

1 **Architectural Guidelines**
2 **Green Valley Foothills Townhouses IV**

3 Revised 2/11/2022

4 **INTRODUCTION**

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

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

14
15 The Committee also oversees “Section 9, Use Restrictions” which governs the overall
16 appearance of our neighborhood by regulating parking, lighting, solar installations, signage, and
17 other similar items. Adherence protects the character of our neighborhood and the value of
18 our homes.

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20 These Guidelines explain the approval process for making improvements and provide helpful
21 resources along with directions for accessing the HOA’s approved palette of exterior paint
22 colors. If you don’t have internet access or need any other help, please contact any member of
23 the Committee, listed in the front of our annual Directory.

24
25 **PROJECT SIZES**

26 Examples of **major projects** include construction of a new home on an undeveloped lot or the
27 reconstruction/expansion of an existing home, and these will require more extensive
28 documentation to assist in the review and approval of your request.

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

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35 Examples of **minor projects** include painting the exterior (whether the same or a new color);
36 adding fencing, sunscreens, or shades; replacing windows/doors/screens, solar installations, or
37 adding carport storage.

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39 **APPROVAL REQUESTS**

40 A completed “Request for Architectural Approval” form and all helpful documentation must be
41 submitted well before work begins on any project. Forms are available from any committee

1 member or online: www.gvth4.com You may e-mail, mail or hand-deliver your request to the
2 Committee Chair, listed in the front of our annual Directory.

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

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7 **PAINT COLORS**

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

11
12 Our approved list is posted on the Dunn Edwards website (www.dunnedwards.com). Please
13 contact a committee member if you need help navigating the website or wish to borrow a set
14 of large color swatches.

15
16 Here’s the direct link to the list or you can navigate the website easily using various search
17 terms (Green Valley, Townhouses IV, colors, etc.) in the search box:
18 https://www.dunnedwards.com/colors/archive/color-ark_pro/green-valley-townhomes-iv/approved-color-palette

19
20 If you choose approved colors, just list the color name. If you request approval of unapproved
21 colors, then you must include color chips with your request.

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23 **Doors and trim:**

- 24 • doors may be any color, but the chip must be included with your request.
- 25 • if you want your trim to be the same color as your door, you must use an approved
26 color or include a chip with your request.

27 **Bricks:**

- 28 • there is no single standard color of bricks in our HOA, so you may submit a color chip
29 that more closely matches your brick rather than any of those on the approved palette.

30
31 **PIMA COUNTY PERMITS**

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

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37 **SECURITY CAMERAS**

38 Security cameras must capture only your property. A camera cannot be pointed at, or capture
39 images from, anyone else’s property.

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1 **PIMA COUNTY DARK SKIES ORDINANCE AND EXTERIOR LIGHTING**

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

- 5 • Street Lights (whether pole-style in your yard or attached to your house) are limited to
6 bulbs of 40w or less (if incandescent), 6-7w or less (if LED) or 8-12w or less (if CFL).
- 7 • Seasonal decorations are exempt from the lumen caps from Thanksgiving through
8 January 15th.
- 9 • Lights on your ramada/patio(s) need to be on the inside of the cross beams to minimize
10 light pollution beyond your residence.
- 11 • Prevent light shining from your property into someone else’s home or yard, called ‘light
12 trespass’. Solutions: Install a motion sensor, aim the lights directly at the ground or
13 change the bulbs to a lower wattage.
- 14 • Outdoor security lights are to be on motions sensors and shine downward and only into
15 your own property.

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17 Additional reading:

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

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23 **SOLAR ENERGY DEVICE (SED) LAWS IN ARIZONA**

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

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30 Additional reading:

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