

Sonoran Vista

7/11/11

Sonoran Vista Inspection Standards

To help improve communication between Sonoran Vista homeowners, the Board of Directors, and our management company (Renaissance Community Partners – RCP), the following standards are used during inspections. These standards are a reflection of the CC&R's and Design Guidelines for Sonoran Vista. The Board feels the descriptions of the standards provide residents with helpful information if you should receive a sticky note on your door or a violation letter in the mail. If you have questions regarding a notice, please do not hesitate to call RCP for clarification at 480-813-6788.

For your review, the community governing documents are available online at www.sonoranhoa.com/docs.htm

Landscaping Standards

Bare Dirt – All bare dirt must be covered with rock, bark, or grass.

Grass in the rocks – "Grass in rocks" notices should be given if there is a large clump (10 to 12 inches in diameter) of grass in the rocks or there are more than 12 small clumps (1 inch in diameter) in the rocks.

Trees – Must be trimmed in the following manner:

- ✓ Branches must not touch the ground or any building.
- ✓ Branches must be contained on the property and not interfere with road signs.
- ✓ Branches cannot extend into the street so as to be hit by garbage trucks, buses or bicyclists.
- ✓ Trunk of tree must be visible and not appear as a bush.
- ✓ Tree suckers on trunk or ground must be removed.
- ✓ When overhanging a sidewalk or driveway, trees must be trimmed at least 8 feet high.

Trimming of Plants – Must be trimmed in the following manner:

- ✓ Plants must be contained on the lot and not go across the property line.
- ✓ Must not stick into the sidewalk.
- ✓ Must be contained within border around plants.
- ✓ Dead material or plants must be removed.

Weeds – Weed notices are given if any of the following conditions exist:

- ✓ More than 12 weeds in a yard that are 6 inches high or appear to be 2 weeks or older.
- ✓ In the case of spurge, 12 or more clusters.
- ✓ Weeds in dormant grass apply to same rule.
- ✓ Make sure to differentiate between grass and weeds in the rock area.
- ✓ Standard applies regardless if some weeds have been pulled.

Antennas – Not allowed to be viewed from street.

Clotheslines – Not allowed anywhere viewable from street.

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Gates – Gates should meet the following.

- ✓ All of the wood slats must be in place.
- ✓ Any gate that is not the normal black iron with wood slats requires an ARC change request.

Holiday Lights & Decorations – Can be put up 30 days before & after holiday.

Number of Plants – The standard is minimum 3-5 at least 5 gallon plants.

Oil Stains – If oil is fresh and collects dust or debris that blows on to it, or if it looks really bad a violation notice is given.

Parking – Violation will be given if:

- ✓ There are cobwebs reaching from the vehicle to the ground or there is debris around the vehicle.
- ✓ The license plate is expired.
- ✓ There is a flat tire, it is on jacks, or otherwise not legally drivable.

Parking on the rocks – Parking on the rocks is acceptable on side yard (the side the gate is located on) and there is at least 4 inches of gravel to park on top of and a boarder designating the parking area. Parking areas must be submitted to the ARC Committee for approval before parking on the rocks.

Car Covers - Cars may be covered and parked in street view if the cover is made to fit the specific vehicle and cover's color is neutral in color (beige, tan, etc.) Vehicles must be registered and operable and not have any debris around or under the vehicle.

RVs, Boats and Trailers – Notice will be given by inspectors for all RVs, campers, trailers, utility trailers, or boats parked on the streets or in the driveway. If it is parked in the back yard and can be seen over the fence, notice is given. There may be the odd exception where the homeowner has requested and received temporary approval. (If it is obvious someone is actively loading or unloading we won't give a violation notice).

Play Structure – Maximum height 8 ft, must have 5 foot setback from all walls.

Security Doors – Must match color of house, or be bronze, charcoal or grey.

Sheds – Sheds maximum height is 6 feet and must have 3 feet setbacks from all perimeter fencing.

Sun Screens – Must be bronze, grey, charcoal, brown or beige.

Trash & Recycle Cans – For inspection purposes if the inspection happens on a non-trash or recycle day, any bins left out are a violation. On trash day, any recycle bins left out are a violation and on recycle days the same applies for trash bins.

Window Coverings – No reflective coverings, newspapers, bed sheets or papers are allowed.

ARC Change Request –

- ✓ Any change to the way your home is viewed including but not limited to painting, driveway extensions, accessory structures, landscape change, and parking of oversized vehicles from the street requires Architectural Change approval. The form is on the community web site at:

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www.sonoranhoa.com/arcapproval.pdf

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