days or one hundred fifty (150) days, the homeowner must submit a request to the AC, prior to the expiration of the original architectural approval, for consideration of an additional 30-day extension.

Awnings (Amended 11/2/11)

- A. Awnings (permanent and/or retractable) may be of a slanted or rounded type for the protection of only door or window openings.
- B. Written approval of their color, material, location and style, including a pre-approved home paint color sample, must be obtained from the AC before installation.

Block Walls, Brick Walls, Fences: Manufactured Homes

Examples:



Materials

- A. Side and back walls and fences on or near manufactured home lot lines may be constructed of cement block, slump block, wrought iron (or aluminum) or poly vinyl chloride (PVC) which imitates wrought iron. Privacy panels and PVC picket fencing may also be used. Wrought iron fencing must have posts set in concrete. Brick or block walls may be finished with stucco. When raising an existing block wall to 5' maximum height the new course(s) of block must match the existing block as closely as possible in design and color.
- B. Prohibited materials include wood, barbed wire, wire mesh, chain link and lattice of either wood or PVC. Wood fences "grandfathered" in 1989 that are considered too old to be properly maintained and, if replaced, must be replaced with accepted materials (See above A)

Painting

- A. Brick and block walls may be painted or left natural; however, all stucco walls must be painted. All painted walls must match the house base color, and the trim color of the house may not be used to paint the entire wall but used only as an accent.
- B. Wrought iron or PVC fences may only be painted in a color approved by the AC or Community Services. A drawing must be provided to the AC.

Maximum Height

A. The maximum height of rear walls and fences is five feet. Side lot line walls may be five feet in height, or less, to the front (street side) of the residence. They may not exceed two feet in height from the front of the residence to the water meter and may not exceed eight inches in height from the water meter to the curb. Lots abutting exterior boundaries may have six-foot walls. Lots abutting the western boundaries may have a six-foot chain link fence to assist in controlling blowing tumbleweeds.

B. The height is established from the top of the footing and the footing may not be above grade.

Screen Walls

All homes facing Association property must have a “screen wall”, which is defined as four or five-foot high walls placed on the street side of the house to conceal air conditioning and electric pedestal water softeners from street view. These walls must be made of masonry materials. Homes not facing Association property but having any air conditioning unit, solar panel equipment, etc. on the street side of the house must also have a “screen wall” to conceal the units from street view.

Block Walls, Brick Walls, Fences: Site-Built Homes

Please refer to Article 2 and Article 5 of the CC&R’s for additional information on Party/Privacy walls and the use of benefitted and/or burdened easement area.

Materials

- A: Side and back walls and fences on lot lines are constructed of cement block and built by the developer or home builder. Cement block, slump block, wrought iron (or aluminum) or poly vinyl chloride (PVC) which imitates wrought iron, or a combination of these materials, may be used on property lines that abut Association property.
- B. Prohibited materials include wood, barbed wire, wire mesh, chain link and lattice of either wood or PVC.

Painting

- A: Brick or block walls may be finished with stucco. Stucco walls must be painted, and brick and block walls may be painted or left natural. Painted walls must match the house base color, and the trim color of the house may not be used to paint the entire wall but only as an accent. A drawing must be provided to the AC.
- B. The outer side of block walls abutting Association property will be painted an approved SLCC color as approved by the Board of Directors and may not be painted a different color by the property owner.

Maximum Height

- A: Maximum height of rear walls is five feet, and side lot line walls may be five feet in height to the front (street side) of the residence. They may not exceed two feet in height from the front of the residence to the water meter and may not exceed eight inches in height from the water meter to the curb. Lots abutting exterior boundaries may have six foot walls. *Privacy walls* are defined as those walls beginning at the front of the home and extending to the rear lot line, and is also five feet within the residence lot line and may not be modified. Unit 9A (lots 1 through 8) may have six foot side walls to match their perimeter six foot walls.

- B. Fences facing the golf course or green belt will have a minimum height of two and one half (2 ½) feet and a maximum height of five (5) feet. Fences adjacent to the Oasis Park must be five (5) feet high and may not have access gates due to Maricopa County's safety requirements for swimming pools.

- C. Height is established from the top of the footing and the footing may not be above grade.

Concrete Walks, Drives, Pads, Etc.

Concrete work, including pavers, will be approved, but in order to be sure it is only done on the homeowner's lot, a plot plan must be attached with the AC application. Concrete and pavers may be installed up to the property line on manufactured home lots. It is the homeowner's responsibility to determine the property line and if the additional concrete allows for proper water runoff. Concrete and pavers may NOT be installed in the 5' benefitted or burdened lot easement area. A sample or picture of decorative or painted concrete must accompany the request. Maintenance sealing of concrete does not require approval. (Original Amendment on 11/2/11)

Construction of New Garden Homes and the Installation and Setting of Manufactured Homes

- A. All construction of new garden homes and the installation of manufactured homes must be approved by the AC. Permit forms that state the specific requirements are available at the Community Services Department. At the discretion of the Board, an outside consultant will be used to review plans. Please refer to the *Consultant Policy* in the Community Services office.

- B. The Chair of the AC and the Community Services Manager will oversee the AC approval and construction process as it relates to architectural compliance. If and when necessary, the Chair and designee(s) will act as liaison between the seller of the manufactured home, the buyer/owner of the home and the Board of Directors and General Manager. (Amended 11/2/11)

Decorative and Non-Lot Line Fencing: All Homes

- A: Walls or fencing placed within the front or side yard setback provisions of the property and intended for landscape decoration must be made of previously identified accepted materials. Maximum height of front or side yard decorative fencing is thirty-six inches. Walls or fencing intended to contain pets shall be placed in the rear yard only, shall not exceed 5' in height, and must be made of previously identified materials. Please refer to the Fencing section for acceptable fencing materials.
- B: Walls or fencing placed perpendicular to the home, under a carport or patio roof must be made of previously identified AC accepted materials. Cement block walls under a carport or patio roof must be painted to match the house.

Detached Garages

Detached garages must be placed on a concrete slab, have one wall parallel to the residence (side or rear) and placement must be approved by the Committee. The garage must have at least one door meeting the requirements as specified in this document in Garage and Carport Section D. They must be painted the same color and finished in the same material as the house, both siding and roof. Detached garages may not be converted for use as living space.

Flags and Flag Poles

Installation of a flagpole does not require AC approval as long as the following guidelines are met: Flag poles may be no higher than 20 ft. above ground level and must be located within the home's property lines. Two flags per pole may be displayed. All flags shall be displayed on a flagpole and must remain in good condition. Flag dimensions are not to exceed 4 ft. x 6 ft. Compliance with ARS (Arizona Revised Statutes) 33-1808 is required for all flags placed on a Homeowner's property. In addition, team sports flags are also allowed. Recognized Federal holiday flags may be flown for no more than 30 days per holiday.

Garages and Carports

- A. Garages, carports, and accessory buildings may not be converted for use as living spaces. The patio side of a manufactured home may be converted to a second carport by adding a concrete driveway from the street to the patio.
- B. The roofs on carports and garages may NOT BE RAISED to accommodate motor homes or similar large vehicles.
- C. Driveways and garage or carport floors may NOT BE LOWERED to accommodate motor homes or similar large vehicles.

- D. Garage doors must be of the overhead type. If not, drawings, pictures and a list of materials must accompany the Architectural Permit for consideration. Paint colors must be HOA approved to match the color of the house.
- E. When a carport is converted into a garage, the exterior materials must match the home: i.e., stucco if the home is stucco, etc. (Amended 7/3/13)
- F. Please refer to the Sunshades/Screening section for rules on carport screening.

Gates: All Homes

- A: Gates must be of wrought iron or PVC wrought iron look-a-like or PVC picket fencing and be no taller than one foot (1 ft.) above the adjacent wall. The color must be approved by the AC and painted to match the house base color, trim or accent color. Where wrought iron gates have wood inserts, the inserts must be properly maintained.
- B. Gates providing access to rear yards may not exceed sixty-four (64") inches in width.
- C. Gates may NOT be placed on the burdened side of a site-built home.

Gazebos, Pergolas, Canopies, & Shade Structures

Any gazebo, hot tub cover, roof, or covered structure (including shade sails) intended to shield a person from the rain or sun requires AC approval. A drawing showing the placement and the dimensions of the structure, including height, must accompany the request.

- A. No permanent or temporary structure or dwelling unit shall be permitted to be maintained or constructed closer than 15 feet when detached from the home and 25 feet if attached from the rear lot line, nor closer than five 5 feet from the side of the lot line. The height may not exceed 12 feet, and the structure may not exceed 20 feet from the front of the lot line (not the curb).
- B. All such structures must be anchored.
- C. Temporary shade structures requests (i.e. a large tent for an event) may be applied for at the AC, and when approved, installed for a maximum of forty-eight (48) hours.

Heating and Cooling Units – Installation: All Homes

Installation of through-the-wall cooling and/or heating units must be approved by the AC, and these cooling and/or heating units cannot be installed in "privacy walls".

Items Not Requiring AC Approval

- A. **Roof repair** including maintenance coating of foam roofs, and roof replacement, as long as the replacement roof is similar in structure and color of the existing roof.
- B. **Landscaping:** plants, shrubs, or trees.
- C. **Ground cover** (decomposed granite, crushed rock, lawns, etc.).
(However, the color of Painted Ground Cover must be approved by the AC.)
- D. **Items deemed as an emergency repair.**
- E. **Satellite dishes** less than 36 inches wide, intended for viewing television.

Lattice

As of October 2, 2013, the use of wood or plastic lattice will no longer be permitted due to the detrimental appearance of the property when the lattice is not maintained properly. Lattice in existence prior to 10/2/2013 will be "grandfathered" in but must be properly maintained. Repairs may be made to existing lattice used under carport or patio roofs and must be securely fastened within a frame. (Amended 10/2/13)

Mailbox Enclosure

Installation of a "Mailbox Enclosure" does not require AC approval as long as the following guidelines are met: Stucco mailbox enclosures must be painted the base or trim color of the house. Brick and slump block may be left the natural color. Dimensions of the enclosure cannot exceed 20" x 32" x 52". (Amended 11/2/11)

Painting / Paint Colors

- A. Exterior house painting must have prior approval which may be obtained at the Community Services Office (see page 3).
- B. Paint colors must be selected from the chart of approved Sun Lakes Homeowners Association #1 colors. Each request must have paint chip color samples attached. A permit is required even to repaint the existing colors; any existing colors that do not conform to the currently approved HOA colors will not be approved. Homes may be painted one base color and one trim color, or all one base color, or an approved three (3) color paint scheme. Trim is defined as the fascia, soffit, and the area around the doors and windows of the home. Exterior doors may be painted with an approved SLCC color. Natural wood tone doors must be kept in good condition using stain or a protective coating. (Amended 11/2/11)

- C. Any exterior additions to homes such as Arizona Rooms or other room additions, sheds and shed additions must be painted to match (exactly) the existing house and trim colors.
- D. Decorative painting of driveways, patios, walkways, landscape rock, and wall murals requires AC approval. Colors and patterns or a picture must be submitted with the application.

Patio Covers

Patio covers must be of metal, wood, or a combination of both constructions. Their color must be approved by the AC and must match the color of the home. Support posts on all patio covers attached to the home must be within the required setback lines. Freestanding patio covers (not attached to the home) must be placed 15' or more from the rear lot line and 5' **or more** from the side lot line. The height of the patio cover may not exceed the roof line of the home or 12 feet. Retractable patio covers must be approved by the AC.

Patio Enclosures and Room Additions

These improvements are permitted subject to the following conditions: (Amended 7/3/13)

- A. They must conform to all setback requirements in our CC&Rs.
- B. They must match the existing structure, color, and architecture of the home. For example, an addition on a stucco house must be stucco; direction of siding must match horizontally or vertically, etc. When changing the exterior design, a sketch must accompany the AC request for approval.
- C. The addition must be attached to the existing dwelling unit. The addition can be attached by an archway, roof or beam, with the two structures separated by a breezeway.

Patio Furniture

Furniture must be of a "patio style" intended for outdoor use. (Amended 11/2/11)

Pools and Spas: Private

The AC must approve the installation of all pools and spas/hot tubs. Swim spas cannot exceed 8' x 8'. Pools must be within the side setback requirements of the CC&R's. Spas/hot tubs must be placed in rear yards only. For corner lots, spas may not be on the street side of the house. (Please refer to Gazebo, Canopies & Shade Structures section (Page 8) for additional

information regarding placement.) All Maricopa County approved permits and dimensions will be approved by the AC.

Rain Gutters and Downspouts

Rain Gutters and Downspouts do not require AC approval as long as the following guidelines are met: These may be plastic or metal and painted the trim or base paint of the building on which they are mounted or left white. (Amended 11/2/11)

Roofing

Roof repair, maintenance, and replacement of foam, shingled, and tiled roofs do not require AC approval, provided the replacement roof is similar in structure and color of the original roof, and foam roofs are painted white. Any color other than white must have AC approval.

Setback Requirements

Manufactured & Site Built Homes

No permanent or temporary structure or dwelling unit shall be permitted to be maintained or constructed closer than twenty (20) feet from the front of the lot line not the curb, nor closer than five (5) feet from the side of the lot. The rear setback shall be no less than twenty-five (25) feet.

Manufactured and Site Built Homes – Corner Lots Only

The setback from the street side property line shall be a minimum of ten (10) feet as required by County Code.

Garden Homes – Unit 41 Only (Lots 1-68)

No permanent or temporary living or storage structure shall be permitted to be maintained or constructed closer than ten (10) feet from the front of the lot, nor closer than five (5) feet from the side of the lot. The rear setback shall be no less than ten (10) feet.

Sheds

A. Sheds must be on a concrete slab and be painted the same color as the house and finished in the same material as the house. Resin and metal sheds are not allowed. The sheds must also be installed within the setback requirements of the CC&Rs.

B. Prepackaged Resin/Storage/Deck Boxes (Freestanding) do not require AC approval as long as the following guidelines are met: Metal sheds are not allowed. Placement of a storage box **MUST** be done in a manner as to limit visibility from the street, neighboring properties, and public areas such as the green belt or golf course. Storage boxes may be placed along block walls, in the back yard only, if the yard is fully enclosed with a 5' or 6'

block wall. The height of the storage box cannot exceed the height of the wall. Only deck boxes can be placed on the patio side of a manufactured home. Homeowners will be limited to one (1) prepackaged storage box per property unless additional storage boxes can be placed in a backyard enclosed with a minimum 5' high block wall. In Unit 41, storage boxes will be limited to one (1) per lot and must be of the horizontal style, placed only against the rear wall of the home. Vertical storage boxes will not be allowed in Unit 41. (Added 11/2/11)

Siding: Site-Built Home

Site-built homes that were originally constructed with wood or composite siding at the rear of the carport, rear of the home, or on the gable ends of the home may have that siding repaired or replaced with like materials. Requests to replace the wood with stucco or vinyl siding in a color compatible to the base color of the home may be approved. (Added 1/5/16)

Solar Panels

The placement of solar panels must be approved by the committee. Requests for solar panels must include a drawing on the placement of the electrical box.

Stucco added to Manufactured Homes

When a manufactured home is converted to a stucco exterior, the entire home, including all additions, storage room and/or garage must be stucco. The stucco must be painted an approved color, with the color choice selected at the time of application; stucco cannot be left "natural". When changing the architectural style of the home, a design sketch must accompany the AC request. Block, faux stone, brick accents, and existing slump block is acceptable.

Sun Shades / Screening

- A. Exterior roll-down sun shades will be approved for protection from morning and/or afternoon sun, but not as permanent fixtures or for use in unoccupied homes, on windows and patios only.
- B. Window sunscreens do not require AC approval as long as the color is a neutral color (tan/black). Green sunscreen material is not allowed.
- C. Carport and patio sun screening must be a neutral color (tan/black) and securely fastened in a frame. Metal screening/louvers may be painted the base color of the home or left white. The following MAY NOT be used as sun screening for a patio or carport: Wood, any Lattice (plastic, wood, etc.) tarps, sheets, etc. Patio "drapes" may be installed on rear patios only and must be made of a weather resistant fabric suitable for outdoors. Permit applications must have a color and fabric sample attached. (Amended 10/2/13)

TV Antennas and Satellite Dishes

Exterior antennas/receivers are not allowed on any residential lot except to the extent permitted by Federal Law. (See CC&Rs 2.14)

Water Softener Tanks / Other Exterior Tanks

Water softener tanks are to be concealed as effectively as possible from the view of neighbors and the street. No elevated tanks of any kind shall be erected, or placed, or permitted on any lots.

Windmills and Bird Feeders

Decorative windmills, bird feeders, bird houses and similar structures may be no more than 6 feet in height. They may be placed no closer than 5 feet from side lot lines or 10 feet from rear lot lines, or 9 feet from the front curb. They must be of a non-reflective material. Windmills are to be placed in rear yards only.

Windows / Doors

A. The **replacement** of existing windows or doors do NOT require AC approval as long as they are replacing the original sizes.

However, the **removal or addition** of new or different sizes of windows or doors (where one or more did not previously exist) DOES require AC approval.

B. No windows or doors may be installed in privacy walls on site-built homes.

C. Translucent glass blocks or a translucent window may be installed in order to allow light into the home from privacy walls, while not allowing noise or vision problems for the adjacent neighbor. Size and location of translucent glass blocks must be included with the application.