

## SUMMARY OF 2017 ADR CHANGES

This is a summary of the significant changes to the 2017 Architectural Design References (ADR's) from the previous years. In addition some editing has taken place to simplify or clarify some areas:

**Water Softener Locations.** Water Softeners are to be located in the house, garage or the mechanical room (water heater closet). We encourage owners that are replacing existing outside water softeners to relocate them inside as described. Replacement of existing outside water softeners must be submitted to the Architecture Committee for approval before replacement.

**Porch Shades and Awnings.** The color for awning or roller shutter frames/motor housings must be as close to dark bronze as practical for their material. Closely matching colors are available. External, non-retracting awnings will not be permitted.

**Color of Dark Trim and Rough Sawn Lumber.** The paint chart has been changed to indicate that Dark Trim and Rough Sawn Lumber can be either Norfolk Brown (Dunn-Edwards old SP79) or Briar (Dunn-Edwards DEC712 or old SP25), but there must be only one color used per residence.

**Flag Poles.** Plans for Flag Poles must be submitted to the Architecture Committee for approval. All flag poles will be no more than 12-15 feet tall with a base diameter not more than 6 inches. The flag will be not greater than 3 feet by 4 feet.

**Tan Roof Policy.** All roofs will be required to be the approved Tan Color (E-Las-Tek Energy Tan or Travertine/DEC 738). All roofs currently painted white will be required to re-paint their roof the approved tan color **at their next normal re-coating** (Normal re-coating is done approximately each 3 to 5 years). Over time, this policy will achieve the goal of the original CC&Rs so that all roofs will eventually be painted the approved tan color.

**Driveways and Sidewalks.** All driveways and front sidewalks will be concrete in keeping with the style and tone of the Sunrise Mountain Ridge Development. Any replaced driveway or front sidewalk shall match the existing concrete as close as possible in color and texture. Any replaced driveway or front sidewalk that is wider than the original or any border material (rock, slab, masonry material or other) added to the driveway or front sidewalk needs the Architecture Committee approval prior to the work. Concrete driveways and front sidewalks may never be painted, sealed or covered with any other materials.

## **2017 ARCHITECTURE DESIGN REFERENCE (ADR)**

### **INTRODUCTION**

The primary responsibility of the **Architecture Committee (AC)** is to preserve the appearance of SMR properties consistent with the standards originally established by the developer (Fairfield) and then formalized in our own Sunrise Mountain Ridge (SMR) controlling document, the **Covenants, Conditions and Restrictions (CC&Rs)**. This responsibility is expressed in our “**SMR Look-&Feel**” rules, designed to preserve and enhance property values. The authority for the Architecture Committee (AC) to adopt and ensure compliance with the rules and guidelines in this ADR is derived from several Articles in the CC&R's. Our secondary responsibility is to ensure all projects have the least impact on neighbors, which is expressed in our “**Good-Neighbor-Policy**,” designed to promote a quality life and caring community. By combining both responsibilities we can achieve consistency with the least impact, while also allowing for individual tastes on home improvements.

Architecture Design References (ADRs) are guidelines and regulations relating to the maintenance, repair and remodeling of homes within Sunrise Mountain Ridge Neighborhood, determined by the SMR Architecture Committee with approval by the Board of Directors and in accord with the CC&R's. The ADRs include rules and guidelines for owners and their contractors; the selection of materials and color selection for construction, repair and remodeling; driveways and street-visible walkways; replacement of windows and doors; swimming pools and water features; and outdoor lighting and fixtures.

This document also provides the homeowner's responsibilities concerning how and when you need to apply to the Architecture Committee for approval of proposed projects, issues for ongoing inspections, inspections of “For Sale” homes and resolving disputes with neighbors relating to architecture issues. A Quick Reference to Sunrise Mountain Ridge ADRs, checklists and the SMR monthly newsletters are available at the SMR website: [smrhoa.com](http://smrhoa.com)

By adhering to these high standards, you and everyone in our community, helps to maintain Sunrise Mountain Ridge as an outstanding community where our homes provide a sound investment as well as a wonderful lifestyle.

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## SECTION 1: THREE TYPES OF PROJECTS; WHEN APPROVAL IS NEEDED

- Some projects require formal AC approval and some do not, so check this section carefully.
- Whether or not AC approval is needed, you must follow all Architectural Rules, Regulations and Guidelines found in the:
  - Covenants, Conditions, and Restrictions (CC&R's)
  - Architecture Design Reference (ADR)
- **IMPORTANT:**
  - You may NOT start work on any project that requires prior approval until you receive it.
  - Your AC approval is ONLY for specifically what has been approved.
  - Additions/changes you might want after approval may NOT be started until additional prior approval.

### 1A: Basic Repair Projects

- "Basic Repair" includes (but is *not* limited to) general repainting / touch-up; windows or sliding doors or standard door repairs / replacements; utility repairs / replacements; exterior lighting fixture repair / replacement, home structural repairs, and sidewalk repairs.
- **SPECIAL NOTE:**
  - **Sidewalks** that are not on HOA common area property, i.e., are on an owner's lot, are the responsibility of the **owner** to keep in good maintenance condition.
  - This means that if there is a sidewalk fronting your home, it is on your Lot area and must be kept in good condition (not buckling, broken, cracked, and otherwise degraded to constitute an unsightly condition or a safety hazard to pedestrians).
- You do **not** need prior approval for your basic repair project if you:
  - Conform to the **Architecture Design Reference (ADR) material and color** requirements (given in this document)
  - Do not *alter* structures
  - Make *no* changes *visible* to the street or neighbors. Quick check: ask yourself, "Will my neighbor's be able to see it? Will it be visible from the street? If the answer to either is yes, you need *prior approval*."

The Bottom Line: If you plan to use a *non-ADR-specified* color, or if you are going to *alter any exterior structures*, or if it will be *visible from outside your home*, you need prior approval.

- **Exceptions:**
  - *Prior written coordination* is required for **exterior window frame color** before replacing sliding doors / windows. What does "written coordination" mean?
    1. Notify the Architecture Committee (AC) that you plan to replace exterior windows or sliding doors.
    2. We will check that new frame *exterior* framing is as close as \*practicable to the original dark bronze color. (Interior frame sides are your choice and do *not* require approval.)
      - \***Practicable** = An exact original dark bronze match may not be offered by your window manufacturer, but you must make a good faith effort to get as *close as is available* by the manufacturer.
  - *Prior written approval* is required when replacing **exterior light sconces** (lights attached to your home exterior walls) or the **front post lamp** if they will *not* match the original color / design (read ADR subsections 2E and 2F below for specifics). If you are making an *exact replacement in-kind*, then *no* approval is required.

## **1B: Interior-only Remodeling Projects**

- "Interior" includes (*but is not limited to*) bathroom, kitchen, and other room remodeling; the *\*interior side* (read "Important Exception" below) of new windows/sliding doors; repainting; lighting; and new flooring. These do **not** require approval.
- **IMPORTANT EXCEPTION:**
  - Prior written coordination **IS** required for the exterior frame color (only) when replacing exterior Windows or sliding doors.
  - Before you plan this type of project, read this paragraph above --> 1A: Basic Repair Projects, subparagraph titled "**Exceptions**," item (1).

## **1C: External and Structural Projects**

- **External/Structural** includes (*but is not limited to*) major additions / changes; sidewalks and driveways; street-visible changes to home walkways; structural accents (such as permanent décor with substantial visual impact); exterior home wall-mounted outdoor light fixtures (sconces); post lamp poles and their attached post-lamp light fixtures; permanent outdoor fireplaces; gazebos; ramadas; awnings; rolling shutters / shades; dividers; benches; surface or décor tiles / flagstone; water features (swimming pool / hot tub installation, draining, removal, filling-in, fountains, pools); enclosing atriums; solar panel structures, rainwater collection systems, railings erected at pavement areas (including safety railings), and does include placing ANY long-standing structures on your property.
- **ALL** external and structural projects that do **not** fall under 1A: Basic Repair Projects (given above) require written approval.

**Water Softener Locations.** Water Softeners are to be located in the house, garage or the mechanical room (water heater closet). We encourage owners that are replacing existing outside water softeners to relocate them inside as described. Replacement of existing outside water softeners must be submitted to the Architecture Committee for approval before replacement. Homeowners should contact the Architecture Committee if there are questions.

**Flag Poles.** Plans for flag poles must be submitted to the Architecture Committee for approval. All flag poles will be no more than 12-15 feet tall with a base diameter not more than 6 inches. The pole will be located on the homeowner's property and inside the Adobe block wall surrounding the property. The flag will be no greater than 3 feet by 4 feet in size.

## **SECTION 2: ARCHITECTURAL RULES, REGULATIONS, AND GUIDELINES**

- First, it's your responsibility to familiarize yourself with two references before planning your project. These are explained clearly in the first two paragraphs in this document, titled "**Introduction**" (please read them now if you haven't already).
  - (1) Covenants, Conditions and Restrictions (CC&Rs)
  - (2) Architecture Design Reference (ADR)
- Second, don't hesitate to consult with us if you have any questions. We will always make time to help you to plan and complete your project successfully. Our role is not to act as a restrictive agency; it is to assist you in getting your project approved and underway as smoothly and quickly as possible, and (by helping you to stay in compliance with community regulations) ensuring that you avoid costly errors / re-do's).

## **2A: General Guidelines**

- You and your contractor need realistic project start and end dates and a good feel for expected equipment and noise activity to keep neighborhood disturbances to a minimum.
- Remember, it's *your* responsibility to inform neighbors *prior to your project's start*, and it's equally important to *keep them informed* if there will be any changes (schedule, noise, parking or traffic obstructions, large or numerous equipment, clouds of dust or particles, etc.).
- This is part of our Good Neighbor Policy and will pay you great dividends in building and keeping a positive relationship with your neighbors.

## **2B: Contractor Rules & Regulations (Good Neighbor Policy)**

- **Very Important:**
  - *You* are responsible for your *contractor's conduct and impact*.
  - We will *contact you directly* if there are problems during your project, and it will be *your* responsibility to resolve them. Basically, you are responsible for resolving any rules broken by your contractors and also responsible for any damage your contractor makes to HOA Common Areas OR to your neighbors' properties.
  - It's important to designate a *local representative* if you will be out of the area -- and to notify us of (1) your representative's contact information, and (2) your own out-of-area contact information.
- **A Very Helpful Tip:** A best first step in heading off contractor problems is to give them a copy of our "Contractor Rules and Regulations" (see items directly below) and/or download our Contractor's Checklist from our SMRHOA website ([smrhoa.com](http://smrhoa.com)) -- and go over each item with them.
- **LIST OF SMR CONTRACTOR RULES AND REGULATIONS FOR YOU TO COPY, CUT OUT, AND GIVE TO YOUR CONTRACTOR.** (Again -->we strongly recommend that you go over each item with your contractor(s) before your project begins.

### **1. Roll Away Trash Containers:**

- These are allowed, but may only be parked in driveways (*never on streets*), and must *not block any part of a sidewalk or street*.
- What if your driveway is too short? Have your contractor use a smaller container and empty it more often.

### **2. Portable Toilet Facilities:** These are also allowed, but they:

- Must be placed as far from sidewalks and streets as is practicable
- Must be emptied at least weekly
- Must *be removed as soon as possible after your project is finished*.

### **3. Contractor Vehicle Parking:**

- Park on only **one** side of the street. \***never** park on **sidewalks, curbs, or HOA Common Areas**— not even one wheel. Our curbs are not built to withstand car or truck curb weight or use. Remember, repairs to curbs come out of all of OUR HOA homeowner yearly fees (and you are also directly responsible for any immediate damage your contractor makes and does not repair).  
\*IF YOUR CONTRACTORS PARK THEIR VEHICLES UP ON THE CURB OR SIDEWALK AREA, IT IS *YOUR RESPONSIBILITY* TO HAVE THEM MOVE THEIR VEHICLES SO THEY ARE PARKED ONLY ON THE STREET AREA NEXT TO (*BUT NEVER ON*) THE CURBS.

**NOTE:** Many contractors assume that our SMR roads are part of the Pima county road system, but our roads are *private* (*NOT* government installed or maintained) and HOA restrictions apply. Your HOA fees pay for the repairs and maintenance on all SMR roads and you are responsible for damage made by your contractor.

- Vehicles must not impede trash/recycling pickup, USPS, or emergency / official vehicles. It is your responsibility to inform your contractor(s) of our trash/recycling pickup schedule, and ensure adequate access. (Please remember that pickup days can vary during holiday periods.) If needed, ask one of your neighbors if you may temporarily co-locate your own trash bins.
4. **Heavy/Noisy Vehicles/Equipment:** Inform your neighbors *in advance* if your contractor will be using equipment such as (*but not limited to*) backhoes, cranes, cement mixers, dump trucks, Bobcats, large stationary saws, compressors, pumps, blowers, and jackhammers, etc.
  5. **Daily Cleanup & Needed Repairs:**
    - Basic cleanup must be done at the *end of each workday*.
    - A thorough cleanup/needed repairs must be done *at project completion and before your contractor leaves*. At this time you also need to do a **\*thorough inspection** of Neighbors' lots too as well as any affected HOA Common Areas.

\*YOU ARE RESPONSIBLE FOR ANY DAMAGE DONE BY YOUR CONTRACTOR, SO IT'S VERY IMPORTANT TO DO A THOROUGH INSPECTION WITH THEM AND THEN ENSURE THAT THEY DO NEEDED REPAIRS **BEFORE** THEY LEAVE AT THE END OF YOUR PROJECT.
  6. **Noise Control:** Our Good Neighbor Policy requires you require that your contractor (or anyone you hire) operate within the following SMR noise abatement rules:
    - **April 15 - October 15:** Begin work no earlier than 6:00 a.m.; power tools may be used no earlier than 7:00 a.m.; work must end no later than 6:00 p.m.
    - **October 16 - April 14:** Begin work no earlier than 7:00 a.m. & end no later than than 6:00 p.m.
    - **NOTE:** Our SMR times may be more restrictive than the Pima County rules local contractors normally use, but while working at SMR, a private area, they must follow *our* restrictions.

## **2C: Material and Color Selection Rules (SMR Look-&-Feel)**

- These apply to *all* exterior home repair, maintenance, and improvement work and are important because selection of colors and materials are the common items that keep our homes in compliance with our CC&R's "SMR Look-and-Feel" and help to preserve all of our home values.
- **Repairing Or Adding To Adobe Or Slump Block Walls**
  - Fairfield built SMR over a period of several years, and this caused the material and color of the blocks used in our homes and perimeter walls to vary in color and durability.
  - Because of this, you can't hope to perfectly replicate existing material when you need to make repairs or add to existing walls, but you must make a good-faith effort to work with your stone mason to *try and match or blend with the original*.

- **Paints And Stains Overview**

- The two recommended Dunn-Edwards (D-E) formulations for exterior wood, masonry, or metal -- with the designation codes for their approved sheen (gloss) levels -- are given below:

1. **DUNN-EDWARDS (D-E) EVERSIELD** (*an ultra-premium acrylic exterior paint*).

<u>SHEEN</u>	<u>DESIGNATION CODE</u>
FLAT	EVSH10
VELVET	EVSH20
EGGSHELL	EVSH30
LOW SHEEN	EVSH40
SEMI-GLOSS	EVSH50
GLOSS	EVSH60

2. **DUNN-EDWARDS (D-E) ACRI-HUES** (*a contractor-grade acrylic exterior paint*)

<u>SHEEN</u>	<u>DESIGNATION CODE</u>
FLAT	ACHS10
EGGSHELL	ACH30
SEMI-GLOSS	ACH50

- **CHART FOR THE TYPE OF SURFACE + PAINT COLOR NAME + DESIGNATION CODE**

- **All** listed paint color designations listed in the chart below are for *Dunn-Edwards (D-E) paints* unless otherwise specified.
- However, you may use *any paint brand as long as you color-match*.
- How do you do that? It's very easy -- just follow the instructions given in the paragraphs below:
- No matter what brand of paint you use, always ensure that the surface is prepared first (*cleaned, smoothed*, and also *primed*). (Be sure you use the correct primer for the specific surface material).

- **TO SELECT YOUR PAINT COLOR AND PAINT SHEEN (GLOSS LEVEL) FOR ANY BRAND OF PAINT:**

- **FIRST**, decide on the sheen (gloss) level.
  - If you will be using *Dunn-Edwards* (D-E) paint, find the code for the desired *gloss-level* in paragraphs **1 and 2 directly above**.
  - If you will be using a brand *other than D-E*, just ask for the desired gloss by *name* (\*flat, velvet, eggshell, low-sheen, semi-gloss, gloss).
  - \* **Note:** Different manufacturers may have their own version of names for gloss levels between the universal "*flat, semi-gloss, and gloss*" designations. It's always wise to view a sample strip of that manufacturer's gloss levels before your buy to make sure it's what you need.
  - **Note:** Regarding required gloss levels, there are two requirements:
    1. You may use *up to and including semi-gloss* sheen on *ALL structures* ---> *EXCEPT wrought iron work* (such as gates, railings, etc).



2. Wrought iron work **must** be painted in either (1) semi-gloss or (2) gloss. (This information is repeated in the paint chart below.)

(**Note:** Specific requirements for wrought iron structures are given in detail in the paint chart below.)

- **SECOND**, on the paint chart below, read to the *right* of the *structural* description for a listing of the:
  - Name of the required color
  - The Dunn-Edwards (D-E) color code for that required paint color.
  - PLEASE NOTE: There is also a *second* D-E paint code, give in parentheses to the right of the current paint code. This is the former (old) paint code (which can still be used).
    - If the code in parentheses is the only paint code listed (i.e., *there is no current code listed*), then simply use the code in parentheses instead. Why does this happen? Sometimes a color is discontinued but D-E will continue to mix the color based on the old code (as will other paint brands).
    - You can also use this former code if another paint manufacturer doesn't have the current D-E code listed in their paint code equivalents guide. The former code will enable them to still match the required D-E color.
  - THE BOTTOM LINE: At its very simplest, the color code is the real key to getting it right. Just give the salesperson the (1) color name and (2) color code and then tell them the (3) gloss level you desire. They will happily (and accurately) oblige!

**PAINT COLOR CHART\***

STRUCTURE	COLOR NAME	COLOR CODE
Stucco Walls	Cliff Brown	DEC711 (SP3 Old Code)
Dark Trim/Rough Sawn Lumber**	Norfolk Brown or Briar*	(SP79 Old Code) DEC712/(SP25 Old Code)
Wood Siding/Doors***	Mesa Tan	DEC718/(SP7 Old Code)
***Doors: Garage Overhead Door, all access doors, the mechanical room (water heater closet), excluding main entry door.		
Main Entry Door	Medium Walnut STAIN	NA
Gates: Back, Side	Semi-gloss BLACK	NA
Front Entry Gate	Semi-gloss Black, Dark Bronze, or Dark Brown Finish	NA

\*For ANY other color/paint choices other than those listed, must obtain prior approval from the Architecture Committee

\*\* NO STAINS shall be used on trim or rough sawn lumber.

- **MASONRY SURFACES.** All Adobe Block or Brick surfaces will be sealed with clear **Okon W-1 or W-2 sealer (CLEAR ONLY)**. Masonry sealing **must NOT result in a change to the original color**. Never allow masonry powder other elements to be added by a paint salesperson or a contractor to your sealer "for more protection". If do you allow that, you'll get dark or light streaks that **must all be removed** at significant cost to you. You can go about 4-6 years between masonry sealing. To test, hose down a portion; if turns noticeably dark it's time to re-seal. *White mineral build-up* on surfaces (*efflorescence*) also means it's time for masonry cleaning/ re-sealing.

- **CAULKING (any surface):** Match caulk color to the \**darker* of the adjacent materials and specifically black for black wrought iron work
- **ROOF PAINTS AND COLORS** (Read the entire section on roofs below.) The term "**ROOF**" includes:
  - (a) The **flat** portion of the roof (**roof-flat**)
  - (b) The **parapet inside** (roof side) **walls**
  - (c) The **parapet top** surface
  - (d) **ALL objects** that are **part of, placed upon, or attached** to your roof.

**Note:** Elastomeric coatings, available in tan, combine heat reflectivity and high service life. High-reflectivity formulations are also available. We recommend that homeowners always consider cost, durability and thermal effectiveness factors in selecting their roof coating.

### ALL ROOFS

PAINT COLORS	COLOR CODE
Travertine	DEC 738
E-Las-Tek Coating	Energy Tan

All roofs that are currently coated in a white color will be required to re-coat their roof with one of the approved colors **at the time of their next re-coating** (Normally re-coating is done every 3 to 5 years). Over time, we will achieve the goal of the original CC&R's that all roofs will be a tan color to blend with the desert environment.

**Parapet tops** and **parapet inside** (roof side) **walls** on **ALL homes** shall be painted the same color as the flat roof tan color selected from the above "ALL ROOFS" chart.

- Roof **objects** shall be painted in only **one** of the required colors for **all** objects (uniform color).
- The only exceptions are (a) antenna receiving surfaces, (b) solar panels, and (c) air conditioning/ evaporative cooler units. They should be painted only if allowed by the manufacturer without voiding your warrantee.
- However, this does **NOT apply to associated roof ductwork**, which **must be painted in one of the above TAN colors**.
- Please remove any un-needed stickers from the above items ("*un-needed*" does not include those required for basic manufacturer/model identification, warranty, or maintenance reasons). Many manufacturers add stickers for advertisement, but stickers tend to be very visible from other homes and the street. **Tip:** When installing a new unit, ask the installer to remove non-functional stickers for you!
- **ACCENT/OTHER TRIM COLORS:** You may use any of the approved "Main Structure" or "Roof" colors which are listed above for exterior permanent décor items with substantial visual impact. These include (*but are not limited to*): fireplaces, gazebos, ramadas, awnings, rolling shutters, dividers, benches, accent pieces, and water features. *Prior AC approval is required*, which will depend upon context in the surrounding area/proximity to other surfaces.
- **Porch Shades and Awnings:** The color for awning or rolling shutter frames/motor housings must be as close to dark bronze as is practical for their material. Closely matching colors are available. External, non-retractable awnings will not be permitted.

- **UTILITY EQUIPMENT:** This category includes (*but is not limited to*): conduit, piping; utility boxes / meters; and any exposed wires or cables. They must be painted ***one uniform color***, but do ***not*** paint over (1) identification letters, (2) numbers, (3) plates, (4) meter windows, or (5) see-through covers.
  1. **COLORS FOR WIRES:** Your installers must fasten exterior **dark orange** or **brown wires** (which they ***do*** have if requested) ***neatly*** along ***structural lines*** -- not hanging loosely and haphazardly.
    - It's *your responsibility* (1) not to let installers start until they have the correct wire / cable colors and then (2) not to let them leave before they have fastened them all wires securely and neatly.
    - If you let installers use other wire colors (white, black, etc.), then *you are responsible for painting them to closely match adjacent materials*. If you allow them to install the wires loosely and in an unsightly way, then you are responsible for having them installed correctly.
  2. **COLORS FOR WALL-MOUNTED UTILITY METERS, BOXES, CONDUIT, PIPING, MISC. ITEMS:**

<u>WALL MATERIAL</u>	<u>COLOR</u>	<u>COLOR CODE</u>
Block / Adobe Wall	Fandango	(SP 354-Old DEC Code)
Stucco Wall	Cliff Brown	DEC711 (SP3-Old DEC Code)

**3. COLORS FOR FRONT/SIDE EASEMENT UTILITY EQUIPMENT (POWER, PHONE, CABLE, ETC):**

<u>YARD ROCK COLORS</u>	<u>COLOR</u>	<u>COLOR CODE</u>
Brown Rock Areas	Mesa Tan	DEC718 (SP7-Old DEC Code)
Gray Rock Areas	Gray Pearl	DEC795 (SP215-Old DEC Code)
Green Rock Areas	Opaline	DEC783 (SP142-Old DEC Code)

- **REPAINTING:** If your existing paint (1) has **faded** and no longer coincides with current ADR requirements, or your home (2) was ***purchased with incorrect or discontinued SMR colors***, then ***you may maintain the existing color(s) until a repaint is required*** (at which time you must comply with the ADR and repaint in the approved colors).

**2D: Driveways And Street-Visible Walkways (SMR Look-&-Feel):** All driveways and front sidewalks will be concrete in keeping with the style and tone of the Sunrise Mountain Ridge Development. Any replaced driveway or front sidewalk shall match the existing concrete as close as possible in color and texture. Any replaced driveway or front sidewalk that is wider than the original will need the Architecture Committee approval prior to the work. Any border material (rock slab, masonry material or other) to driveways or front sidewalks will need the Architecture Committee approval prior to the work. Concrete driveways and front sidewalks may never be painted, sealed or covered with any other material.

**2E: Replacement Of Windows And Doors (SMR Look-&-Feel)**

- The ***external*** side of window / door frames must be ***as near to the original dark bronze as practicable in the replacement frame material***. Use of lighter exterior colors will require an expensive re-do.
- Anodized metal, metal-clad, vinyl or fiberglass bronze-tone frames are available and preferred. Non-metallic windows require careful color selection.

## **2F: Outdoor Lighting Guide (SMR Look-&-Feel)**

- Although placement & lumen levels of your lights are subjective decisions, you must consider how your lights impact your neighbors' enjoyment of their own areas. Tucson night skies are valued by astronomers, and have been designated by the International Dark-Sky Association and Pima County Outdoor Lighting Code as an area where residents must not radiate or reflect excessive light into our night sky
- **A word about night lighting at SMR:** Low night lighting is always stressed in Tucson because of the observatories in our area. At SMR, we support the "Dark Sky" recommendations and urge you to do the following:
  - (1) Ensure that your outdoor lights are at the lowest possible lumen level that still provides adequate lighting.
  - (2) Try to orient your lights in a way that does NOT reflect into your neighbors' yards or up at the night sky.
  - (3) Whenever possible, use timers to turn off yard lights when not needed. (This includes holiday lights!)
  - (4) The only light that you MUST LEAVE ON EVERY NIGHT is the front post-lamp. It provides our basic safety and security lighting (in lieu of street lights).
- Your neighbors will appreciate your efforts to support the Dark Sky recommendations and you'll reap a wonderful personal benefit when you look up into our beautiful, clear, Sonoran high desert night sky and see the amazing array of stars that are visible in a "dark sky."
- **New, replacement, or additional light fixtures mounted on your home's exterior walls or mounted on the front lamp post need prior AC approval.**
- **We have two lighting rules:**
  - (1) We don't have street lights in SMR, so each resident's FRONT POST LAMP MUST BE LEFT ON FROM DUSK TO DAWN for neighborhood nighttime security and safety lighting
  - (2) To the maximum extent practicable, you must place and direct your exterior lights so they do not direct light toward or interfere with surrounding properties.
- Many of the light designs used when Fairfield was built in the 1980s are neither currently available nor desirable to some homeowners. However, you can maintain your original equipment unless it deteriorates to unsightliness.
- When the time comes where you have to replace the sconces mounted on the exterior walls of your home, or you need to replace the front post lamp, remember that prior approval is always required for installation of replacement exterior home lights.
- When you are ready to replace or add lights, please remember two things: (1) consider how the style of the lights you want will harmonize with our SMR overall theme; (2) try to use the minimum lighting possible for adequate safety and security. These considerations will help enhance both you and your neighbors' enjoyment of our vast starry desert outdoor sky in the evenings.
- One helpful tip: Remember that lights with open tops will radiate upward strongly, so use of lights with "caps" keep the light down where it's useful and not up where it conflicts with "Dark Sky" efforts in our city.
- Although we approve lighting fixtures for your home's exterior walls and front post lamp only, we urge you to consider keeping your yard light levels low for any fixtures you install in your yard and to carefully consider keeping the number of yard fixtures to a minimum. Be especially mindful of the effect of lights you shine up on trees as these have the most negative effect on desired "Dark Sky" illumination. \*Two easy ways to contribute to lower night light levels is:
  - (1) Use dimmers to adjust your exterior lights for current use.
  - (2) Use timers to ensure that outside lights turn on and off only when you need them (except for the front post lamp, which must stay on from dusk until dawn).

\*A nice payback for your light conservation efforts is that you will save money on your electric bill by keeping the lowest lumen levels and using dimmers and timers!

- We also recommend that you *coordinate with your neighbors on either side before you install additional yard lights*. This can go a long ways in preventing disputes over perceptions of excessive light levels. Many of our residents really enjoy the beauty of the clear desert night sky and the dazzling array of stars as seen from their back patio areas.
- What is "as few lumens as possible"? In general, *about 5-9 watts CFL/25-40 watts incandescent* usually suffices for most positions.
- Additional information and practical guides, including links to vendors of approved devices, are available from the International Dark-Sky Association at <http://www.darksky.org>. You can also contact the Architecture Committee Chairperson.
- When selecting exterior home sconce lights or a front light for your pole lamp -- *all needing approval* -- we have photos of lights other owners have selected and had approved that you can use for suggestions or to get ideas. *When submitting ANY design for approval, include a color representation of the lamp*. The easiest way to do that is to take a shot with your cell phone camera OR clip out the manufacturers advertisement OR go online and do a "cut and paste."
- **For front post lamps:** Replacement of these (other than an exact in-kind match) *requires approval*. Try to stay with the darker, bronze-like tones or black. Although our traditional look is Mission Revival Architecture, *you can submit a different style IF it is compatible with the overall theme and tone of SMR*. We also require a design that *has a top cover* to avoid shining light directly up into the sky, which is actually to your advantage because a top cover design will focus light laterally and downward (best for security and safety lighting).
- **Wall Sconces (on your home's exterior walls):** Replacement of these (other than an exact in-kind match) *requires approval* if they are mounted on your home's exterior walls. If you plan to be creative here, the same suggestions apply as for post lamps. Try to stay with the darker, bronze-like tones or black and they should be compatible with the overall theme and tone of SMR. We suggest you show a picture of your original sconce to light shops and ask them for compatible design suggestions. (There are many online lamp supply sources too.) Many people find that matching sconces to the front post lamp is also desirable and replace them together for that reason.

## **2G: Swimming Pools & Water Features**

- You need *prior approval* for (a) installation; (b) removal; or (c) either complete or substantial partial draining of swimming pools and hot tubs; and for (d) installation of *all* other water features (including fountains, ponds, decorative pools, and such).
- We have no filter restrictions if you drain/back-flushing pipes into unimproved common areas such as ravines, arroyos, or drainage swales (a lower tract of land forming a small runoff, like a ditch, designed to manage water runoff and filter pollutants). However, we do require a cartridge filter in all other cases since regular back-flushing is prohibited.

## **SECTION 3: HOW TO APPLY FOR PROJECT APPROVAL**

**3A** Although we accept postal mail, if you ***E-mail your written request*** with attached planning drawings it will expedite handling and coordination. Your **Request for Approval of Project** must contain the following elements:

1. A ***cover letter*** requesting approval with:
  - (a) Contact information: your **home address, phone(s), and e-mail** (if you have one)
  - (b) A brief **overview** of your project
  - (c) **Proposed project start and end dates** (which you can adjust later, but we must have them before we can begin your project's approval process)

2. An **attachment** to your cover letter containing a **graphic** (usually provided by your contractor) with the following information:
  - (a) Sufficient detail -- to scale -- for an accurate and complete overview of the project.
  - (b) **Measurements** of each element
  - (c) Planned ADR-compliant **colors**
  - (d) **Materials** to be used

**3B** These two items (1 and 2 above) are **required** before we can even start the approval process for your project. If you **e-mail it (preferred)** you can attach the graphic as a pdf file.

**3C** We will call and/or send an e-mail reply (if you have an e-mail address) within 30 days. (If you don't have an e-mail, we'll send a postal letter.)

- If we need more details to finish the approval process for your project, we'll get in touch with you for the additional information. If necessary, we'll arrange for you to talk to us in our monthly Architecture Committee meeting.
- We keep records of project approvals/rejections for at least 6 years.

#### **SECTION 4: AC INSPECTIONS:**

**4A** We conduct SMR **exterior home inspections** at quarterly and/or yearly intervals for ADR requirement noncompliance and/or exterior maintenance problems.

**4B** We also conduct inspections as part of the process in **resolving formal homeowner complaints**. Findings are documented, and a request is made to correct any validated problems within a reasonable time.

**4C** Arizona law requires that homeowners notify their HOA when placing their property up for sale. The law also requires that the **HOA determine whether any alterations/improvements that violate the CC&R's were made in the previous six years**.

- Our Board of Directors assigned the AC to establish compliance and **provide a status report to our Resale Manager**.
- To do this, we check records of authorized projects for the past six years, inspect the property exterior, and then give a written report to the Resale Manager that documents any violations.
- **These reports then go to the title company when the property enters escrow and either the seller or the new owner must correct the violations**.

#### **SECTION 5: NEIGHBOR-TO-NEIGHBOR ARCHITECTURAL DISPUTES**

- 5A Neighbor-to-neighbor disputes can occur involving **subjective matters that are outside of specified architecture requirements in the CC&R's or this ADR**.
- The most effective action is for **neighbors to talk directly to resolve differences through communication and negotiation**.
- The SMRHOA **Covenants, Conditions and Restrictions (CC&Rs)** direct: *"In the event of any dispute, claim, or disagreement arising from qualitative or subjective provisions of this Declaration, **the individual Lot Owners shall use their best efforts to settle such issues through negotiation with each other in good faith**, and recognizing their mutual interest, and attempt a just and equitable solution satisfactory to both parties ...."*
- 5B The CC&R's also state: *"... any unresolved disputes remaining after negotiation may be settled by arbitration, mediation, or litigation."* It's always best to work things out directly and at the lowest level. **In the event neighbor-to-neighbor negotiations don't resolve the situation, there is NO mandatory requirement for the HOA Board to intervene**.