

***TARTESSO  
COMMUNITY ASSOCIATION***

***DESIGN REVIEW  
GUIDELINES***

**Adopted: July 21, 2005**

**(Revised May 17, 2006)  
Fences and Walls  
Pg. 7 & Exhibit 5**

## OVERVIEW

### Community Organization

Every resident of Tartesso is a member of the Tartesso Community Association (the "Association"), the entity responsible for the management of all Common Areas as well as administration of the affairs of the community. The Association is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements (the "CC&R's"). The CC&R's set forth procedures, rules and regulations, which govern the community. The Association Rules and Design Review Guidelines are an extension of the CC&R's and are designed to be used in harmony.

The Board of Directors (the "Board") is charged with the responsibility for overseeing the business of the Association and has a wide range of powers. The Design Review DRC (the "DRC") is established by the Board to review all improvements within Tartesso including new construction and modifications to existing properties. The DRC has adopted the Design Review Guidelines (the "Guidelines") to assist homeowners in preparing an application to the DRC for structural and landscaping Improvements. Following the Guidelines does **not** eliminate the need for submission of plans for approval by the DRC. Even if the Member's proposed addition or alteration is identical to another that has been approved, it must be submitted for approval. Each application will be reviewed on a case-by-case basis due to different conditions on particular Lots.

In the event of any inconsistency between these Guidelines and the CC&R's, the CC&R's shall prevail. These documents are intended to enhance property values and maintain high standards of development within Tartesso.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Guidelines or the CC&R's, the government standards shall prevail. To the extent that any local government standard is less restrictive than the Guidelines or the CC&R's, the CC&R's and Guidelines (in that order) shall prevail.

*For the sake of convenience, defined terms from the CC&R's are used herein. Unless otherwise defined in the Guidelines, all words with the first letter of each word in the term capitalized shall have the meanings given to them in Appendix A of the CC&R's.*

## **DESIGN GUIDELINES**

### **GENERAL PRINCIPLES**

The purpose of the DRC is to insure consistent application of the Guidelines. The DRC monitors any portion of any Lot which is Visible from Neighboring Property, the street, or Association Common Areas. This would include backyards, which are visually open to other Lots or Association Common Areas. The Guidelines promote those qualities in Tartesso, which enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography and overall design of the community.

### **Protection of Neighbors**

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, light and air, and other aspects of design, which may have a substantial effect on neighboring properties.

### **Design Compatibility**

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.

### **Workmanship**

The quality of workmanship evidenced in construction must be equal to, or better than, that of surrounding properties. In addition to being visually objectionable, poor construction practices can cause fundamental problems and create safety hazards. The Association and the DRC assume no responsibility for the safety or livability of new construction by virtue of design or workmanship.

## **APPLICATION PROCEDURE**

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the DRC. Simply stated, no Improvement, alteration, repair, addition, or other work, including change in exterior color, is to occur on any Lot or exterior of any home from its improved state existing on the date such property was first conveyed by a Designated Builder to a Retail Purchaser without the prior approval of the DRC. Any Member requesting approval of the DRC shall follow the application procedures listed below. Submittals will be returned either approved, denied, or for more information within forty-five (45) days of receipt of your request. Upon receipt of approval from the DRC of any construction, installation, addition, alteration, repair, change or other work, the Member requesting such approval shall proceed to perform, construct or make the addition, alteration, repair or change as soon as practicable and shall diligently pursue such work so that it is completed within sixty (60) days of issuance of such approval or such additional period of time as may be approved by the DRC at the time of issuance. If the DRC does not issue a written application within forty-five (45) days from the date the application was received, the application shall be deemed disapproved.

The following information should be included in the application package:

- ✓ Application Form completed and signed (copy enclosed, additional copies available for the Association Management Office)
- ✓ Plot Plan - A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks etc.) and the Improvement to be installed
- ✓ Elevation Plans – Plans showing finished appearance of the Improvements in relation to the existing dwelling and property lines
- ✓ Specifications – Description detailing materials to be used with color samples attached; drawing or brochure of structure indicating dimensions and color

Submit the application and plans to:

Tartesso Community Association  
c/o Kinney Management Services  
PO Box 25466  
Tempe, AZ 85285-5466

It is the Member's responsibility to insure that any proposed construction is coordinated with, and where applicable, approved by all Counties, local, State and Federal government agencies. The DRC, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.

## **DESIGN GUIDELINES**

### **Accessory Buildings**

Any rear yard accessory building requires the advance approval of the DRC. A minimum setback of fifteen (15) feet from the rear property line must be maintained. These structures shall be compatible with the design, color and materials used in the Dwelling Unit. Generally, size and height of the structure shall remain proportional to the rear yard area in which it is situated, and shall not exceed one hundred fifty (150) square feet in total area without specific DRC approval. Ramadas, gazebos, play structures, shade arbors and other permanent or movable structures are not considered to be an accessory building and are subject to the requirements of the appropriate sections herein. The DRC in its sole discretion shall determine the appropriateness of any accessory building. The Lot Owner is required to verify with the Town of Buckeye that accessory buildings are permissible on the Owner's particular Lot prior to submittal to the DRC.

### **Amplifiers**

No radio, stereo, television, broadcast, or loudspeaker unit, and no amplifier of any kind may be placed upon or outside, or be directed to the outside of any building without prior written approval from the DRC.

### **Antennas**

Antennas one meter or less in diameter or diagonal measurement, together with their associated mounting hardware and mast, if applicable (an "Antenna System"), must comply with the following restrictions if they are to be placed, installed or kept on a Lot outside of a Dwelling Unit, unless compliance would impair the installation, maintenance or use of an Antenna System used to (i) receive direct broadcast satellite service or receive or transmit fixed wireless service via satellite; (ii) receive video programming services via multipoint distribution or receive or transmit fixed wireless signals other than via satellite; or (iii) receive television broadcast signals;

- (a) An Antenna System must be placed on a Lot in such a manner so as not to be Visible From Neighboring Property
- (b) If an Antenna System cannot be placed on a Lot in such a manner so as not to be visible from any other Lot, the Common Area or streets without impairing the Lot Owner's installation, maintenance or use of the Antenna System, the Antenna System must be screened by landscaping or by some other means so that it is not visible from any other Lot, the Common Area, or streets, unless the landscaping or screening would impair the installation, maintenance or use of the Antenna System, in which case the Antenna System must be screened to the greatest extent possible without impairing the installation, maintenance or use of the Antenna System.
- (c) If no other location is available without impairing the installation, maintenance or use of an Antenna System and the Antenna System must be mounted on a residence or other structure in a manner that will be visible from other Lots, the

## TARTESSO COMMUNITY ASSOCIATION DESIGN REVIEW GUIDELINES

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Common Area or streets, the Antenna System must be painted a color that will blend into the background against which the Antenna System is mounted.

- (d) For purposes of these restrictions, the installation, maintenance and use of an Antenna System shall be deemed to be "impaired" only if the restriction causes one of the following to occur:
- (i) the restriction unreasonably delays or prevents installation, maintenance or use of the Antenna System;
  - (ii) the restriction unreasonably increases the cost of the installation, maintenance or use of the Antenna System; or
  - (iii) the restriction precludes reception or transmission of an acceptable quality signal.

No dish that exceeds one meter in diameter or diagonal measurement may be placed, installed, constructed or kept on any Lot without the prior written approval of the DRC.

### **Architectural Character: Modifications to, Additions to and Maintenance of Existing Homes**

- The architectural design of any and all additions, alterations and renovations to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing, materials and color.
- The height of any addition to an existing home shall be no higher than the original roofline.
- All additions to an existing home shall be built within the setback lines originally established by Tartesso, regardless of more lenient requirements of governmental authority.
- All materials used in the maintenance, repair, addition to and alterations of an existing home shall be consistent with those materials used in the original construction of the home as to color, composition, type and method of attachment. The DRC may allow substitute materials if such materials are deemed by such DRC to be compatible with the theme of the community.
- When additions, alterations or renovations are performed to an existing home, the established lot drainage shall not be altered. All new or altered roofs shall drain to the ground solely within the deeded Lot area. No roof may directly drain onto a neighboring property.
- Mirrored or reflective surfaces and all treatments, which change ordinary glass into a mirrored or reflective surface, are prohibited.
- Bright untarnished copper and metallic surfaces shall be treated to reduce reflection.
- All maintenance and repairs of existing homes shall be consistent with the requirements set forth in the CC&R's and Guidelines for Tartesso.

### **Awnings**

Awnings are prohibited except temporary awnings utilized at the model complexes during sales/marketing activities.

### **Basketball Goals**

Basketball goals are permitted in front yards adjacent to driveways **only** upon prior written approval from the DRC **and** if they are pole mounted and permanently installed.

## TARTESSO COMMUNITY ASSOCIATION DESIGN REVIEW GUIDELINES

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Pole mounting fixtures are required to match the exterior house colors. Basketball goals may not be attached directly to any Dwelling Unit.

- Backboards must be clear Plexiglas or match the color of the body of the exterior of the Dwelling Unit, or as otherwise approved by the DRC.
- All equipment must be reasonably maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint etc. are expressly prohibited.
- Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited.
- Courts may not be painted or permanently outlined on the driveway or other concrete surfaces Visible from Neighboring Property.
- Lighting for night use of the equipment is prohibited.
- Portable basketball goals are expressly prohibited except in rear yards at the discretion of the DRC.

### **Boulders**

Only granite boulders of a color similar to the indigenous rock of the area are allowed. All such boulders must be buried with the 1/3 the diameter below grade.

### **Clothes Drying Facilities**

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any Lot. (Section 3.20, CC&R's)

### **Colors/Tones**

Exterior colors of all buildings and structures will be southwestern desert hues and must be approved by the DRC. Southwestern accent trim colors are permitted. Bright colors are not permitted. Any change of exterior color, body or trim must have prior written approval of the DRC.

### **Construction Period**

Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the discretion of the DRC), such construction shall be completed (a) within twelve months from the date of commencement of construction, if such construction relates to the construction of the initial Dwelling Unit or (b) within six months from the date of commencement of construction, for all construction other than construction relating to the construction of the initial Dwelling Unit on a Lot.

### **Decomposed Granite**

Decomposed granite in the front yard or areas visible from the street must be earth tone in color. Acceptable colors include:

- Gold
- Beige
- Blonde
- Coral
- Mauve

## TARTESSO COMMUNITY ASSOCIATION DESIGN REVIEW GUIDELINES

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Artificially colored rocks (blue green, white or other non-earth tone colors) are not permitted. Only 1/2" or 3/4" screened are acceptable. All decomposed granite shall be spread a minimum of two (2) inches deep and shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

### **Disclaimer for Liability**

The DRC shall have no liability in connection with, or related to, approved or disapproved plans, specification, or Improvements. The approval of plans does not mean that judgment is passed on the structural soundness of the Improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

### **Drainage**

- Contouring yards may not result in major changes to drainage patterns on the Lot.
- Water may not be directed toward the building foundation or toward any neighboring property.
- Drainage may not be altered to create any condition that could lead to off-site soil erosion on open spaces.

### **Driveway Extensions**

Driveway extensions will be reviewed on an individual basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum approved driveway extension is eighteen (18) inches on each side of the driveway. In no case may driveway extension ends be placed closer than one (1) foot to a property line. Painted paved surfaces are prohibited. Driveway extensions shall not exceed the maximum driveway width allowed by the Town of Buckeye. All driveways must be kept clean and clear of debris, oil, rust and other stains.

### **Exterior House Materials**

Finished building materials must be applied to all exterior sides of buildings and structures (final paint or stucco finish). Acceptable materials include stucco, masonry and brick (as approved by the DRC).

### **Fences and Walls**

No solid wall or fence shall be constructed or maintained closer to the boundary of a Lot than is permitted by applicable building setback lines. Except as may be specifically permitted by the DRC or as required by applicable municipal zoning ordinances, no side or rear fence and no side or rear wall (except the wall of the building constructed on the Lot) shall be more than six feet in height, as measured from the higher side of the fence or wall. All walls and fences shall be painted cinder block or integral color cinder block. Fencing located between Dwelling Units and facing the street (commonly known as fence returns) shall be standard CMU block with the second row from the top being split face block (see Exhibit 5 attached). The standard block will be painted Dunn Edwards "Wolverine 3026" and the split face row of block will be painted Dunn Edwards "Lost Summit SP2250", so as to be consistent throughout the community. Wrought iron inserts are permissible if they are approved by the DRC and painted to blend with the color of the Dwelling Unit.

## TARTESSO COMMUNITY ASSOCIATION DESIGN REVIEW GUIDELINES

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Notwithstanding the foregoing, all fences and walls, including but not limited to, the color thereof, are subject to DRC approval. In no event shall chain link or wire fencing be allowed. (Section 3.23, CC&R's)

Plans for new fences or walls must be submitted to the DRC for approval prior to construction. New walls or fences will be approved under the following conditions:

- Stucco and paint must match the texture and color of the existing dwelling
- Written permission from the neighbor must be included with the submittal if adjoining fences are being raised or brought forward; fences may be brought forward only a maximum of ten (10) feet.
- Decorative walls in the front yard cannot exceed three (3) feet in height and will be considered on a case-by-case basis. Other natural stone materials will be considered in addition to block and stucco.
- Only walls up to a maximum of six (6) feet in height will be allowed on the property unless the walls were installed by the original builder during construction of the Dwelling Unit and appropriate permits were obtained.

All fences must be maintained in safe condition and in good repair.

### **Fine Grading and Mounding**

Fine grading is a critical aspect of landscaping. Each Lot shall be graded such that all storm water will drain away from the home. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining the individual Lot drainage pattern and creating natural appearing mounding, it is recommended that a Registered Landscape Architect or design professional be consulted. No drainage swales shall be constructed within five (5) feet of the front sidewalk to prevent water collection underneath sidewalk. Mounding and other proposed grade changes will be closely scrutinized.

### **Flags**

The US flag may be displayed at any time of year, one per residential Lot, on bracket mounted or in-ground flagpole. Bracket mounts may be installed on home or garage, and mounts should be painted to match the house. In-ground flagpoles of wood or metal, temporary or permanent, may be installed subject to the DRC's review, not to exceed more than fifteen (15) feet in height with setbacks of at least seven (7) feet from all property lines, including sidewalks (see Exhibit 1 attached). Flags must be made of cloth, not other materials such as plastic, colored lights, or painted objects etc. Other flags that may be flown with, but below, the US flag are those of other countries, military service flags, and the Arizona state flag; only one such flag is permitted. Submittals are not required provided the Guidelines and the US Flag Code are followed. See [www.ushistory.org/betsy/flageti.html](http://www.ushistory.org/betsy/flageti.html) or write to the National Flag Foundation, 1275 Bedford Ave., Pittsburgh, PA 15219.

Seasonal and decorative flags may be flown for a specific holiday only and should be house mounted below the roofline. They may be displayed two (2) weeks prior to the holiday and must be removed from view within five (5) days following the holiday. Flags must be maintained in good condition at all times. Torn, ripped, faded etc. constitute

## TARTESSO COMMUNITY ASSOCIATION DESIGN REVIEW GUIDELINES

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grounds for removal. Flags may not be offensive to Members of the Association and the Board has the sole authority to make that determination.

### **Front Entry Improvements**

Front entry Improvements require prior written approval by the DRC. Flagstone or tile substitution for concrete at the main entrance will be considered. Other front entry Improvements shall be considered on an individual basis.

Main entry doors are pre-approved provided that replacements are the original design and color installed by the Designated Builder. If the original design and color are no longer available, or if another choice is preferred, an application must be submitted that includes a picture of the proposed new door.

### **Garages**

The interior of all garages situated on any Lot shall be maintained in a neat and clean condition. Garages shall be used only for the parking of vehicles and the storage of normal household supplies and materials and shall not be used for or converted to living quarters or recreational activities without the prior written approval of the DRC and applicable municipal agencies. Garage doors shall be left open only as needed for ingress and egress.

Installation of replacement garage doors are pre-approved provided that the new door is the same style originally installed by the Designated Builder. The color of the garage door must match the color of the home's stucco. If the original style door is no longer available, Members must submit plans for approval by the DRC.

### **Gates**

Gates must have a metal frame and may have wood slats. Gates opening onto Common Areas are prohibited. Double gates may be installed to allow wider access ways to back yards subject to approval from the DRC (see Exhibits 2A and 2B attached). Double gates must also have metal frames and may have wood slats. All gates must be natural wood color or painted to match the color of the adjacent block wall or stained a natural wood color. The metal frames may be painted black.

Gates shall not be permitted in any perimeter theme wall without prior written approval of the DRC.

### **Gutters and Downspouts**

Gutters and downspouts will be considered for approval if the finish colors match the Dwelling Unit; gutters must match the fascia and downspouts must match the color of the stucco. High quality materials that offer long life are recommended, since the Owner will be required to maintain the addition in good repair. Plans must include the proposed locations of the gutters and downspouts and the quality of the materials to be used.

### **Hardscape**

Hardscape items such as planters, walkways, retaining walls, decorative walls and fountains require the prior written approval of the DRC. Any additions or changes to pavement areas in any form such as concrete, brick, tile, flagstone or any wood decks etc. in the front yards must be approved in advance by the DRC including painting or refinishing of any surface.

### **Header Material**

Headers shall be used to contain and separate rock ground cover from grass and Common Areas. Brick, concrete and ¼" to 1" pressure treated redwood are permitted. Headers may not exceed twelve (12) inches in width and shall be flush where they abut other paved areas. Headers are required between adjacent Lots with different granite size and color. Railroad ties, plastic, aluminum, steel, or redwood headers smaller than 1/8" X 4" are prohibited.

### **Holiday Lighting**

Given the wide range of ethnic and religions backgrounds of the Association's membership, the Association will not regulate the types of decorations to be displayed. However, the DRC has determined to regulate the period of time decorations may be displayed. For the variety of religious and other holiday seasons that occur during November and December, decorations may be displayed beginning November 15<sup>th</sup> and must be removed by January 15<sup>th</sup>. For other seasonal holidays, decorations may be put up one week before the holiday and must be removed within one week after the holiday. The DRC reserves the right, on a case by case basis, to determine if decorations may be offensive to Association members or cause any kind of disturbance based on size, quantity, color, location or other such criteria.

### **Irrigation Systems**

All landscaped areas must be equipped with an underground irrigation system. A low-pressure drip irrigation system is encouraged for all shrubs and ground cover areas. Daytime watering of shrubs and turf areas should be avoided.

### **Lattice/Trellis, Free Standing**

Any lattice or trellis must match the color of the Dwelling Unit or be of natural wood or redwood material and must be maintained in good condition. DRC approval is required.

### **Lighting**

No outside lighting installed subsequent to initial lighting provided by Designated Builders may be placed, allowed or maintained on any Lot without the prior written approval of the DRC.

- Exterior lighting must be soft and indirect with no light sources directly visible to neighboring properties or creating any nuisance.
- No colored light bulbs, lenses, or reflections are permitted in the front yard.
- No outdoor flood lights where light spills over onto a neighbor's property except in the case of model homes during the marketing period.
- Low-pressure sodium bulbs are discouraged.
- All outside lights shall be screened wherever possible with walls, plant materials or internal shielding.
- Malibu type lights are permitted.
- Low voltage lighting is acceptable.

### **Ornamentation**

The utilization of non-living objects as ornaments in the landscape must be harmonious with the character of the neighborhood and must be approved by the DRC. Individual expression is permissible as long as it does not detract from this goal.

- Benches will be considered as long as they are located within four (4) feet of the front door using material of natural wood, concrete or a combination of metal and natural wood. Plastic chairs and tables will not be allowed in front yards on a permanent basis.
- Flower pots or decorative pots may be allowed but not more than three (3) in number. The pots are to be of a natural color material, located next to homes or garages and maintained in good condition.
- Figurines and shrines will not be approved.
- Fountains will be considered on a case by case basis dependent on size, location and material.
- Wall mounted items should be limited to two (2) in number, including wreaths.
- Window boxes may be considered but not with artificial foliage.

### **Outdoor Fireplaces**

Installation of outdoor fireplaces requires advance approval by the DRC. Outdoor fireplaces may not exceed fence height and must be placed in rear yards only. All outdoor fireplaces will be required to use gas logs.

### **Patio Covers**

Patio covers must be submitted for approval to the DRC. All submittals should include plot plan, elevation plans and specifications. Patio covers must be painted to match the color of the body or trim of the Dwelling Unit and must have the necessary permits. Replacement roofing materials shall match that which was installed by the Designated Builder on the original roof of the Dwelling Unit or that which were offered as an option by the Designated Builder for a patio cover. Asphalt shingles (including rolled shingles) are expressly prohibited. The patio roof shall be flat or match the pitch of the Dwelling Unit.

### **Play Structures/Swing Sets**

Play structures/swing sets may be erected in rear yards only subject to prior review and approval by the DRC (see Exhibit 3 attached).

- Structures must be set back a minimum of ten (10) feet from any perimeter wall.
- Maximum height allowed to top support bar or highest point of structure is ten (10) feet.
- Maximum height of any deck/platform is to be four (4) feet above ground.
- The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
- The DRC will take into consideration the appearance, height, and proximity to neighboring property.
- Any shade canopy must be a solid tan or earthtone color.
- A brochure or picture of the proposed structure should be submitted.

## TARTESSO COMMUNITY ASSOCIATION DESIGN REVIEW GUIDELINES

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- A play structure/swing set request must include a dimensional backyard layout.

### **Pools**

Pool plans will not need prior approval unless there is a feature (pool slide or other structure) which would be visible above the top of the wall on non-view Lots. Homeowners with view Lots must submit pool plans. All pool equipment shall be screened from view of neighboring property, streets and Common Area with walls, which match the architectural character and color of the house, or the existing wall.

Prior to construction of a swimming pool, homeowner should contact the Management Company to coordinate the point of construction access to assure damage to common landscaped areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of the Dwelling Unit. Any opening, which affects a common Association wall, shall require an architectural submittal and a deposit for such work, refundable after walls and landscape are repaired and returned to their original condition. The DRC may also require the Association to replace and repair any common wall, which has been affected to insure continuity within the community with the ability to charge back to the Member for labor and materials.

Pools may not be backwashed into drainage ditches, natural washes, common landscaped areas, drainage-ways or streets. All backwash water is to be retained on the Owner's Lot. If necessary, a dry well should be dug and filled with rocks to provide for the needed capacity. Swimming pool fence requirements are regulated by the City.

Pool fencing must be painted the same color as the exterior perimeter wall. If the fencing is attached to the Dwelling Unit, the homeowner may paint the fence the same color as the body of the Dwelling Unit. For safety reasons, all openings in walls must be securely covered during construction to prevent children from entering and being harmed. Pool fencing must meet all County, State and Federal requirements.

### **Ramadas and Gazebos**

Ramadas and gazebos may be erected in rear yards only subject to prior review and approval by the DRC (see Exhibit 4 attached), and subject to the following guidelines:

- Maximum square footage (under roof area) is one hundred twenty (120) square feet.
- Maximum roof height is ten (10) feet at the highest point.
- Setback for the structure from the perimeter wall must meet the setback requirements for the zoning district. Refer to the recorded final plat for setback information.
- Structure must be painted to match house color and maintained in good condition.
- Roof tile must match the tile of the Dwelling Unit.
- Lighting of the structure must be approved by the DRC prior to installation.

### **Repair of Building**

No building or structure on any Lot shall be permitted to fall into disrepair, and each building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished. In the event any building or structure on any

TARTESSO COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES

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Lot is damaged or destroyed, then, subject to approvals by the DRC, the building or structure shall be immediately repaired or rebuilt or shall be demolished. (Section 3.8, CC&R's)

**River Rock**

River run rock shall be three (3) inches to eight (8) inches in diameter. Not more than ten (10) percent of the front yard landscape may be river run rock.

**Rock Ground Cover**

Rock ground cover may be decomposed granite or other natural rock material approved by the DRC. All bare earth must be covered.

**Roofing**

Roof covering materials shall be concrete tile. No composite shingle roofing or shake will be allowed. All vent pipes extending through a roof must be painted to match the roof tile. All flashing must also be painted to match the roof tile.

**Roof Structures and Equipment**

No heating, air-conditioning or ventilation equipment, or any other equipment or structures shall be located or installed on any roof. In addition, any such equipment or structure shall not be located or installed anywhere on a Lot if it is Visible From Neighboring Property. (section 3.10, CC&R's)

**Security and Screen Doors**

Security doors and screen doors must be metal and painted to match the exterior color or trim of the house. Any designs on the door must be Southwestern in style and not cover more than twenty (20) percent of the door. Any security doors and screen doors that do not meet the above criteria must be submitted to the DRC for approval prior to installation.

**Security Signs**

Security signs must be located a maximum distance of two (2) feet from the front of the Dwelling Unit. Security signs must not exceed twelve (12) inches by twelve (12) inches and must be maintained in good condition at all times.

**Solar Energy Systems**

All solar energy systems installations must receive prior written approval from the DRC. All applications for solar energy systems must include precise and accurate descriptions and drawings of the proposed installation, as well as specifications and photos of proposed equipment. Solar energy systems should be installed in the rear yard with no portion of the unit exceeding the height of the fence. If a rear yard installation is not feasible or reasonable, the solar energy system may be mounted on the roof. [Not reasonable is defined as incurring an increase in cost of twenty percent (20%) and/or decrease in efficiency of the system of twenty percent (20%) when compared to an alternate installation]. The solar energy system must be integrated into the architecture of the Dwelling Unit. Roof mounted solar collection panels must blend into overall architectural massing, color and roof form designs. When solar panels are placed on the roof, they must be racked at the same pitch as the roof, even though the slope of the

## TARTESSO COMMUNITY ASSOCIATION DESIGN REVIEW GUIDELINES

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roof may not be optimal. The small increase in panel size that may be required to increase the efficiency of the collector array is preferable to the visual conflicts of the different angles and slope on the roof. Solar panels shall not protrude above the ridgeline of the roof. No exterior plumbing may be visible from outside the rear yard. Any visible cabling must match the existing color scheme so as to blend in with the roof, eaves, trim, wall etc. The cabling must be parallel or perpendicular (no other angles are acceptable) with respect to the existing structure to minimize visual distraction. The cabling must be attached to the structure and not allowed to hang loose. The solar energy system must be maintained for appearance and safe working order by the homeowner. The homeowner is liable for all damages arising from the installation and/or repair of the solar energy system. The homeowner is responsible for obtaining necessary permits from any and all governing bodies.

### **Storage Sheds**

Storage sheds require prior written approval of the DRC and are subject to the following guidelines:

- A setback of five (5) feet is required for both rear and side yards.
- Sheds may not be visible above the top block of the wall.
- Quality materials and construction shall be required
- Shed must be in harmony with the exterior of the residence including siding, color, and roof material.

### **Trampolines**

No trampoline or any portion of the trampoline (including safety nets or other such devices) shall be approved that is greater than ten (10) feet in height. Any equipment that is greater than six (6) feet in height must be submitted for approval to the DRC. Safety nets, if any, must be brown, black, or a neutral color with its supports painted to match the net. The DRV will consider blue, green, or other neutral colors for the top railings of safety nets. All trampoline equipment shall be a minimum of ten (10) feet from the property wall. All trampoline equipment shall be well maintained and in good repair.

### **Turf**

Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls, or topographical features such as mounding or boulders.

### **Water Features**

Items such as fountains, statuary, etc. are permissible within the rear yard and do not require submittal to the DRC except on Lots with view fencing. Such items must be approved by the DRC for installation in the front yard. The DRC reserves the right to limit the size and location of water features etc.

### **Window Coverings**

Permanent draperies or suitable window treatments must be installed on all windows within sixty (60) days of occupancy. Newspaper, sheets or reflective materials including but not limited to aluminum foil, reflective screens or glass, mirrors or similar type material shall not be installed or placed upon the outside or inside of any windows. Bright colors are not permitted. The Board has given blanket approval to off-white or

TARTESSO COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES

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white shutters, mini-blinds, and vertical blinds installed on the interior of windows. The exterior side of all drapes, curtains or other window coverings shall compliment the natural colors of the Dwelling Unit. All others require DRC approval.

Replacement window/sun screens are pre-approved only if the frames are consistent with Designated Builder installed frames or are painted to match the Dwelling Unit. Pre-approved colors include charcoal (almost black), beige and bronze (dark brown).

Sunscreens must be maintained to their original condition, free from dirt, torn screen material and bent frames.

## **COMMUNITY RULES**

### **Animals**

No animal, horse, bird, poultry or livestock, other than a reasonable number of generally recognized house or yard pets as established by the Board, shall be maintained on any Lot. Animals are permissible only if they are kept or raised thereon solely as domestic pets and not for commercial purposes. No animal or bird shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of any bird or other animal shall be maintained so as to be Visible From Neighboring Property without the prior written consent of the DRC. Dogs cannot be tethered in front or side yards or any other location so as to be Visible From Neighboring Property. Dogs must remain on leashes at all times when on Association property. All Owners must clean up after their pets. When pets are not within the boundaries of their home property, the Owner or responsible party must immediately remove the pet's solid waste and dispose of it properly. (Partially excerpted from Section 3.14, CC&R's)

### **Machinery and Equipment**

No machinery or equipment of any kind shall be placed, operated or maintained upon any Lot or any street.

### **Motor Vehicles**

No automobile, motorcycle, motorbike or other motor vehicle shall be constructed, reconstructed or repaired upon any Lot or street and no inoperable vehicle may be stored or parked on any such Lot or street so as to be Visible From Neighboring Property. (Section 3.26, CC&R's)

### **Parking**

Vehicles of all Owners and Residents are to be kept only in garages or the driveway of any Lot. Guests and invitees of Owners shall be entitled to keep their vehicles on streets in front of a Lot or within reasonable proximity thereof for a period of no greater than forty-eight (48) hours during any seven (7) day period. In no event shall a disabled or inoperative vehicle be maintained on a street, driveway or otherwise be Visible From Neighboring Property. (Section 3.27, CC&R's)

### **Signs**

No signs whatsoever that are Visible From Neighboring Property shall be erected or maintained on any Lot except:

- Signs required by legal proceedings
- Numbering designating the street address of the Dwelling Unit (a) stenciled and located on the curb immediately in front thereof or (b) affixed to the Dwelling Unit
- Signs indicating a property to be "For Sale" or "For Lease", provided no more than one sign is located on each individual residence, no individual sign is larger than nine square feet in size, and no sign is placed closer to the street than six (6) feet
- Signs erected by the Association identifying the boundaries of the Property designated as Natural Area Open Space Use by saying "Natural Area Open Space",

TARTESSO COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES

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Protected Natural Area” or similar descriptions to inform of the nature and restrictions on such property.

- Other signs that are in conformance with the applicable requirements of the Town or other governmental agencies and have been approved in advance and in writing of the DRC as to size, color, design, message content and location

(Section 3.9, CC&R’s)

**Trash Containers and Collection**

No garbage or trash shall be placed or kept on any Lot except in covered containers of a type, size and style that are approved by the Town and acceptable to the appropriate garbage or trash collector. In no event shall such containers be maintained so as to be Visible From Neighboring Property, except to make the same available for collection and then only for the shortest time reasonably necessary to effect collection. In no event shall such containers be placed for collection before sunset of the day immediately preceding the day of collection. All rubbish, trash or garbage shall be promptly removed from all Lots and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot. (Section 3.25, CC&R’s)

**Trucks, Trailers, Campers and Boats**

No motor vehicle classed by manufacturer rating as exceeding ¾ ton, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired on any Lot or street so as to be Visible From Neighboring Property.

## LANDSCAPE GUIDELINES

Homeowners may develop a landscape plan with a desert theme, or a more lush theme, or a combination of both. Landscape suited to the Southwest desert environment is highly encouraged and recommended. Decomposed granite, turf, or a combination of both may be utilized in front yard areas.

### **Minimum Front Yard Landscape Requirements**

- Two 24" box trees
- 10 five gallon plants on 43' and 48' wide lots
- 10 five gallon plants and 3 one gallon plants on 53' and 58' wide lots
- 10 five gallon plants and 6 one gallon plants on 63' and 70' wide lots
- Three granite color choices to be provided for each subdivision. Granite to be 1/2" or 3/4" in size and screened
- Concrete curb or brick header to be placed on the property line between houses with different colored granite
- No drainage swales to be constructed within 5 feet of the front sidewalk to prevent water collection underneath sidewalk

To the extent landscaping conforms to the requirements set forth herein; no application to the DRC is required. Non-conforming landscaping is subject to removal or conformance if not otherwise approved by the Committee. Determination as to whether landscaping conforms to the requirements set forth herein shall be at the sole discretion of the DRC.

Front yard landscaping must be completed within ninety (90) days from the close of escrow on each individual Dwelling Unit. It is recommended that backyard landscaping be installed concurrently in that construction access to the backyard is often through the front yard.

The following is the approved plant list for Tartesso. Plants not on the list may still be used but only with the express approval of the DRC. Homeowners should be mindful of the water and irrigation requirements for specific plants and groups of plants, the maintenance requirements, and the size and shape the selected plants will attain in the future.

**APPROVED PLANT LIST**

	<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
Trees	Abyssinian Acacia	Acacia abyssinica
	Argentine Mesquite	Prosopis alba
	Blue Palo Verde	Cercidium floridum
	Chilean Mesquite	Prosopis chilensis
	Creosote Bush	Larrea divaricata
	Desert Fern	Lysiloma microphyllum
	Desert Ironwood	Olneya tesota
	Desert Spoon	Dasyilirion wheeleri
	Desert Sweet Acacia	Acacia smalli
	Desert Willow	Chilopsis linearis
	Foothill Palo Verde	Cercidium microphyllum
	Golden Ball Lead Tree	Lucaena retusa
	Honey Mesquite	Prosopis glandulosa
	Mescal Bean	Sophora secundiflora
	Mexican Ebony	Pithecellobium mexicana
	Palo Blanco	Lysiloma candida
	Palo Brea (Palo Verde)	Cercidium praecox
	Palo Blanco Acacia	Acacia willardiana
	Blue Palo Verde	Cercidium floridum
	Screwbean Mesquite	Prosopis pubescens
	Shoestring Acacia	Acacia stenophylla
	Sweet Acacia	Acacia farnisiana
	Texas Ebony	Pithecellobium flexicaule
	Velvet Mesquite	Prosopis velutina
	Western Honey Mesquite	Prosopis glandulosa
	White Bark Acacia	Lysiloma candida
	Willow Acacia	Acacia Salicina
Agave	Cowshorn	Agave bovicornuta
	Marginata	Agave americana
	Mescal Ceniza	Agave colorata
	Murphy's	Agave murpheyi
	Octopus	Agave vilmoriniana
	Parry's	Agave parryi
	Royal	Agave victorae-reginae
	Smooth-edged	Agave weberi
	Twin Flower Agave	Agave gemniflora
Aloe	African Aloe	Aloe saponaria

TARTESSO COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES

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	Coral Aloe	<i>Aloe striata</i>
	Medicinal Aloe	<i>Aloe barbadensis</i>
	Tree Aloe	<i>Aloe ferox</i>
	Tree Aloe	<i>Aloe mariothii</i>
Cacti	Beavertail Prickly Pear	<i>Opuntia basilaris</i>
	Blind Prickly Pear	<i>Opuntia rufida</i>
	Buckhorn Cholla	<i>Opuntia acanthocarpa</i>
	Compass Barrel Cactus	<i>Fercactus acanthodes</i>
	Englemann's Prickly Pear	<i>Opuntia phaeacantha</i>
	Fishhook Barrel	<i>Ferocactus wislizenii</i>
	Golden Barrel Cactus	<i>Echinocactus grusonii</i>
	Hedgehog Cactus	<i>Echinocereus engelmannii</i>
	Hildmann's Cereus	<i>Cereus hildmannianus</i>
	Mexican Organ Pipe	<i>Pachycereus marginatus</i>
	Purple Prickly Pear	<i>Opuntia macrocentra</i>
	Robust Prickly Pear	<i>Opuntia robusta</i>
	Saguaro	<i>Carnegiea gigantea</i>
	Santa Rita Prickly Pear	<i>Opuntia sanat-rita</i>
	Teddy Bear Cholla	<i>Opuntia bigelovii</i>
	Trichocereus	<i>Trichocereus candicans</i>
Ocotillo	Ocotillo	<i>Fouquieria splendens</i>
	Ocotillo Macho, Chunari	<i>Fouquieria macdougalii</i>
Yucca	Banana	<i>Yucca baccata</i>
	Beaked, Beard	<i>Yucca rostrata</i>
	Blue	<i>Yucca rigida</i>
	Joshua Tree	<i>Yucca brevifolia</i>
	Soaptree	<i>Yucca elata</i>
	Spanish Dagger/Palm Lily	<i>Yucca gloriosa</i>
	Curveleaf/Pendulous Yucca	<i>Yucca recurvifolia</i>
	Spanish Bayonet/Dagger Plant	<i>Yucca aloifolia</i>
Shrubs and Ground Covers	Senna	<i>Cassia purpussii</i>
	Arizona Rosewood	<i>Vauquelina californica</i>
	Arizona Sophor	<i>Sophora arizonica</i>
	Bambo Grass	<i>Muhlenbergia dumosa</i>
	Beard Tongue	<i>Penstoem species</i>
	Bird of Paradise	<i>Caesalpinia platyloba</i>
	Blue Sage	<i>Salvia chamyoriodes</i>
	Bull Grass	<i>Muhlenbergia emersleyi</i>
	Bull Grass	<i>Muhlenbergia emersleyi</i>
	Bush Morning Glory	<i>Convolvulus cneorum</i>
	Candle Bush	<i>Cassia circinnata</i>
	Catclaw Acacia	<i>Acacia greggii</i>

TARTESSO COMMUNITY ASSOCIATION  
 DESIGN REVIEW GUIDELINES

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Coahuilan	Hesperaloe funifera
Copper Bird of Paradise	Caesalpinia pumila
Coral Yucca	Hesperaloe narviflora
Cresote Bush	Larrea tridentata
Crucifixion Thorn	Canotia holacantha
Deer Grass	Deer Grass
Desert Bird of Paradise	Caesalpinia gilliesii
Desert Holly	Atriplex hymenelytra
Desert Lavender	Hyptis emoryi
Desert Milkweed	Asclepias subulata
Desert Ruellia	Ruellia penninsularis
Desert Salt Bush	Atriplex polycarpa
Desert Spoon	Dasyliron wheeleri
Fairy Duster	Calliandra californica
Fairy Duster	Calliandra penninsularis
Feather Dalea	Dalea pulchra
Feathery Cassia	Cassia artemesiodes
Fern Acacia	Acacia angustissima
Firecracker Bush	Justica candicans
Four Wing Salt Bush	Atriplex canescens
Golden Wonder Cassia	Cassia goldmannii
Green Feathery Cassia	Cassia nemophylla
Hop Bush	Dodonea viscosa
Hummingbird Flower	Zauschneria latifolia
Indigo Bush	Dalea bicolor
Indigo Bush	Dalea wislizeni
Jojoba	Simmondsia chinensis
Leather Leaf Acacia	Acacia craspedocarpa
Little Leaf Cordia	Cardia parviflora
Mealy Cup Sage	Salvia farinacea
Mescal Bean, TX Mtn. Laurel	Sophora secundifolio
Mexican Bird of Paradise	Caesalpinia mexicana
New Zealand Cassia	Casia candoleana
Old Man Salt Bush	Atriplex nummularia
Quail Bush	Atriplex lentiformis
Red Bird of Paradise	Caesalpinia pulcherrima
Ruellia	Ruellia californica
Sage Species	Leucophyllum sp.
Salt Bush	Atriplex mulleri
Scrub Oak	Quercus turbinella
Shrubby Cassia	Cassia wislezenii
Silver Cassia	Cassia philodinea
Sturts Cassia	Cassia sturtii
Sturts Desert Peas	Clanthus formosus
Texas Cassia	Cassia biflora
Velvet Pod Mimosa	Mimosa dysocarpa

TARTESSO COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES

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Blackfoot Daisy	Melampodium leucanthum
Bursage	Ambrosia deltoidea
California Fuchsia	Zauschneria californica
Desert Mallow	Sphaeralcea amibila
Desert Marigold	Boileya multiradiata
Gold Mount, Purple, Confetti	Lantana species
Mexican Blue Sage	Salvia chamaebryoides
Mexican Primrose	Oenothera berlandieri
Myoporum	Myoporum pavifolium
Rock Verbena	Verbena pulchella "gracilior"
Scarlet Sage	Salvia greggii
Trailing Indigo Bush	Dalea greggi
Prairie Zinnia	Zinnia grandiflora
Desert Marigold	Baileya multiradiata
Golden Fleece Dahlberg Daisy	Dyssodia pentachaeta
Gold Crucifier	Rallistroemia grandiflora
Goldfield	Baeria chrysostoma
Mexican Gold Poppy	Eschscholzia mexicana
Prickly Poppy	Argemone plicantha
Pink Verbena	Verbena Peruviana
Yellow Bell	Tacoma Stans

**LUSH LANDSCAPE PLANT LIST**

	<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
Palm Trees	Date Palm (rear yard only)	Phoenix dactylifera
	Mediterranean Fan Palm	Chamaerops humilis
	Mexican Blue Palm	Brahea armata
	Mexican Fan Palm	Washingtonia robusta
	Queen Palm	Arecastrum romanzoffianum
	Sago Palm	Cycas revoluta
	Windmill Palm	Chamaerops fortunei
Other trees	Evergreen Elm	Ulmus parvifolia
	Benjamina Ficus	Ficus benjamina
	Cork Oak	Quercus suber
	Indian Laurel Fig	Ficus microcarpa nitida
	Mondel Pine (rear yard only)	Pinus brutia eldarica
	Ash Trees	Fraxinus species
	Blue Leaf Wattle	Acacia saligna
	Brazilian Pepper Tree	Schinus terebinthifolius
	California Pepper Tree	Schinus molle
Chaste Tree	Vitex agnus-sactus	

TARTESSO COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES

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	Citrus (rear yard only)	Citrus
	Evergreen Pear	Pyrus kawakamii
	Fruit Trees (rear yard only)	Citrus species
	Jacaranda	Jacaranda mimosifolia
	Holly Oak	Quercus ilex
	Orchid Tree	Bauhinia species
	Purple Leaf Plum	Prunus cerasifera 'atropurpurea'
	Privet Tree	Ligustrum species
	Sissoo Tree	Dalbergia sissoo
	Southern Live Oak	Quercus virginiana
Shrubs and Ground Covers	Arcadia Juniper	Juniperus "arcadia"
	Australian Salt-Bush	Xylosma species
	Blue Hibiscus	Hibiscus species
	Bougainvillea	Bourganvillea brasiliensis
	Cape Honeysuckle	Tecomaria capensis
	Creeping Juniper	Juniperus horizontalis
	Dwarf Oleander	Nerium oleander
	Euryops Daisy	Euryops species
	Hearts and Flowers	Apetenia cordifolia
	Heavenly Bamboo	Nandina domestica
	Hibiscus	Hibiscus species
	Hummingbird Trumpet	Zauschneria latifolia
	Indian Hawthorn	Rhapiolepis indica
	Katie Ruella	Ruella species
	Lavender Cotton	Santolina chamaecyparissus
	Mexican Heather	Calluna vulgaris species
	Mexican Honeysuckle	Justicia spicigera
	Mint Julep Juniper	Juniperus chinensis
	Mock Orange	Pittosporum tobira
	Myrtle	Myrtus communis
	Natal Plum	Carrisa grandiflora
	Oleanders (other than dwarfs)	Nerium Oleander
	Pendulus Yucca	Yucca recurvifolia
	Pyracantha	Pyracantha species
	Regal Mist	Muhlenbergia species
	Rocky Point Ice Plant	Malephora Lutea
	Rosemary	Rosmarinus officinalis
	Sprenger Asparagus	Asparagus Sprengeri
	Spanish Bayonet	Yucca aloifolia
	Spanish Dagger	Yucca gloriosa
	Star Jasmine	Trachelopermum jasminoides
	Prostrate myoporom	Myoporaceae parvifolium
	Xylosma	Xylosma species
	Yaupon Holly	Ilex vomitoria
	Yew Pine	Podocarpus species

TARTESSO COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES

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Vines

Carolina Jasmine  
Creeping Fig  
Lady Banks Rose

Gelsemium sempervirens  
Ficus pumila  
Rosa banksiae

**PROHIBITED FOR FRONT & REAR YARDS**

**Common Name**

**Botanical Name**

Cypress  
False cypress  
Olive (fruiting)  
Mexican Palo Verde  
Thevetia - Yellow Oleander

Cupressus  
Chamaecyparissus  
Olea europaea  
Parkinsonia aculeata  
Thevetia peruviana

Fountain Grass

Pennisetum setaceum

TARTESSO COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES

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***TARTESSO COMMUNITY ASSOCIATION***

**Architectural Design Request for Approval Form**

The Declaration of Covenants, Conditions, Restrictions, Reservations and Easements (CC&R's) for Tartesso require that an Owner obtain the prior written approval of the Design Review Committee (the "DRC") for any exterior alteration or addition to property within Tartesso.

To comply with the CC&R's, please complete the form below. Attach a detailed drawing or blueprint of the proposed alteration and/or addition. The drawing should specify dimensions, materials to be used and colors. This application and the drawing will be retained for the DRC records.

**HOMEOWNER INFORMATION**

**NAME:** \_\_\_\_\_  
**LOT #:** \_\_\_\_\_ **SUBDIVISION:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_  
**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP** \_\_\_\_\_  
**PHONE/BUSINESS:** \_\_\_\_\_ **PHONE/HOME:** \_\_\_\_\_

Prior to DRC review, the homeowner must sign to verify that:

1. Association fees are paid and current;
2. No fees and/or fines are owed to the Association and;
3. I understand and agree that **NO** work on this request shall commence until approval of the DRC has been received.

**HOMEOWNER SIGNATURE:**

\_\_\_\_\_

**DATE:** \_\_\_\_\_

TARTESSO COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES

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REQUEST

Description of Request - Provide full details of purpose and/or reason, type, color, size/dimensions of improvement and materials, and location utilizing this form. Use additional 8½" x 11" paper if necessary. **NOTE: AN ACCURATE DRAWING MUST BE ATTACHED. AN ACCURATE SITE PLAN MUST ALSO BE INCLUDED. FOR SWING SETS/PLAY STRUCTURES PLEASE INCLUDE SPECIFIC DIMENSIONS, MAKE/MODEL AND PICTURES OF STRUCTURE IF AVAILABLE.**

**DESCRIPTION  
OF ALTERATIONS:**

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**CONTRACTOR:**

Address:

City/State/Zip:

Phone:

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**MATERIAL (S)\*:**

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**COLOR (S)\*:**

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\*(include sample paint chips or materials if appropriate)

**DIMENSIONS:**

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**RETURN TO:**

Tartesso Community Association  
c/o Kinney Management Services  
Post Office Box 25466  
Tempe, Arizona 85285

**For Additional Information Call: (480) 820-3451**

<p>The DRC's review and approval is limited to and <u>only</u> pertains to the <u>ITEMS DESCRIBED ABOVE</u>. The fact that the information not specifically requested is shown on the plan does not mean that it is approved as part of the submittal.</p>
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TARTESSO COMMUNITY ASSOCIATION  
DESIGN REVIEW GUIDELINES

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DRC ACTION

**The DRC has taken the following action on this application:**

\_\_\_\_\_ **REJECTED.** Application does not meet the Design Guidelines for Tartesso Community Association.

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\_\_\_\_\_ **REVIEWED THE APPLICATION.** The following revision(s) and additional submission(s) are required to meet the Tartesso Community Association Guidelines:

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\_\_\_\_\_ **REVIEWED AND CONDITIONALLY APPROVED** the Architectural Design Form with the following changes required:

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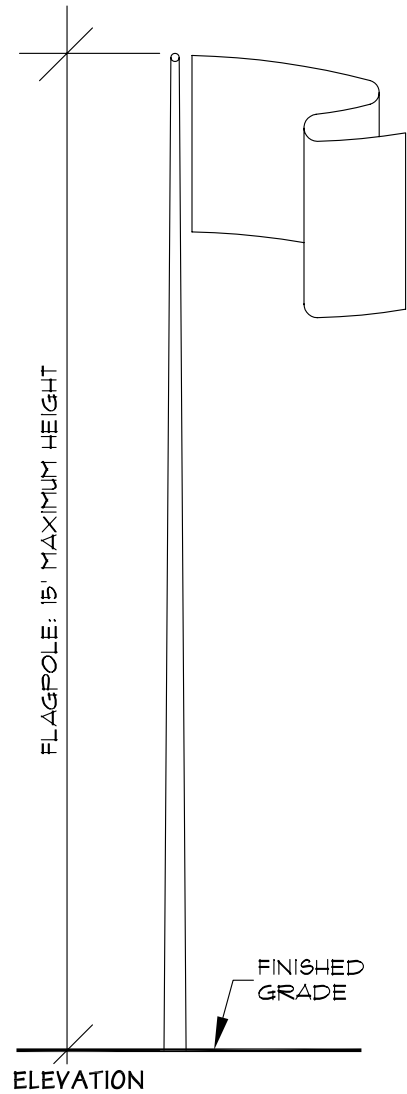
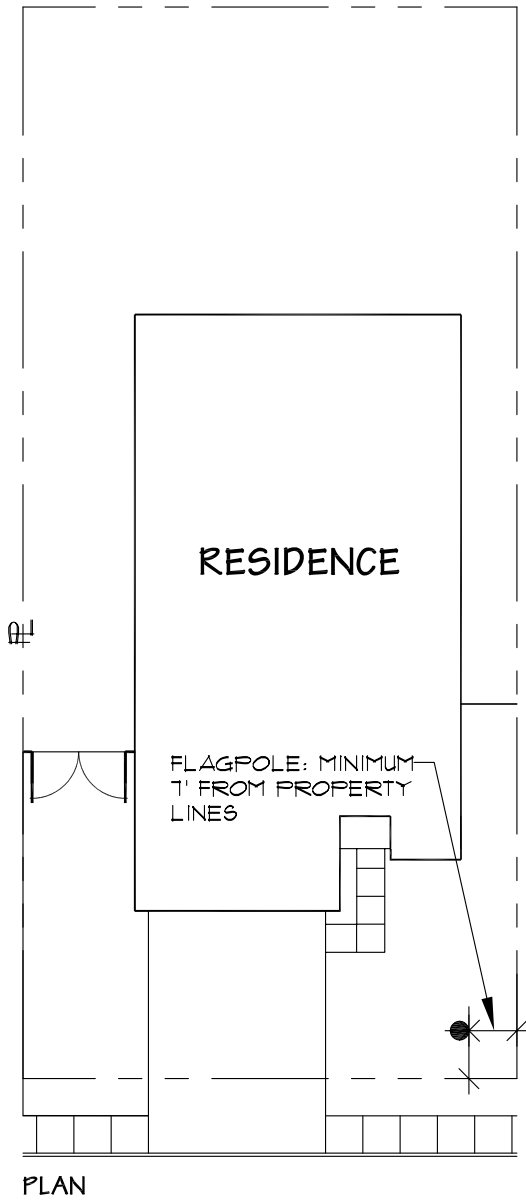
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\_\_\_\_\_ **REVIEWED AND APPROVED.** The Architectural Design Form submitted has met the requirements of the Tartesso Community Association Guidelines. This approval is subject to all applicable County and State permits, codes and regulations. Compliance with said issues is the responsibility of the applicant.

**FOR THE COMMITTEE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

# Exhibit 1



NOTES:

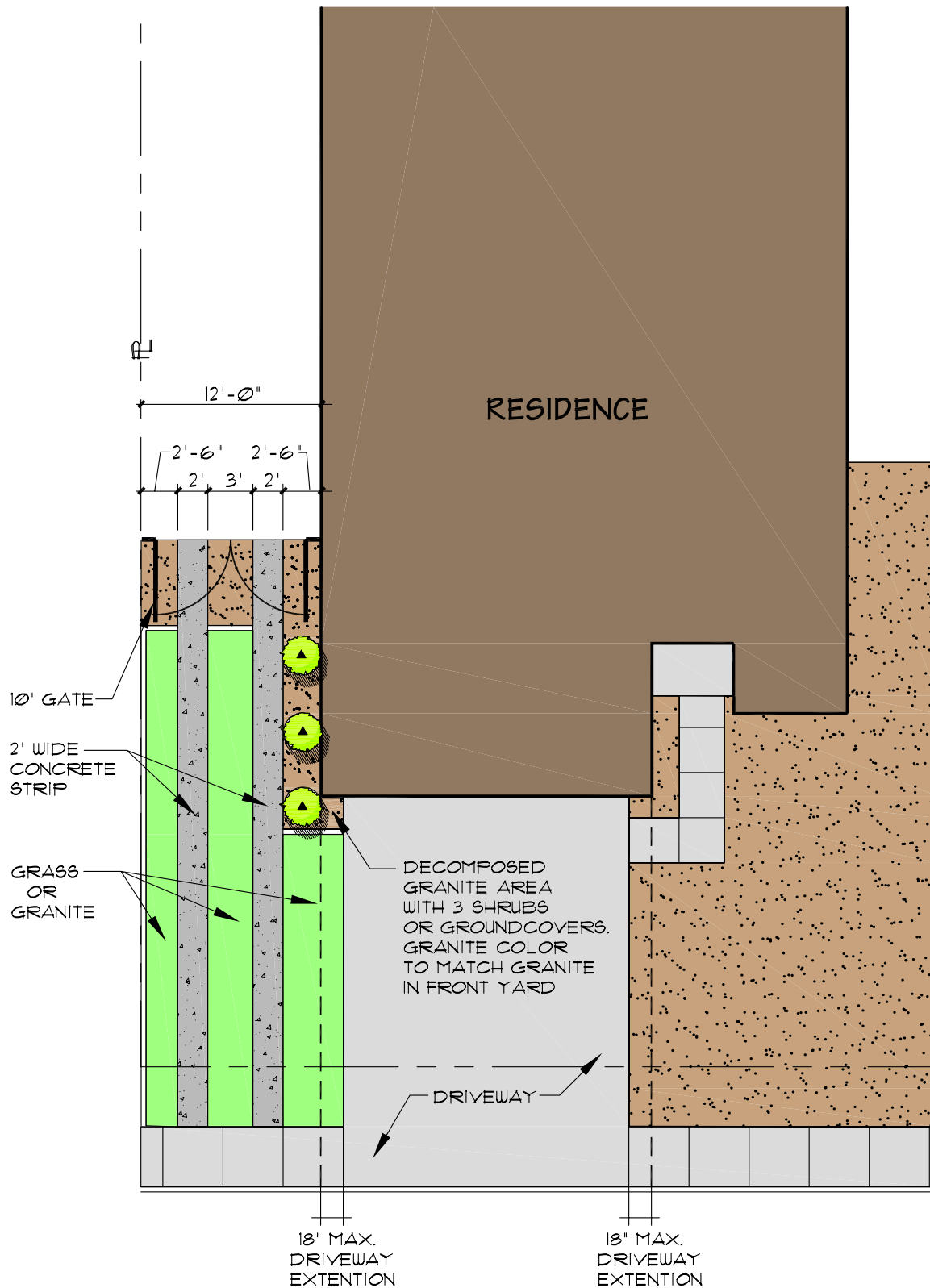
- FLAG POLES CANNOT EXCEED A MAXIMUM HEIGHT OF 15 FEET
- FLAG POLES MUST HAVE A SETBACK OF 1 FEET FROM PROPERTY LINE

THE ASSOCIATION WILL CONSIDER FLAGPOLES SUBJECT TO THE COMMITTEES REVIEW AND APPROVAL OF IT'S DIMENSIONS AND LOCATION.

FLAG POLE EXHIBIT

# TARTESSO

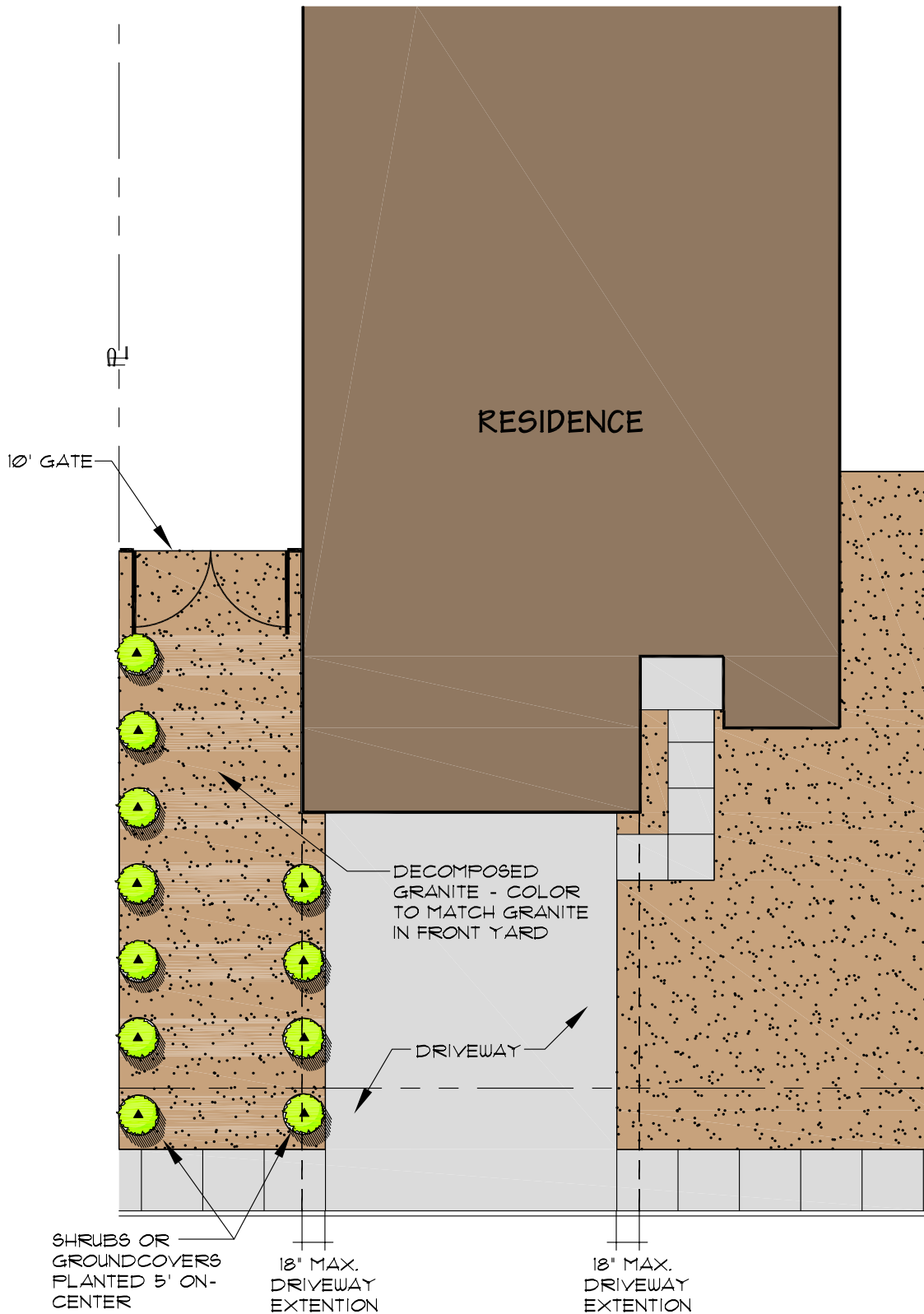
# Exhibit 2A



OPTION 'A'  
STANDARD RV GATE ACCESS DETAIL

## TARTESSO

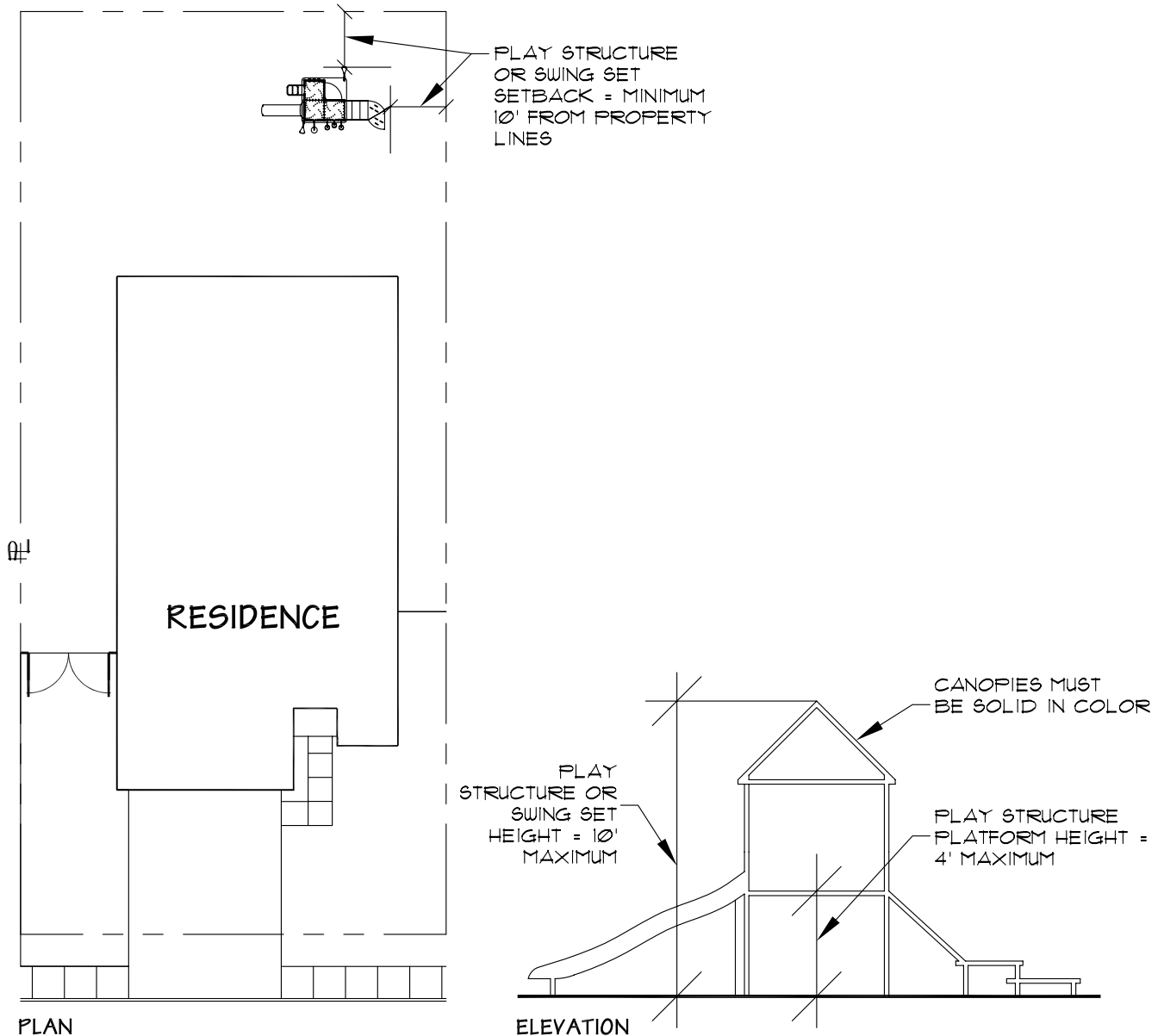
# Exhibit 2B



OPTION 'B'  
STANDARD RV GATE ACCESS DETAIL

## TARTESSO

# Exhibit 3



## NOTES:

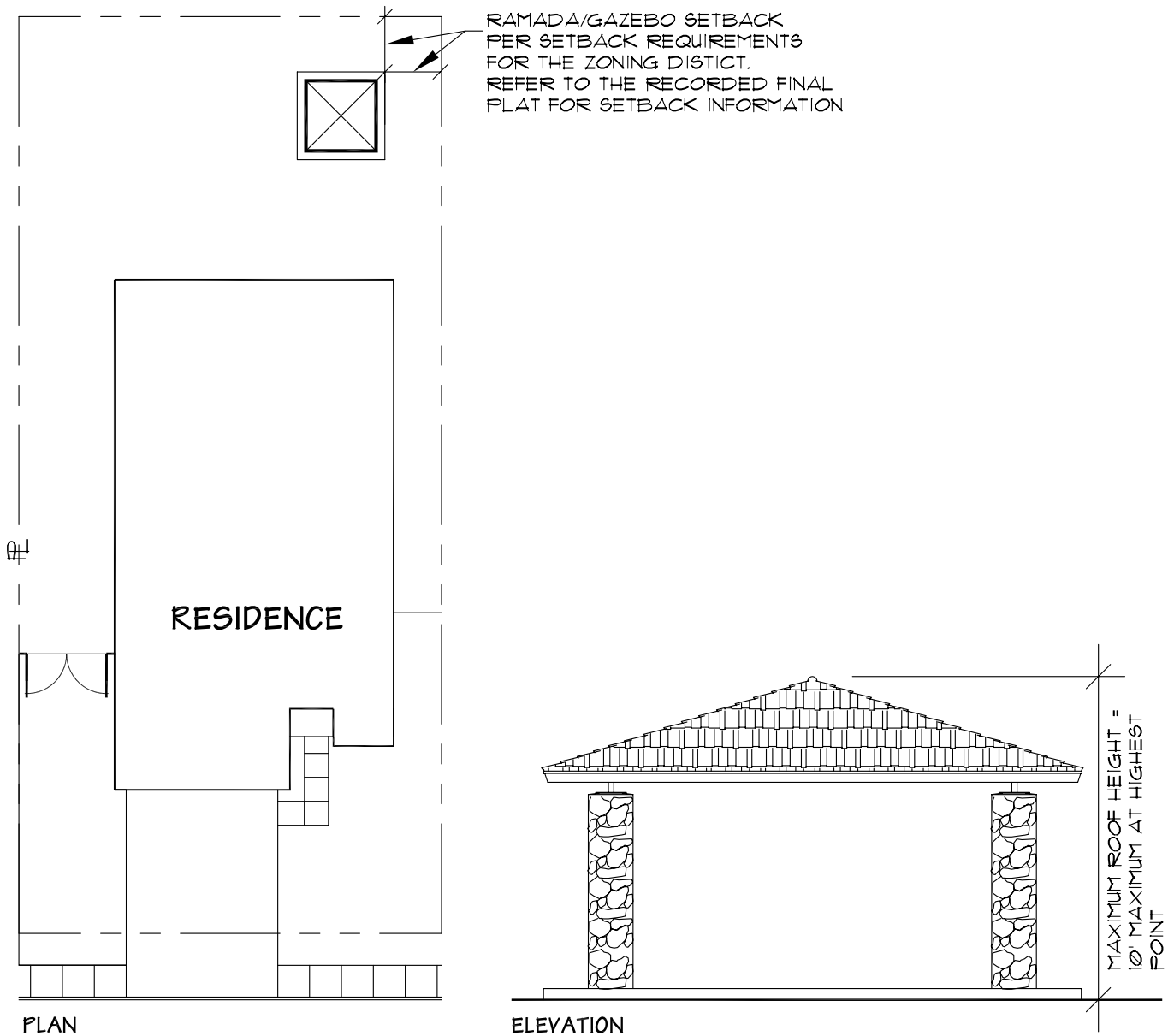
- MAXIMUM HEIGHT CANNOT EXCEED 10 FEET AT ANY POINT
- MINIMUM SETBACK FROM PROPERTY LINE MUST BE 10 FEET
- MAXIMUM HEIGHT OF ANY PLATFORM CANNOT EXCEED 4 FEET
- CANOPIES MUST BE SOLID IN COLOR

THE LOCATION OF SWING SETS, PLAY STRUCTURES AND THE LIKE ARE SUBJECT TO APPROVAL OF THE COMMITTEE IF THEY ARE VISIBLE FROM NEIGHBORING PROPERTY. THE COMMITTEE WILL CONSIDER A REQUEST FOR LOCATING SWING SETS, PLAY STRUCTURES AND THE LIKE IF THE PROPERLY FILLED OUT FORM (EXHIBIT "B") IS ATTACHED TO THE REQUEST TOGETHER WITH A DETAILED DRAWING OR PHOTOGRAPH.

SWING SET / PLAY STRUCTURE EXHIBIT

# TARTESSO

# Exhibit 4



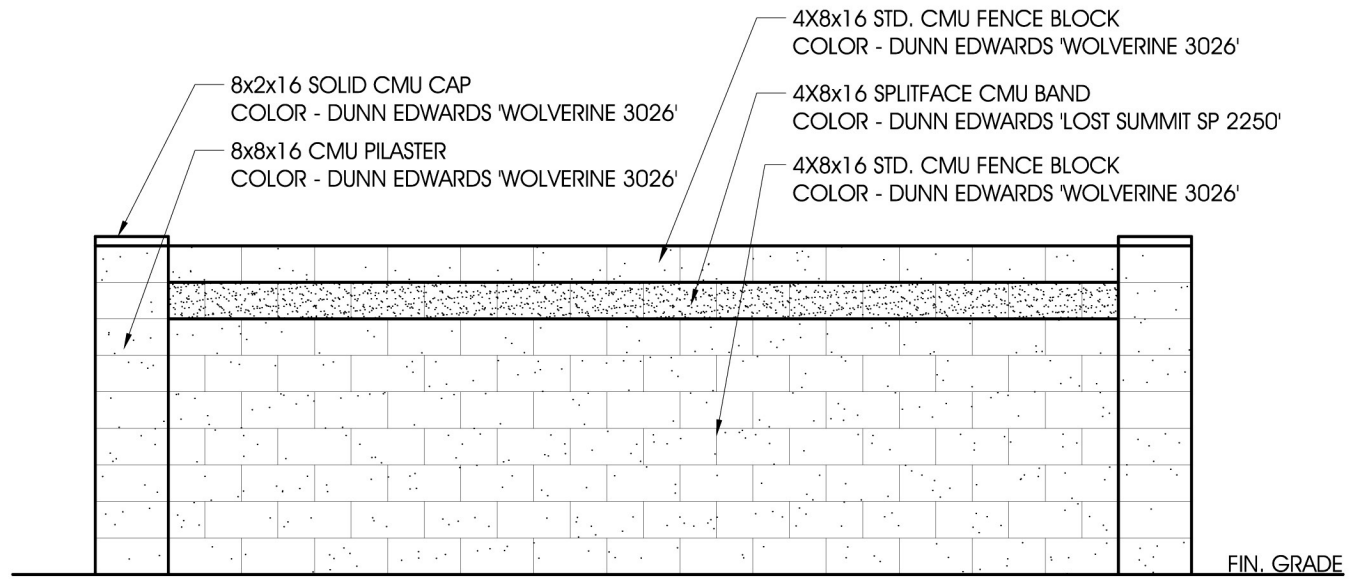
## NOTES:

- MAXIMUM SQUARE FOOTAGE (UNDER ROOF AREA) IS 120 SQUARE FEET.
- THE STRUCTURE MUST BE PAINTED TO MATCH HOUSE COLOR AND MAINTAINED IN GOOD CONDITION.
- ANY ROOF TILE MUST MATCH THE TILE OF THE HOUSE.
- LIGHTING OF THE STRUCTURE MUST BE APPROVED BY THE COMMITTEE PRIOR TO INSTALLATION

RAMADA / GAZEBO EXHIBIT

# TARTESSO

# EXHIBIT 5



○ Fence Return Elevation

N.T.S.



**TARTESSO**<sup>®</sup>  
Fence Return Elevation

Prepared For: Stardust Companies

N.T.S.  
3.1.06