

Architectural Guidelines

Green Valley Foothills Townhouses IV

Approved: 12/06/2023

INTRODUCTION

Our HOA Architectural Committee is composed of volunteer residents who help to ensure that external modifications to existing structures and new construction are in harmony with the Southwest flavor and character of our neighborhood.

Please read Sections 7 and 9 of the Deed Restrictions (www.gvth4.com). This document outlines architectural improvements in detail in “Section 7, Architectural Review” and requires homeowners to obtain Committee approval before making any architectural improvements. **An architectural improvement is any change to the exterior or construction of new structures or any additions on an existing property.**

The Committee also oversees “Section 9, Use Restrictions” which governs the overall appearance of our neighborhood by regulating parking, lighting, solar installations, signage, and other similar items. Adherence protects the character of our neighborhood and the value of our homes.

These Guidelines explain the approval process for making improvements and provide helpful resources along with directions for accessing the HOA’s recommended palette of exterior paint colors. Any architectural request approval is null and void upon sale of the property. If you don’t have internet access or need any other help, please contact any member of the Architectural Committee.

PROJECTS

Note: If you are replacing or repairing an element of your home using the same style, color and design, you do not need to request an approval; however, the architectural committee should be notified **before** the project starts. Examples might include replacing windows of the same style, colors, design and size and repairing rotted timbers. If you are re-coating your roof, please ask your contractor to roll-on the new surface, not spray it. Spraying can lead to overspray onto your neighbor’s property, in which case you may encounter expenses to remove the spray.

General Construction Advisements:

- If you will be digging within your property lines, call Blue Stake utility locators to mark any utilities present in the area of proposed work. Call 811 or submit a ticket online at arizona811.com.
- Check with Pima County to apply for a permit or to determine if one is needed. Go to www.pima.gov and search on “Permits, Development Services” or call 520-724-9999.
- Talk to your neighbors. Will their light, airflow or view be affected?

- For major projects, the owner must provide a detailed contractor’s description of the plans and specifications to the Architectural Committee. (Article 7.5 of Deed Restrictions).

MAJOR PROJECTS include construction of a new home on an undeveloped lot or the reconstruction/expansion of an existing home, and these will require more extensive documentation to assist in the review and approval of your request. A Pima County Permit is required for most major projects.

New homes can’t exceed one story in height and must have a minimum of 1500 square feet of indoor living space, exclusive of outdoor areas, porches, carports, or garages. No part of a new home may exceed the measured height of adjacent homes. New structures must be in character with other homes in the neighborhood and can’t interfere unduly with existing scenic views from neighboring residences.

Carport conversions must comply with Pima County regulations. Operable windows opening from the house into an enclosed attached garage are not permitted by building codes. If your house windows open into the carport that you wish to convert to a garage, check with Pima County for requirements.

MINOR PROJECTS include painting the exterior; adding fencing, sunscreens, or shades; replacing windows/doors/screens, solar installations, or adding carport storage.

APPROVAL REQUESTS

A completed “Request for Architectural Approval” form and all helpful documentation must be submitted **well before** work begins. Forms are available from any committee member or online: www.gvth4.com You may email, mail or hand-deliver your request to the Committee Chair.

The Committee makes every effort to respond promptly and will do so in writing. **Providing ample, legible documentation that clearly describes your improvement will help to ensure a faster response.**

PAINT COLORS

The list of recommended colors for our HOA was selected to preserve the Southwest “look and feel” of our neighborhood by favoring earth and desert colors. We encourage the use of lighter colors for the base and darker colors for trim.

Our recommended list is posted on the Dunn Edwards website (www.dunnedwards.com). Please contact a committee member if you need help navigating the website or wish to borrow a set of large color swatches.

Here's the direct link to the list or you can navigate the website easily using various search terms (Green Valley, Townhouses IV, colors, etc.) in the search box:

https://www.dunnedwards.com/colors/archive/color-ark_pro/green-valley-townhomes-iv/approved-color-palette

If you choose from the list of recommended Dunn Edwards colors, please provide the color name and number. If you request to use colors not listed, then you must include color chips with your request along with the paint company name, color number and color name.

Doors and may be almost any color. Please identify the color by name and number if it is a Dunn Edwards paint. If it is not, identify the company, color name and number and include a color chip. There is no single standard color of **bricks** in our HOA, so you may submit a color chip that more closely matches your brick rather than any of those on the recommended palette.

PIMA COUNTY PERMITS

Any architectural change must conform to the Pima County Zoning and Building Codes. It is your responsibility, not the HOA Committee's, to determine whether a permit is required for your project. Also, do not rely on your contractor to make this determination. View the Pima County website: www.webcms.pima.gov or call **520-724-9000** for assistance.

SECURITY CAMERAS

Security cameras must capture images of your property only. A camera must not be pointed at, or capture images from, anyone else's property.

PIMA COUNTY DARK SKIES ORDINANCE/EXTERIOR LIGHTING/LIGHT TRESPASS

Green Valley observes dark sky regulations to preserve our unique desert environment. These protect our night skies in support of astronomical activity at our neighboring observatories and minimize wasted energy.

- Street lights (whether pole-style in your yard or attached to your house) are limited to bulbs of 40w or less (if incandescent), 6-7w or less (if LED) or 8-12w or less (if CFL).
- Seasonal decorations are exempt from the lumen caps from Thanksgiving through January 15th.
- If you have lights on your ramada, place them on the inside of the cross beams to minimize light pollution beyond your residence.
- Prevent light shining from your property into someone else's home or yard, called 'light trespass'. Solutions might be to install a motion sensor, aim the lights directly at the ground or change the bulbs to a lower wattage.
- Outdoor security lights should be on motion sensors and should shine downward and only into your own property.
- Flagpoles may not exceed the height of your building.
- Light Trespass: Many of our residents use under-car lights at night to discourage pack rat damage to wires. These lights should be pointed toward your house, not toward the street.

Additional reading:

- Outdoor Lighting Codes in Pima County
<https://gis.pima.gov/data/layers/litecode/>
- Southern Arizona Section of International Dark-Sky Association
<https://sa-ida.org/>

SOLAR ENERGY DEVICE (SED) LAWS IN ARIZONA

Arizona has two main statutes which provide significant protections for homeowners who wish to install SEDs on their property in Arizona. These laws bar HOAs from effectively prohibiting installations while allowing reasonable restrictions on placements. Arizona courts will decide any challenges on a case-by-case basis, so both HOAs and homeowners should take care to become informed when facing the prospect of costly legal challenges.

Additional reading:

- Learn About Your Solar Rights
<https://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=245655>
- Arizona's Solar Rights Law (July 2013)
<https://www.gvth4.com/uploads/7/3/4/5/73453815/solar-hoa-brief-final.pdf>