



*Las Sendas*  
*Architectural*  
*Guidelines*

June 2014

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# **ARCHITECTURAL REVIEW**

## **ARCHITECTURAL REVIEW COMMITTEE**

The Las Sendas Community Association Architectural Review Committee (ARC) has authority to implement and enforce various provisions of the CC&R's. The ARC has established, and from time to time may modify, design guidelines and standards for the community (Architectural Guidelines). In general, improvements, landscaping and other exterior features may not be built or changed within an area subject to the CC&R's unless the ARC has first approved their design. The ARC members are appointed by the Board of Directors.

## **OBLIGATION TO OBTAIN PRIOR APPROVAL**

**Homeowners must obtain the ARC's approval before commencing any work, construction or changes to the exterior of their home or lot. Should an owner fail to obtain the ARC's approval prior to installation, the work is subject to removal at the owner's expense.**

Prior to installation the ARC must approve all landscaping installed by the homeowner or the contractor. Landscaping includes, but is not limited to: front yard landscaping, rear yard landscaping for lots located along view corridors, common areas, parks or the golf course and plantings in rear yards that will be visible above the wall from adjacent properties.

Even if a planned addition, alteration or change is identical to a previous submittal, which was approved and is already completed by another owner in another location, the owner must still submit a plan for (and obtain) approval. Since each situation may have different conditions (i.e. different locations, physical conditions or design considerations), applications will be reviewed on a case by case basis. Homeowners not in compliance with the architectural guidelines may be subject to a stop-work order from the ARC, as well as other enforcement action.

Once an application had been received, certain items such as repainting of houses, security doors, R.V. Parking, sunscreens and some plant additions to existing landscape may be considered for inclusion as consent items. Applications containing consent items may be approved upon submission by staff on a case by case basis.

The Architectural Review Committee may also elect from time to time to establish a fee to defray the cost of architectural review. The ARC has additional guidelines for custom home neighborhoods and charges an additional fee.

## **APPLICATION PROCEDURE**

Changes or Modifications to a Production Home are due one week in advance. The Regular Architectural Committee meets the second and fourth Thursday of the month. Applications are due the first and third Wednesday of each month prior to the meeting.

One set of plans (which will be kept on file with the LSCA) detailing any improvements or changes to a lot or dwelling unit thereon, must be submitted to the ARC and receive approval prior to the commencement of any improvements or changes. All plans must be drawn to scale, where appropriate, and sheet size should not exceed 24" x 36." The plan submittal must include the following information:

- Design Review Application form.
- Site development plan indicating:

- (i) Lot boundary, building setback lines and dimensions, scale, north arrow, date and location map.
  - (ii) Location of any existing buildings, landscaping, walls and fences or other improvements.
  - (iii) Location of any easements, right of ways, setbacks or site visibility triangles.
  - (iv) Location of any and all proposed improvements including, but not limited to, buildings and other structures, walls and fences, grading, hardscape, landscape, irrigation, pools, exterior lighting, low voltage landscape lighting, play structures, gazebos, exterior fireplaces or barbeques and site grading.
- Floor plans and elevations indicating any architectural improvements.
  - List of plant materials for front yards (Approved Plant List, Appendix B). Rear yards must also adhere to the Approved Plant List if they are golf course lots or lots open to view corridors, common areas or parks. All yards must adhere to Prohibited Plants and Materials List (See Appendix A).
  - Samples of exterior building materials and colors.
  - Lighting plans including voltage and wattage, if not included with submitted floor plans and elevation specifications.
  - Review fee if required.
  - The ARC or its designee may request additional information.

## **VARIANCES**

The Architectural Review Committee may, at its option and in extenuating circumstances, grant variances from the restrictions set forth in the CC&R's (Section 3.19) if the Architectural Review Committee determines in its discretion that (i) a restriction would create an unreasonable hardship or burden on an Owner, Lessee or Resident and (ii) that the activity permitted under the variance will not have any substantial adverse effect on the Owners, Lessees and Residents of the Project and is consistent with the high quality of life intended for residents of the Project.

When applying for a variance, the application must include:

- The specific variance being requested.
- Alternative(s) to the variance requested and a reasonable basis for rejecting the alternative(s).
- The unreasonable hardship or burden created should the variance not be approved by the ARC or the change of circumstances which renders the restriction obsolete; and
- Justification that the proposed variance will not have any substantial adverse effect on the Owners, Lessees, and residents of Las Sendas and is consistent with the high quality of life intended for the residents of Las Sendas.

All adjacent neighbors will be sent a letter notifying them of the variance request and encouraging them to reply with comments. (Amended 04/2011)

## **REVIEW SCHEDULE**

The ARC will review any application submitted for approval within 30 days from the date the complete application package (including the application itself and all required plans, drawings, samples, fees, etc.) has been received at the address stipulated below.

The review process includes, but is not limited to, consideration of materials, specified quality of workmanship, colors and consistency with the design of existing structures on the lot and on other lots. The location of the improvement with respect to topography, privacy and finished grade elevation is also considered.

The ARC, the Board and the Association shall have no liability in connection with or related to approved plans, specifications or improvements. Furthermore, the approval of the plan(s) does not mean that judgment has been passed on the structural soundness of the improvement, the quality of materials, or its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only. It is the owner's responsibility to obtain proper city permits and inspections.

### **DEPOSIT REQUIREMENT**

A deposit of 5% of the City of Mesa valuation from the building permit application, whether acquired or not, or \$1000 (whichever is greater) must be submitted with resident applications for any proposed non-custom construction or improvement that also requires a City of Mesa building permit whether the permit is acquired or not. Examples of these projects are pools and home additions.

**The City of Mesa and the ARC must approve original plans. Revisions to any approved original plans must be reviewed and approved by both the City of Mesa and the ARC.**

Deposit Refunds:

Security deposits provided by an Owner for construction, installation, addition, alteration, repair, change, or other work ("Improvements") approved by the ARC shall be refunded within 14 days of completion of construction provided that: (i) the Owner completes Improvements in accordance with the plans and specifications approved by the ARC, (ii) the Owner submits a written request for refund, and (iii) there has been no damage caused to any Area of Association Responsibility by the Owner or its agents or contractors except for damage already repaired at Owner's expense, subject to the following reductions in the amount of the security deposit to be refunded: the cost of self-help undertaken by the Association or its designee to: (a) complete the proposed Improvements or remedy any nuisance or unsightly condition as a result of partial completion of such Improvements, or (b) repair any damage which might be caused to any Area of Association Responsibility as a result of such Improvements.

Inspections will be required at two checkpoints:

- 1) Framing inspection of building / alterations before "shotcrete" application to pool.
- 2) Final project completion.

If the work or final outcome does not match the approved plan, the owner will be directed to fix the discrepancy. When the work complies with the ARC approved plan, the deposit will be refunded. If the corrections are not made within 30 days the deposit will be forfeited and fines may be imposed or actions may be taken by LSCA to bring the project into compliance at the owner's expense.

### **ADDRESS FOR SUBMITTALS**

Applications and plans should be submitted or mailed to:

Las Sendas Community Association  
7900 E. Eagle Crest Drive  
Mesa, AZ 85207

# **LANDSCAPE REVIEW**

## **APPROVED PLANT AND PROHIBITED PLANT MATERIALS**

Las Sendas has been planned to exist in harmony with the surrounding Sonoran Desert. Plant materials used in Las Sendas must be selected from the Approved Plant List and plants on the Prohibited Plants and Materials List are not allowed. (Refer to Appendixes A and B, respectively). Private or internal courtyard areas may utilize a greater variety of plants subject to the ARC's approval.

Replacement with the same previously approved plants or trees in same locations does not require approval.

## **OUTDOOR FIREPLACES**

Outdoor fireplaces are allowed provided they are a minimum of three feet from existing fence and do not exceed seven feet in height. Spark arrestors must be installed in all fireplaces. Fireplaces must be painted to match color of home/trim, interior yard walls, or may be faced with stone.

## **DRIVEWAY EXTENSIONS**

Concrete driveway extensions for RV access to rear yards are prohibited. Full driveway extensions are not allowed. The maximum addition that will be considered for driveways is 24 inches of concrete or pavers.

## **HARDSCAPES**

Any additional pavement areas in the form of concrete, brick, tile or wood decking must be approved by the ARC. No bollards or rope will be allowed as part of the front yard landscaping. Walkways from driveways to rear yards will only be allowed up to a maximum of 48 inches in width and should not block the natural drainage of water. All other types of hardscapes will be reviewed on a case by case basis. (Amended 04/2011)

## **HEADERS**

Turf areas are to be defined with a concrete or masonry border. Such borders are to be a minimum of four inches in width. No rock, railroad ties, plastic, steel, aluminum or redwood header board will be approved by the ARC.

## **IRRIGATION**

All landscape irrigation shall be low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Excessive overspray onto sidewalks, streets or common areas is not allowed. Please be aware that over-watering can cause major damage to stucco/block walls.

## **ORNAMENTATION**

Driftwood, wagons, skulls, wagon wheels, sculptures and similar items are prohibited within front yards.

## **PATIO FURNITURE/SEATING AREAS**

Patio furniture is prohibited in front yards unless contained within courtyard areas. Patio furniture should be substantially out of view from neighboring property and finished with complementary desert tone colors to match the color scheme of the house.

Benches are allowed provided they are low key in appearance and are of complementary desert tone colors to match the color scheme of the house.

## **FRONT AND REAR YARD REQUIREMENTS**

### **REAR YARDS**

Rear yards within the community that abut the golf course or are open to view corridors, common areas or parks must use only plant materials selected from the Approved Plant List (Appendix B). Rear yards that do not abut a golf course or open to view corridors, common areas or parks are not required to adhere to the Approved Plant List but must adhere to the requirements of the Prohibited Plants and Materials List (Appendix A). Minimum requirements include but are not limited to ground cover, trees and/or shrubs. Rear yard landscaping must be installed no later than 90 days following the close of escrow.

### **FRONT YARDS**

Minimum requirements include but are not limited to ground cover and a mix of trees and shrubs. As there is a large diversity in the size and style of yards, the ARC will assess plans for each lot on a case by case basis. Front yard landscaping must be installed no later than 90 days following the close of escrow.

### **ROCK GROUND COVER**

No artificially colored aggregate will be permitted. All rock and granite must be a natural desert tone colored. Natural decomposed aggregate may be used in conjunction with a variety of ground covers and other landscaping but must match as close as possible the natural undisturbed desert surface color in the area.

### **SWIMMING POOLS**

Swimming pools and hot tubs are not allowed in any front yard. Temporary or above ground pools or spas larger than eight feet in diameter are not allowed.

Pool/spa equipment, where visible from a neighboring property, park, common area, or golf course, must be screened from view with a block wall, finished and painted to match the adjacent wall.

Any raised area around a pool must not exceed 24 inches and must have a setback of at least three feet from walls.

Water features, slides and grottos must be a minimum of three feet from existing fences and may not exceed five feet in height. Above ground spas must be located a minimum of three feet from existing fences or walls.

Pool basketball backboards must not exceed 4 feet in height from the pool deck.

A pool or spa may not be backwashed into the washes, common landscaped areas, golf course, parks, drainage ways or streets. All backwash water should be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. Any damage to common areas caused by backwashing may be repaired by the Association at the homeowner's expense. An alternative is to use sewer clean-outs for pool drainage. Directions for proper backwashing are available at the management office.

### **TERMITE BARRIER**

**The installation of landscape elements or other structures and/or improvements adjacent to your foundation will damage your termite barrier and you must contact the original**

**treatment company to re-establish your termite barrier. Failure to do so may void the warranty, if still in effect.**

## **TURF**

In keeping with the established goals of the community and encouraging individuality, turf may be used within the front yard landscape area as long as it conforms to the following stipulations:

- The turf area may not exceed 25% of the total front yard landscape area. Front yard landscape areas are defined as the total amount of front yard from the back of sidewalk or curb to the face of the house, less the area allotted for the driveway.
- Such areas are to be maintained in a neat and weed free condition at all times, and must be irrigated by automatic underground irrigation systems.
- Turf areas are to be defined with a concrete or masonry header.
- Artificial turf must be approved by the ARC prior to installation.

## **WALLS**

All walls that are inside the rear yard and are visible from neighboring property must be painted to match the color scheme and or trim of the house. For return wall and boundary wall colors, see “Color Schemes” on page 7. Walls and fences in front yards are not allowed, except for courtyard entries, in which case walls must match the building architecture, texture and color, and may not exceed 48 inches in height when beyond the front of the house. Retaining walls are allowed in front yards with slopes.

If any wall is removed for any reason and replaced with a temporary gate, the wall must be restored to its original condition immediately after project is completed.

## **WATER FEATURES / FOUNTAINS – Front Yard**

In living with the Sonoran Desert, all homeowners need to be sensitive to the desert environment. Sensitivity needs to be taken into account when considering the installation of a free-standing water feature as a part of your landscaping. Front yard water features and the corresponding mechanical equipment are permitted, upon approval of the ARC, when screened from view of adjacent properties and from the street by a low courtyard wall or vegetation. Water features may not exceed five feet in height. Wall mounted water features must be placed within the front courtyard and installed so as not to create disturbance to neighbors or damage to the wall they are attached to.

## **WATER FEATURES / FOUNTAINS – Rear Yard**

Rear yard water features may include freestanding fountains, free standing rock water features or wall mounted water features. Free standing water features must have a three foot setback and be a maximum of five feet in height. Wall mounted water features must be installed so as not to create a disturbance to neighbors or damage to the wall they are attached to.

# **ARCHITECTURE**

## **AWNINGS AND CANOPIES**

- 1) Awnings and Canopies: All awnings and canopies (permanent or temporary) will be reviewed on a case by case basis by the ARC prior to installation. Awnings and canopies attached to the home are allowed with the following conditions: Size, type, location, material, color and aesthetic must be approved by the ARC prior to installation. Some lots may not be able to accommodate awnings in the rear yard due to lack of adequate space. Shade sails are not allowed. Canvas must be a solid color (neutral, tan or desert

tones only). Metal or wood frames for awnings and canopies must be painted to match either the dominant or trim color of the house.

- 2) Umbrellas: Umbrellas must be solid in color and constructed of canvas or other woven material. Tropical grass or palm frond type (Palapa) umbrellas are not allowed.

All awnings, canopies and umbrellas are to be maintained in “like new” condition. Owners will be required to replace awnings, canopies and umbrellas that show signs of weathering. Additionally, owners may be required to remove items that are either not approved or, not approvable. (Amended 6/2014)

### **BASKETBALL GOALS**

Portable basketball goals are allowed in the front yard area as long as they are not directly mounted to the house. The requested location in front yards must be submitted to the ARC for approval prior to installation. Please include pictures and/or a drawing of the driveway and home. Driveways shall not be expanded to accommodate a larger playing area. Goals may not be located to allow basketball playing from a street or within a common area. The basketball backboard color may be clear plastic, white or painted to match the color scheme of the house. No logos beyond the manufacturer’s logo are permitted. All mounting hardware and poles must be black or match the color of the house. Permanent basketball goals are not allowed. Basketball goals are not allowed in rear yards. Rear yard sport courts are also not allowed. (Amended 02/07)

### **COLOR SCHEME**

All exterior paint color visible from neighboring property must be selected from the color palette approved for the neighborhood (available from the ARC). Garage doors must be painted to match house or trim color.

Non-Tuscan production models must paint the exterior of the return walls (walls extending from the sides of the house to the party walls) with Dunn-Edwards “Las Sendas Old Wall”. The interior walls of the rear yard may be painted with Dunn-Edwards “Las Sendas Old Wall” or painted to match the color of the house.

All Tuscan models must use Dunn-Edwards “Nightingale” on the interior and exterior of all walls surrounding their home. This includes party and return walls. All fabric, tile and masonry colors must match or complement the color scheme of the house for which they are being used.

Samples of approved house colors are available at the Trailhead main office.

### **FLAG POLES**

Flag poles not greater than eight feet in length are permitted if mounted with brackets and attached to the house. The color of the bracket must match the color of the surface it is attached to. No more than two flags will be permitted on the flagpole. Freestanding flagpoles are allowed but applications must be submitted to the ARC with the exact placement location and requested height before any decision will be rendered (include photo of home with placement drawn in). Flags must comply with all appropriate regulatory agencies’ laws, guidelines and statutes. (Amended 02/2011)

### **GATES, YARD**

Rear yard access gates are to be constructed of a metal/wood combination conforming to the design details available from the ARC. Gates must be maintained in an as new condition.

Composite woods are approvable in natural wood tones or to match the trim of the house. Custom gates for installation at front door areas are allowed when approved by the ARC. Gates wider than five feet are for temporary access for backyard improvements only. No vehicles, boats or trailers may be parked behind the gates without prior ARC approval. The maximum allowed gate size is five feet wide. (Amended 04/2011)

### **GAZEBOS/PERGOLAS/RAMADAS**

Gazebos/pergolas/ramadas are allowed in rear yards only and may not exceed ten feet in height from ground level. A gazebo/pergola/ramada is not attached to the house but must be painted to match the color scheme of the house or have a natural wood finish. Support pillars should match the existing pillars of the house or be compatible in style, materials and color as the existing house. A gazebo/pergola/ramada shall be located a minimum of 15 feet from any lot line and comply with the City of Mesa building codes and setback requirements. Lots adjacent to a golf course, view corridor, common area or parks may be subject to additional design specifications and setback requirements. (Amended 06/2014)

### **GOLF COURSE LOTS**

There are many benefits in choosing to live adjacent to a golf course. At Las Sendas, such benefits may include views of the spectacular golf course, as well as potential views of the picturesque mountains and the city. In purchasing a golf course lot, one needs to consider the few hazards and nuisances that may exist. Hazards and nuisances may include errant golf balls, noise from golf course maintenance and increased activity related to tournament play. Nets placed near the golf course boundary fence to stop golf balls from entering homeowner's property are not allowed. All lots abutting a golf course require ARC approval of the rear yard landscaping prior to installation. (Amended 04/2011)

Owners and potential owners and occupants of lots adjacent to or near a golf course should pay particular attention to Article 2.7 of the CC&Rs for Las Sendas and their respective Purchase Contract and Escrow Instructions and/or Addenda which deal in much greater detail with issues relating to golf course lots.

### **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts may be considered for approval. However, the finish must match the color of the house. High quality materials that offer long life are recommended since the homeowner will be required to maintain these items in good repair. Gutters must follow the contour of the structure to which they are attached. They must not span open spaces or go across blank walks.

### **LIGHTING**

Las Sendas philosophy of the predominance of undisturbed desert extends to nighttime. In order to preserve the night sky, which tends to be obscured by local lighting, the ARC has established the following guidelines for residential site lighting.

### **BUILDING LIGHTING**

Building mounted lighting, i.e. decorative fixtures, must be directed downward away from adjacent streets and neighboring property. Exposed bulbs and any lighting that produces excessive glare are not allowed. Use of colored lenses or bulbs is not permitted except as holiday decoration for a period not to exceed 45 days after a holiday. Building lighting must not exceed 60 incandescent watts (or equivalent lumens). All glass in fixtures must be seeded, frosted or sandblasted heavily.

## **LANDSCAPE LIGHTING**

Landscape lighting is to be low voltage and not directed into the sky or towards the street or neighboring property. The landscape lights must not exceed 20 incandescent watts (480 lumens).

## **SECURITY LIGHTING**

Security lighting means lighting intended to provide bright-targeted illumination of the area adjacent to a residence for a short period of time. These lights should be placed on the home and must have a sensitivity adjustable motion detector. The bulbs must be spot bulbs no greater than 40 incandescent watts or equivalent and must be shielded and pointed down and never pointed towards the street, sky or neighboring property. The fixtures should be painted to match the house and all wiring should be hidden from view. Use of colored bulbs or lenses are not permitted.

## **COVERED PATIOS**

Covered patios, attached to the house, should be constructed of wood, masonry, concrete, stone or coated aluminum so long as the design and texture of the material is in harmony with the house. Support pillars should match the existing pillars of the house or be compatible in style, materials and color as the existing house. Paint color should match the color scheme of the house. (Amended 6/2014)

## **DECKS**

All raised decks cannot exceed 24 inches from natural grade and must be a minimum of three feet from existing property line walls.

## **VIEW DECKS**

Mountain Village, Founders Ranch, Legacy Hills, Granite Preserve and Stonecliff may not erect view decks.

## **PLAY EQUIPMENT**

Children's play equipment must be located with consideration for neighboring residents. Play equipment must be located at least 15 feet from adjacent lots and not exceed ten feet in height from ground level. Equipment visible from neighboring property, view corridors, common areas, parks or the golf course shall be painted to match the dominant or trim color of the house or have a natural wood finish. Any canvas awning shall match the dominant or trim color of the house and no flags or banners are allowed. Slides must be green or tan in color. Play equipment does not include pools, pool features or water features.

## **TRAMPOLINES**

Trampolines are considered play equipment and must be located at least 15 feet from adjacent lots and may not exceed ten feet in height. If safety netting is used it must be black and the color of the supporting poles must match the home. Alternatively, the trampoline may be recessed into the ground, eliminating the need for a screen. Whichever type of installation is chosen, architectural approval is required.

## **SECURITY DOORS**

Security doors must be painted black or must match the dominant or trim color of the house. Any mesh screening attached to door must be either dark brown or black. A brochure or exact drawing showing design must be submitted.

## **SOLAR COLLECTORS**

All exterior plumbing lines should be painted in a color scheme that matches as closely as possible the color of the structure and materials adjacent to the pipes (i.e., pipes on walls should be painted the color of the walls while roof plumbing should be the color of the roof). A sample or illustrated brochure of the proposed solar unit should be submitted with the application, which clearly depicts the unit and defines the materials to be used in the installation. Construction drawings for the proposed installation should be provided. They should be drawn to show the location and number of collectors, method of attachment to the roof or substructure, and location of any other exterior system components. Any solar supporting structure not on roof must adhere to the architectural style and materials of the house. A system approval issued by an authorized rating organization (such as SRCC or FSEC) should also be provided.

## **STORAGE SHEDS**

**Storage sheds may be constructed on a single-family detached Lot. All storage sheds must be submitted for ARC approval BEFORE beginning construction. Sheds will be considered with consideration of the following guidelines:**

1. The maximum square footage may not exceed 80 square feet or 10' x 8'.
2. Maximum height must be seven feet to the highest point of the roof of the shed, which must be a gable roof.
3. If the shed is above six feet, the shed must be of a custom construction to match the house in style, finish, color and roof tile.
4. The shed must be screened from view to minimize the visual impact from surrounding property or common area.
5. The exterior color of the building and roof shall match the colors of the home on the lot.
6. No air conditioning, evaporative cooling units or pertinent equipment may be mounted, installed or maintained on the roof of the shed.
7. Set-backs shall comply with the requirements of the City of Mesa, Arizona.
8. The installation of the shed shall not interfere with the grading and drainage of the lot as it existed at the date the first homebuyer closed escrow.

**BLOCKING OR INTERFERING WITH DRAINAGE MAY REQUIRE THE REMOVAL OF THE STORAGE SHED AFTER IT HAS BEEN INSTALLED. (Amended 03/2012)**

## **STRUCTURES**

The ARC must approve all structures. The ARC may limit the number of backyard structures. Determining factors may include size of lot and neighboring property. Detailed plans with dimensions must be submitted with the application and should include photos. (Amended 04/2011)

## **TRELLISES**

A trellis is an architectural structure, usually made from interwoven pieces of wood, bamboo or metal that is often made to support climbing plants. There are many types of trellis for different places and for different plants. A trellis on a party wall must not exceed the wall height.

The ARC must approve all trellises. Application must include picture of trellis, material and placement location. (Amended 04/2011)

## **WINDOWS/SUNSCREENS**

Reflective glass or window film with a visible light reflection rate of 20% or greater is not allowed for any window or skylight. Non-reflective glass of bronze or a similar color may be

used. Under no circumstances shall the interior or exterior of any window be covered with reflective material such as foil, paper, bed sheets or other temporary coverings. Permanent window coverings must be installed within 90 days after the close of escrow.

Metal frame windows or skylights must have a factory applied color finish similar to the house color. Wood frames should be painted to match the color scheme of the house. Sunscreens are allowed provided they are either black or dark brown in color with metal frames to match house or trim and securely mounted to the home and maintained in "like new" condition. Owners will be required to replace screens that show signs of weathering. When submitting for approval, a color swatch must be submitted.

## **ANTENNAS**

### **Antennas and Satellite Dishes**

REVISED RULE EFFECTIVE MARCH 2009. THIS RULE APPLIES TO HOMEOWNERS WITHIN THE LAS SENDAS COMMUNITY.

Exterior Accessories:

#### **1. Defined Term.**

- a. As used in these rules, the term "Protected Antenna" means: (i) dish antenna one meter (39.37") or less in diameter designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit a fixed wireless signal via satellite; (ii) an antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite; and (iii) an antenna that is designed to receive local television broadcast signals.

#### **2. Antennas other than Protected Antennas.**

- a. No antenna, other than a Protected Antenna, shall be placed, installed or kept on a Lot without the prior written approval of the LSCA ARC.

#### **3. Requirements for Protected Antennas.**

- a. A Protected Antenna shall be placed, installed or kept on a Lot in accordance with the requirement set forth in this Subparagraph (3).
- b. Protected Antennas shall be installed only on individually owned property as designated on the recorded deed or other document defining the portions of individually owned property. Protected Antennas shall not encroach upon Common Areas or any other owner's property. **Antennas shall not be installed on common area or neighbor party walls. No satellite dishes are to be installed in front yards. (Amended 04/2011)**
- c. An owner installing a Protected Antenna shall be responsible to LSCA for any damage to common areas resulting from the installation of the Protected Antenna and to the owner of any other lot which is damaged as a result of the installation of the Protected Antenna.

A Protected Antenna shall be located in a place shielded from view from streets, common areas or from other lots (such as along the side or back of the user's home or lot). If the placement of a Protected Antenna in the location required by the proceeding sentence would not provide an adequate quality signal or if the installation, maintenance or use of the Protected Antenna in the required location would cause the antenna user unreasonable delay or unreasonable costs, the Protected Antenna may be placed at an alternative location that is the least visible from streets, common areas or other lots and from which the Protected Antenna can receive an adequate quality signal and where the installation, maintenance or use of the Protected Antenna would not cause the antenna user unreasonable delay or unreasonable cost.

- d. If a Protected Antenna is mounted or attached to a residence or other structure and is visible from any other lot, the common area or a street, the Protected Antenna and the brackets and fasteners for the Protected Antenna must be painted a color which will blend into the background against which the Protected Antenna is mounted.
- e. No Protected Antenna shall be installed at a higher elevation than necessary for the reception of an acceptable quality signal.
- f. A Protected Antenna designed to receive video program services from MDS or TVBS which require masts to receive an acceptable quality signal must be mounted on a mast which does not exceed 12 feet in height above the roof line of the residence, unless a taller mast is necessary for the user to receive an acceptable quality signal.
- g. A Protected Antenna must be securely mounted to a mast or pole or to a residence or other structure to prevent the Protected Antenna from detaching from its mounts and possible causing a safety hazard.
- h. Compliance with the requirements of this Paragraph 3 is not required to the extent that compliance with a particular requirement would (i) unreasonably delay or prevent the installation, maintenance or use of a Protected Antenna; (ii) unreasonably increase the cost of installation, maintenance or use of a Protected Antenna; or (iii) preclude reception of an acceptable quality signal.

#### **4. Maintenance.**

- a. Owners shall not permit antennas located on the owner's lot to fall into disrepair or to become a safety hazard. The owner shall be responsible for maintaining the paint or other finishes on the antenna and its brackets, fasteners or other associated hardware.

#### **5. Violations.**

- a. In the event of a violation of these rules, the homeowner will be subject to the current enforcement policy to bring the antenna into compliance with these rules.

## **MAINTENANCE**

Homeowners are responsible for keeping all buildings, landscape and other improvements on their lots in well maintained, clean, neat and attractive condition at all times.

## **PETS**

A maximum of three house pets are allowed so long as they are not used for commercial purposes and do not create a nuisance (especially barking dogs) to neighbors. Structures for housing pets may not be located so as to be visible from neighboring property. Excessive dog barking will be reviewed by the ARC as per the CC&R's Section 3.13.

Pets must be kept on leashes six feet in length or shorter when not in the rear yard or in the house. Pet owners are responsible for immediately cleaning up after their pet. The Association has installed pet pick-up bag dispensers at all parks and various locations throughout the Community to facilitate clean up.

## **RECREATIONAL VEHICLES**

No motor vehicle, mobile home, travel trailer, tent trailer, camper shell, detached camper, boat, boat trailer, hang glider or other similar equipment or vehicle classed by manufacturer rating as exceeding one ton may be parked, stored, maintained, constructed, reconstructed or repaired on any lot so as to be visible from neighboring property or on any street without prior written approval of the Architectural Review Committee.

Exceptions include: pick-up trucks with a capacity of one ton or less with camper shells not exceeding seven feet in height from ground level and mini-motor homes not exceeding 7 feet in height and 18 feet in length.  
(See Section 3.17 of the CC&R's for more information regarding vehicles and parking.)

## **SIGNS**

Except signs required by legal proceedings, no signs other than one "For Sale" sign may be erected on a homeowners property. All signs must meet professional standards and may not exceed eighteen by twenty-four inches. The sign rider may not exceed six by twenty-four inches. No metal frames or adhesive lettering is permitted.

The CC&R's allow only one "For Sale" to be placed on your property. For Sale and Open House signs are permitted within Las Sendas directly in front of the home – not in rear yards and not on or attached to rear walls, fences or posts.

In addition to our documents, the City of Mesa has an ordinance that restricts any Open House signs within a public right-of-way. The public right-of-way includes sidewalks, private streets and public utility easements. In Las Sendas, like other communities where the public utility easements ends, private homeowner association common area property begins.

Political signs must be approved by the Architectural Committee. Signs that are approved may be displayed for 71 days prior to an election and 3 days after the election.

## **REBUILDS OF THE MAIN RESIDENCE**

Any rebuild of the main residential structure on the Lot will be subject to the procedures and requirements set forth in A.R.S. §33-1817.

## APPENDIX A

### PROHIBITED/RESTRICTED PLANTS AND MATERIALS

The following list of plants is expressly prohibited or has heavy restrictions. The Architectural Review Committee may consider certain other species of trees and shrubs that do not appear on the Approved Plant List on a case by case basis. All landscape installation/changes must be submitted for approval prior to installation.

1. All Palms (Palmae) that will exceed six feet at maturity are prohibited. Dwarf varieties, which will attain a height less than six feet at maturity are allowed, but only within the confines of the rear yard.
2. All Pines (Pinus), Cypress (Cupressus), False Cypress (Chamaccyparis), Juniper or Cedar (Juniperus) trees are prohibited. Varieties which will attain a height less than six feet will be considered on a case by case basis in rear yards only
3. **All varieties of Citrus that will exceed six feet at maturity are prohibited. Dwarf varieties, which will attain a height less than six feet at maturity are allowed, but only within the confines of a rear yard.**
4. Oleanders (Nerium Oleander) are prohibited. Dwarf varieties will be allowed within rear yards to a maximum of six feet in height.
5. Hibiscus (Malvaceae) is allowed in rear yards and in front courtyard areas only.
6. Grass in the front yard is restricted to 25% of the front yard area, as described in the Site Planning Section.
7. Common Bermuda Grass (Cynodon Dactylon) is prohibited.
8. Crimson Fountain Grass (Pennisetum Setecceura) is prohibited.
9. Mexican Palo-Verde (Parkinsonia Aculeata) is prohibited.
10. Olive trees (Olea Europaea) are prohibited.

## APPENDIX B

### APPROVED PLANT LIST

LOCATION	COMMON NAME	BOTANICAL NAME
ANNUALS	Arizona Poppy Bahia Cinch Weed Desert marigold Dyssodia Fillaree Gold Crucifer Goldfield Indian Wheat Lupine Mexican Gold Poppy Owls Clover Prickly Poppy Sand Verbena	Kallstroemia grandiflora Bahia absinthifolia Pectis papposa Baileya multiradiata Dyssodia pentachaeta Erodium texanum Lesquerella gordonii Baeria chrysostoma Plantago insularis Lupinus sparciflora Eschscholzia mexicana Orthocarpus purpurascens Argemone pleicantha Abronia villosa
CACTI Indigenous to Site  Native to Arizona  From Other Arid Regions of the World	Barrel Cactus Hedgehog Prickly Pear Saguaro Staghorn Cholla Teddy Bear Cholla Desert Christmas Cactus Chain Fruit Cholla Tree Opuntia	All varieties Echinocereus englemannii All varieties Carnegiea gigantea Opuntia acanthocarpa Opuntia Bigelovii Opuntia leptocaulis Opuntia Fulgida Opuntia ficus indica
GRASSES Indigenous to Site  From Other Arid Regions of the World	Red Three Awn Schismus  Cochise Lovegrass Indian Wheat	Aristida Purpurea Schismus barbatus  Eragostis atherstone Plantago patagonica

GROUND COVER AND HERBACEOUS PLANTS Indigenous to Site	Banana Yucca Brittle Bush Buckwheat Triangle leaf bursage Desert mallow Desert marigold Turpentine Bush	Yucca baccata Encelia farinose Eriogonum fasciculatum Ambrosia deltoidea Sphaeralcea ambigua Baileya multiradiata Haplopappus laricifolia
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LOCATION	COMMON NAME	BOTANICAL NAME
GROUND COVER AND HERBACEOUS PLANTS Native to Arizona	Blackfoot Daisy California Fuchsia Desert Milkweek Desert Senna Desert Spoon Penstemon Soaptree Yucca Zinnia Blue Yucca Mountain Yucca	Melampodium leucanthum Zauschneria californica Asclepias subulata Cassia covesii Dasyliron wheeleri Penstemon species Yucca elata Zinnia grandiflora Yucca arizonica Yucca schottii
From Other Arid Regions of the World	Agave Aloe Desert honeysuckle Mexican Blue Sage Mexican Primrose Pink Yucca Rock Verbena Texas Red Salvia Red Autumn Sage Trailing Indigo Bush Loose Flower Rock Verbena Spanish Dagger Blue Yucca Beaked Yucca Thompsons Yucca Desert Lavender	All varieties All varieties Justicia spicigera Salvia chamaedryoides Oenothera berlandieri Hesperaloe parviflora “Gracilior” Salvia Splendens Salvia greggii Dalea greggii Justicia ovata Verbena pulchella Yucca carnerosana Yucca rigida Yucca rostrata Yucca thompsoniana Hyptis emoryi

SHRUBS Indigenous to Site	Anderson Wolfberry Catclaw Acacia Chuparosa Creosote Bush Crucifixion Thorn Greythorn Jojoba Mormon Tea Ocotillo White Ratany Fremont Wolfberry	Lycium andersonii Acacia greggi Beleperone californica Larrea tridentate Holocantha emoryi Zizyphus obtusifolia Simmondsia chinensis Ephedra trifurca Fouquieria splendens Krameria grayi Lycium fremontii
LOCATION	COMMON NAME	BOTANICAL NAME
SHRUBS Native to Arizona	Cape Honeysuckle Wislizenii’s Dalea	Tecomaria capensis Dalea wislizenii

	Desert Fern Fairy Duster Hopseed Bush Sugar Bush Yellow Bells Milfoil Wattle Indigo Bush Wislizenus' Senna	Lysiloma thornberi Calliandra eriophylla Dodonaea, viscosa Rhus ovata Telcoma stans Acacia millefolia Dalea pulchra Cassia wislizenii
From Other Arid Regions of the World	Cascalote Needle Acacia Purple Sage Cascalote Tree Red Bird of Paradise Mexican Bird of Paradise Texas Sage Cultivar Little Leaf Cordia Rose Calliandra Twin Flower Cassia Red Bird of Paradise Baja Fairy Duster Twin Flowered Cassia Desert Cassia Silver Leaf Cassia Chihuahuan Sage Desert Ruellia Golden Eye	Caesalpinia cacalaco Acacia rigens Leucophyllum frutescens Caesalpinia cacalaco Caesalpinia pulcherrima Caesalpinia mexicana Salvia coccinea Cordia parviflora Calliandra peninsularis Cassia biflora Caesalpinia pulcherrima Calliandra californica Cassia biflora Cassia nemophila Cassia phylodena Leucophyllum laevigatum Ruellia peninsularis Viguiera deltoidea
Ground Cover	Gold Mount Lantana Moraea Iris (African Iris) Purple Trailing Lantana Trailing Rosemary All varieties of Bougainvillea All varieties of Sage All varieties of Yucca	Lantana camara Dietes vegeta Lantana montevidensis Rosmarinus officinalis

### VINES

Vines are strictly for backyard use, for those areas between house and backyard fence. Growth of vines should not extend beyond the back of the house on lots with view fences in the backyard. The intent is to soften the appearance of the fences on narrow side yards where the only view out of the window is of a fence five to ten feet away.

Passion vine  
Star jasmine  
Vining pyracantha

Passiflora alatocaerulea  
Trachelospermum jasminoides  
Pyracantha fortuneana

### ROSES

Roses fall in the rear yard category, restricting them to within five feet of the back of the house. The intent is to keep them from being visible from the view fences.

LOCATION	COMMON NAME	BOTANICAL NAME
<b>TREES</b> Indigenous to Site	Blue Palo Verde Foothills Palo Verde Sonoran Emerald (Museum) Ironwood Mesquite	Cercidium floridum Cercidium microphyllum Cercidium Hybrid Olneya tesota Prosopis juliflora
Native to Arizona	Desert Willow White Thorn Acacia	Chilopsis linearis Acacia constricta
From Other Arid Regions of the World	Argentine Mesquite Chilean Mesquite Western honey mesquite Mexican Ebony Palo Blanco Shoestring Acacia Sweet Acacia Texas Ebony Fernleaf acacia Twisted Acacia Jacaranda	Prosopis alba Prosopis chilensis Prosopis glandulosa torreyana Pithecellobium mexicana Acacia Willardiana Acacia stenophylla Acacia minuta Pithecellobium flexicaule Acacia pennatula Acacia schaffneri Jacaranda Mimosifolia (Amended June 2013)
Small patio trees for side yards and courtyards only.		
	Mulga Texas Mountain Laurel Yellow Oleander Tree	Acacia Aneura Sophora Secundiflora Thevita Peruviana

APPENDIX C



**Las Sendas Community Association  
Design Review Application**

**The Premier Sonoran Desert Uplands Community**

NAME NEIGHBORHOOD LOT#

PROPERTY ADDRESS PHONE #

CURRENT MAILING ADDRESS

E-MAIL ADDRESS

SUBMITTAL DESCRIPTION \_\_\_\_\_

Attach additional pages and drawings as necessary to describe proposed change. Please include, if applicable, type of materials to be used, color(s), structure dimensions, setbacks, placement or location on lot. Submit drawings, photos, brochures, and sample materials when necessary to expedite process.

**Work to be performed by:** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**APPLICATION PROCEDURE**

One set of plans (which will be kept on file with the LSCA) detailing any improvements or changes to a lot or dwelling unit thereon, must be submitted to the ARC and receive approval prior to the commencement of any improvements or changes. All plans must be to scale, where appropriate, and sheet size should not exceed 24" x 36".

The plan submittal must include the following information:

- Design Review Application (See Sample 1).
- Site development plan indicating:
  - (i) Lot boundary and dimensions, scale (minimum 1 inch = 20 feet), north arrow, date and location map.
  - (ii) Location of any existing buildings, landscaping, walls and fences or other improvements.
  - (iii) Location of any easements, right-of-ways, setbacks or site visibility triangles.
  - (iv) Location of any and all proposed improvements including, but not limited to, buildings and other structures, walls and fences, grading, hardscape, landscape, irrigation, pools, exterior lighting, landscape lighting, play structures, gazebos, exterior fireplaces or barbeques and site grading.
- Floor plans and elevations indicating any architectural improvements.
- List of plant materials for front and rear yards which must adhere to the Approved Plant List, Appendix B. All yards must adhere to Prohibited Plants and Materials List (See Appendix A).
- Samples of exterior building materials and colors.
- Lighting plans, if not included with submitted floor plans and elevation specifications.
- The ARC or its designee may request any other information.

**Submittal Dates:** The Regular Architectural Committee meets the second and fourth Thursday of the month. Complete submittal applications are due one week in advance to be placed on the following week's agenda.

**REPAINT ACKNOWLEDGMENT**

**Applications submitted to repaint production homes or property walls may be approved by Association Staff at the time of submittal provided color choice has been selected from the approved LSCA paint palette.**

[ ] House base color: \_\_\_\_\_

[ ] Trim color: \_\_\_\_\_

**Required Paint Colors for Interior and Exterior Walls.**

- The exterior of the return walls shall be painted “Las Sendas Old Wall”
- Metal fences shall be painted “Las Sendas Wrought Iron”
- Tuscan neighborhood property walls, both interior & exterior, including return walls, shall be painted “Nightingale”
- Metal fences shall be painted “Wrought Iron Tuscan”

For custom homes, a 2’ x 2’ paint sample with the LRV and a sample or picture of the roof tile color must be submitted with this Application.

The Homeowner agrees to maintain the improvement if approved by the Architectural Review Committee (ARC). If, in the view of the ARC, the improvement is not being maintained, the Association has the right to remove or maintain the improvement with the homeowner bearing all costs. The homeowner agrees to comply with all City, County and State laws and to obtain all necessary permits. Approval by the ARC shall not be deemed a warranty or Representation as to the quality of such construction, installation, addition, repair, change or other work, or that work conforms to any applicable building codes or other federal, state or local law, statute, ordinance, rule or regulation.

**ABSOLUTELY NO WORK SHOULD BEGIN PRIOR TO WRITTEN APPROVAL. ANY ARCHITECTURAL CHANGE THAT IS FOUND TO BE IN NON-COMPLIANCE IS SUBJECT TO REMOVAL REGARDLESS OF HOW EXTENSIVE IT MAY BE.**

By completing this application, I am authorizing the LSCA ARC access to my property for the purpose of inspecting for compliance and completion of the work for which this application is made. Homeowners must contact the LSCA to schedule an inspection after completion of the approved submittal.

\_\_\_\_\_

Homeowner’s Signature \_\_\_\_\_  
Date

_____ APPROVED	_____ DISAPPROVED
_____ APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: _____	
_____	
DATE CHANGE IS TO BE COMPLETED BY: _____	

_____	_____
ASSOCIATION SIGNATURE	DATE