



1 Architectural Committee a complete set of plans for the proposed Architectural  
2 Improvements, specifications (including materials, exterior color schemes and  
3 dimensions); plot plans, which shall include the location of all major structures; and a  
4 construction schedule. If you do not have internet access, or if you need help  
5 completing your *Request for Architectural Approval*, contact any member of the  
6 Architectural Committee. Contact information is listed in the Foothills Townhouse IV  
7 Directory.

### 8 9 **3. Architectural Committee Review**

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11 3.1. Review by Committee. The Architectural Committee shall review and shall either  
12 approve or disapprove all plans and specifications within thirty (30) days after  
13 submission and issuance by the Association of a receipt indicating the date received. If  
14 no action is taken by the Committee within thirty (30) days after plan submittal, the plan  
15 shall be deemed approved. All decisions of the Architectural Committee shall be made  
16 by a quorum of its members. Approval of said plans and specifications shall be  
17 evidenced by the written endorsement of the Architectural Committee upon said plans  
18 and specifications, which must be received by the Owner prior to the beginning of any  
19 construction. The work of constructing or altering any building or any other part of a Lot  
20 shall be prosecuted diligently from commencement to completion.

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22 3.2. Notification to Neighbors. As a courtesy, Owners are encouraged to speak with  
23 their neighbors concerning the proposed changes. Neighbors may submit comments to  
24 the Architectural Committee; however, except as otherwise provided in the Deed  
25 Restrictions, the Committee has full discretion to decide the action (if any) it will take  
26 based on neighbor's comments and requests.

27  
28 3.3. Pima County Permits. If a Pima County permit is required, it is the Owner's  
29 responsibility to obtain said permit and provide a copy to the Architectural Committee  
30 **prior to beginning the project.** To inquire about permits, go to [pima.gov/development](http://pima.gov/development)  
31 services, click on "Building and Site Development," then "Permitting Process". You may  
32 also call 520-724-9999 (Pima County Development Services) with your questions.

### 33 34 **4.0 Major Projects**

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36 4.1. Required Documentation for Architectural Review. The documentation required  
37 for architectural review of a Major Project is included on the form entitled *Request for*  
38 *Architectural Approval: Major Project*. *This form can be found on the Association's*  
39 *website*. There are two categories of construction projects that qualify as a Major  
40 Project:

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42 4.2. Construction of a New Home on an Undeveloped Lot. New homes shall not  
43 exceed one story in height and must contain at least 1500 square feet of living space,

1 exclusive of outdoor areas, porches, carports or garages. No part of a new home shall  
2 exceed the height and rooflines of adjacent living structures. New structures shall be in  
3 character with other homes in the neighborhood and cannot interfere unduly with  
4 existing scenic views from neighboring residences. The Owner of a new structure shall  
5 be responsible for repairs of any damage to an adjacent site caused by construction of  
6 or other actions related to the new structure. Street lamps are required for new homes  
7 built in TH4, consistent with the existing style, equipped with a day/night sensor and  
8 able to use a Type A base bulb. It must be wired to the new residence and powered at  
9 all times.

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11 4.3. **Reconstruction or Expansion of an Existing Home**. This includes conversions of  
12 a carport to a garage, addition of a screened room, conversion of a covered area to an  
13 Arizona room, and any other structure that changes the exterior of a home.

## 14 15 **5. Minor Projects**

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17 5.1. **Required Documentation for Architectural Review**. The documentation required  
18 for architectural review of a Minor Project is included on the form entitled *Request for*  
19 *Architectural Approval: Minor Project*. This form can be found on the Association's  
20 website.

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22 5.2. **Definition of "Minor Project"**. Minor projects include, but are not limited to:  
23 painting, walls, fences, sun screens, awnings, windows, doors, carport cabinets, solar  
24 installations and other facilities or equipment proposed to be erected, constructed or  
25 altered. Minor Project proposals shall be in character with other homes in the  
26 neighborhood and cannot interfere unduly with existing scenic views from neighboring  
27 residences.

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29 5.3. **Solar Energy Devices**. In accordance with Section 33-1816 of the Arizona  
30 Planned Communities Act, the Association cannot prohibit solar energy devices or  
31 adversely affect the cost or efficiency of a device. However, the Association may  
32 reasonably restrict the placement of a device. If you wish to install a solar energy  
33 device, please make every effort to have the panels placed below the parapet and, as a  
34 courtesy, discuss the proposed installation with your adjacent neighbors.

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36 5.4. **Approved Colors for Exterior of TH4 Homes**.

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38 (A) Any exterior painting proposed in an Owner's request for approval of a  
39 Major or Minor Project must conform to the color palette set forth in Sections  
40 5.5 and 5.6 below.

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42 (B) All painting requires Architectural Committee review and approval in  
43 accordance with this Section 5.

1 (C) Approved colors are outlined below in Section 5.5. Base colors are for the  
2 main body of the house. Trim colors are for ramadas, architectural details,  
3 garage doors, etc. Entry doors may be painted with colors not on the approved  
4 list, but the color must be included in the architectural approval request.  
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6 (D) Color palettes can be borrowed for a short time from any member of the  
7 Architectural Committee. As of February 2018, the colors are painted on the  
8 side of 621 Rubies so you can see how they look outside. Use the color palettes  
9 to view colors in the sun during the winter months.  
10

11 **5.5. Base Colors:** Some of the base colors are Dunn Edwards (available at Sahuarita  
12 Ace Hardware) and some are Behr (available at Home Depot). The trim colors are  
13 Behr. **NOTE:** If you prefer a different brand of paint, any paint store can match  
14 these colors. You may wish to combine a base color with more than one trim  
15 color.  
16

17 **Dunn Edwards Paints**

18 Trail Dust (DE 6123), Gourmet Honey (DE6150), Friar Tuck (DEC714), Crossroads  
19 (DE 5359), Egyptian Sand (DE6207), Fine Sand (DE5324)  
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21 **Behr Paints**

22 Mourning Dove (ORW-12), Haze (TC-08) , Craft Juggler (MQ2-45, Harvest Home  
23 (MQ2-13, Carmelite (MQ1-29), Sienna (MQ1-60), Autumn Russet (MQ1-17),  
24 Touch of Class (MQ1-47), Tribeca (MQ1-40), Milk Thistle (MQ6-26), Rainy Season  
25 (MQ5-27)  
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28 **5.6. Trim Colors: Behr Paint**

29 Ceramic Beige (MQ3-43), Harvest Home (MQ2-13), Hacienda Tile (MQ4-34),  
30 Piñata (MQ1-26), Cajun Red (PPU2-15), Sienna (MQ1-60), Milk Thistle (MQ6-36),  
31 Green Trellis (MQ6-17), Patina (MQ6-38), Winter in Paris (MQ6-03), Rainy  
32 Season (MQ5-27), Autumn Russet (MQ1-17), Touch of Class (MQ1-47), Czarina  
33 (MQ1-98)  
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