

**SPANISH GARDENS I ASSOCIATION, INC.**  
**An Arizona Private Non-Profit Membership Corporation**

**ARCHITECTURAL STANDARDS GUIDELINES**

Revised January 10, 2001

Article 12 of the Association Covenants state that no alterations, additions or improvements shall be made by any owner without the prior written approval of the Board. In May, 1993, the Board established the Architectural Standards in order to enhance, maintain and perfect the value, desirability and attractiveness of the Complex and give the Board a clear set of guidelines by which to judge any changes, alterations or additions made by owners to their units. Any existing structures, additions and improvements which do not meet these standards shall be allowed to exist until they become obsolete, deteriorated or otherwise undesirable to other Owners or upon transfer of property.

After the date of this revision, Owners with existing or new violations shall be sent a First Violation notice with 14 days to remove or replace such structures, at owner's expense, so as to conform to the Standards. (Owners will be responsible for any damage to Common areas due to their actions while undertaking these activities.) Failure to comply shall result in a Second Notice and an additional 14-days period. If the Violation persists thereafter, penalties may be assessed or the matter may be turned over to Association Attorney. All costs (Attorney's fees, liens, court costs, etc.) shall be charged to the Owner.

Upon receipt of First Notice and within the 14-days, Owners may contact the Board by letter followed by attendance at the next monthly Board meeting. Thus the Owner may hear the reasons for the Board's decision. The owner has the right to resubmit a request that will meet the Board's Architectural guidelines. The Board has the right to approve or disapprove any request.

1. Doors
  - A. Front only solid core panel doors equal in quality, design and color to original doors are approved.
  - B. Screen doors, Security Doors and Bars – good quality items similar in design to existing ironwork are allowed. Frame color must be black or match existing trim.
2. Windows
  - A. Specific treatments (drapes, mini-blinds, shutters, etc.) are not subject to Board's approval. Any treatments visible from Common Areas must be neutral in color (brown, beige or off-white.)
  - B. Screens must be similar to existing screens.
  - C. Tinted film must be neutral in color. Aluminum foil is not acceptable.
3. Roofs
  - A. Maintenance – Roofs must be maintained by the Owner with no more than two (2) layers of roofing material per unit. If the weight of additional layers causes structural damage to unit, Owner will be responsible for any and all damage to his or adjoining units. Metal flashings must be painted standard brown. Any materials covering walls or flashings must be removed or painted to match underlying material.

- B. Gutters – Drains – Any attachment of gutters or drains must be approved by the Board and must be painted to match underlying material.
  - C. Mounted equipment – roof-mounted equipment (i.e. antennas, ham radio, solar heating, evaporative coolers, Satellite dishes, etc.) require Board approval. Cable lines must be installed as inconspicuously as possible.
4. Trees – Shrubs – Vines – These items in Common Areas are Association property no matter how close they are to each unit. Maintenance of these items is the responsibility of the Board.
    - A. Owners may not plant trees or shrubs in Common Areas.
    - B. Existing plants may not be removed without Board permission.
    - C. Vines will be trimmed on a regular schedule as established by the Board with the landscapers. This will prevent deterioration and damage to Common structures including sewers, fascia boards, etc. It will maintain a uniform, attractive appearance and promote healthy, vigorous plants. Plants may not be nailed to any part of a Common structure.
  5. Decorative containers – Potted plants on Common areas – these can enhance the appearance of the community. Such items must be maintained by the Owner and must not interfere with yard maintenance. Owners will be asked to remove dead plants, utility containers and plastic plants from these areas.
  6. Common walls – objects may not be placed on Common walls. They pose a hazard to Residents and Visitors. Watering plants on walls causes deterioration and staining of the walls, detracting from the appearance of the Community.
  7. Patio Covers – must be approved by the Board and meet the following guidelines:
    - A. Only wood structures are allowed and must be similar to Ramadas and Walkways
    - B. Design may not exceed eight feet in height and must be set back three feet from sidewalls and fences. Decisions by the Board on designs will take into consideration how the structure will look from Common Areas and neighboring patios.
    - C. Wood finishes must be the standard brown. Any additional mesh shading must be approved.
  8. Patio maintenance – wood trim must be painted every five years. The Board supplies the standard brown paint. Owners are required to maintain their patios in such a way as not to detract from their neighbors' enjoyment of their own patios. Unsightly conditions, such as clotheslines, broken shade screens, objects on storage roofs, etc. must be removed. Trees and other plants must be confined within Owner's patio and must not encroach on neighbor's property or Common Areas.
  9. Room additions – no room additions are permitted.
  10. Infringements on Common Areas – Owners may not erect any structure, which rests on Common walls or sheds. Trees (which overhang Common Areas and create a nuisance and are an expense to Association from falling leaves and fruit) must be trimmed on an annual basis and the fruit picked up.

