

**DESIGN GUIDELINES BY CANYON VISTA ESTATES
CANYON VISTA PROPERTIES HOMEOWNERS ASSOCIATION, INC.**

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**Canyon Vista Properties Homeowners Association, Inc.
General Architectural Guidelines**

It is the intent of Canyon Vista Properties Homeowners Association, Inc. to promote architectural design compatible and harmonious with the natural setting and landscape.

I. Architectural Style and Exterior Materials

Residences will be primarily mountain lodge with rock and timber accents, Colorado lodge, Santa Fe Pueblo (Spanish or Mexican), Prairie style or Ranch. Log homes are accepted. Stone and wood homes that fit into the forest setting are encouraged. Styles not indigenous to the Southwest such as French Chalet, "A" Frames, Swiss Chalet and Geodesic Dome are prohibited.

Exterior materials should be natural materials that blend and are compatible with the native landscape. The predominant exterior materials will consist of wood, block, brick, adobe, stucco or native stone.

The use of aluminum siding, fiberglass siding, and 4' x 8' hardboard sheets is prohibited. Bright, untarnished copper or other metallic surfaces shall be treated to reduce reflections.

Materials used for exterior surfaces of all structures shall blend in color, hue and tone with the characteristics of the surrounding natural terrain and forest to avoid high contrast.

II. Roofing Material

Regular shingle, wood shake, architectural ribbed metal, clay tile, or built up granulated composition are permitted. Rolled or tin roofs are prohibited.

III. Exterior Colors

The color of exterior materials must generally be subdued to blend with the natural landscape and the exterior color must be as close as possible to the color of the indigenous stone and soil. Natural tones are recommended, although accent colors which are used with restraint may be permitted. In no case will colors approaching the primary range (red, blue, yellow and white) be permitted, nor will drastic contrasts (light to dark) be allowed.

Structures, walls, roofs (including flat roofs) and fences that are visible from beyond the property line on which the structure is located shall blend with surrounding natural environment without calling undue attention to the development. Driveways shall be native granite, cinders, ABC, brick pavers or concrete with colors compatible with the natural surroundings.

IV. Fencing

Cedar, redwood, split rail, brick, cable, architectural masonry, stuccoed masonry or sheep fence are permitted. Barbed wire, picket fences, white rail fences are prohibited.

Color coated chain link fences (not galvanized) are permitted from the back of the front planes of the house and back yard as per C.C.R.'S.

V. Exterior Lighting

All exterior lighting must be of a low level subdued intensity, directed downward. recessed or shielded so that the light source is not visible.

Additional site lighting is permitted provided such lighting does not result in any glare.

VI. Mechanical Equipment

All electrical service equipment and subpanels, and all mechanical equipment shall be painted and screened to match the surrounding wall color and to blend with the surrounding natural terrain. Roof-mounted equipment is prohibited. Vents shall be painted to match the roof or adjacent wall color, screened or integrated into the design of the structure. Any propane tanks must be screened or buried. Unscreened water tanks are prohibited.

VII. Solar Applications, T.V. Satellite Dishes and Antennae

Active solar applications can result in excessive glare and reflections. They must be integrated into the structure or landscaping on a lot and must not be visible from any other lot. Satellite dishes must be less than 22 inches in diameter and side-mounted to the home. Visible rooftop dishes or antennae are prohibited. No free-standing dishes or antennae will be allowed in the yard.

VIII. Garages

Detached and RV garages must be similar to the design of the residence. Aluminum and fiberglass siding are prohibited.

IX. Prefabricated Buildings

No building that is constructed off-site and requires transportation to any lot, whole or partly assembled, will be permitted. Storage sheds require prior Committee approval.

X. Height of Structure

No building may exceed thirty feet (30') in height measured from the median point of the natural existing grade to the highest point of the roof.

XI. Size and Scale

One thousand five hundred square feet (1,500 sq. ft.) minimum. House should be compatible in scale with the existing neighborhood.

XII. Design Review

The following items must be submitted for architectural review.

1. Site plan (to be kept by architectural review committee, showing all structures, driveway, parking area, fences, retaining walls and entry lights .
2. Floor plans.
3. Roof plans.
4. Building section.
5. Elevations.
6. Paint color for all exterior painting.
7. Roof material sample and color.

XIII. Subsequent Changes and/or Additions

Construction additions or other improvements to the residence or lot, or changes during construction, or after completion of an approved structure must be submitted to the architectural review committee. This includes all buildings, storage sheds, barns, fences and entry structures.

XIV. Signs

During the course of construction, there may be one (1) sign displayed advertising a building contractor. Sign may not be more than six square feet (6 sq. ft.) in size (exclusive of posts used for support) and not more than four feet (5') in height. No signs are to be nailed on trees.

XV. Waivers

The Architectural Review Committee may grant waivers at any time at their discretion. Any waiver does not constitute a change in policies nor set a precedence that such waivers will continue. The Committee reserves the right to modify guidelines as necessary to promote harmony within the development.