Architectural Guidelines
Green Valley Foothills Townhouses IV

Revised: 2026-02-04

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 (https://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 the 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 provide some helpful resources and explain the approval process for making changes to your 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 and design, you do not need to request an approval; however, the Architectural Committee must be notified before the project begins. Examples might include replacing windows of the same style, color, design and size and/or 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 overspray.

General Construction Advisements:

- If you will be digging within your property lines, call Blue Stake utility locators to mark any utilities present in the proposed work area. Call 811 or submit a ticket online at: https://www.arizona811.com
- Check with Pima County to apply for a permit or to determine if one is needed. Go to https://www.pima.gov. See Pima County Permits below.
- Talk to your neighbors. Will their light, airflow or view be affected?

MAJOR PROJECTS include construction of a new home on an undeveloped lot or the reconstruction/expansion of an existing home. This will require more extensive documentation to assist in the review and approval of your request. For major projects the owner must provide a detailed builder's description of the plans and specifications to the Architectural Committee. (see "Article 7.5 of Deed Restrictions"). A Pima County Permit is required for most major projects. It is your responsibility to determine the need for a permit.

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 cannot 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 or doors open into the carport that you wish to convert to a garage, check with Pima County for requirements.

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 the builder to make this determination. View the Pima County website: https://www.pima.gov. In the box that says: "How can we help?", type in "Do I need a Permit?" or contact the Permits office, using the contact information on the website. Online permits are also available.

MINOR PROJECTS include painting any part of the exterior; adding fencing, sunscreens or shades, modifying walls, replacing windows/doors/sunscreens, adding carport storage or solar installations.

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: https://www.gvth4.com. You may email, mail or hand-deliver your request to the Committee Chair. Contact information for Committee members and Chair is available on the website.

The Committee makes every effort to respond promptly and will do so by mail or email. Providing ample, legible documentation that clearly describes your project will facilitate a faster response.

PAINT COLORS

The list of recommended colors selected by our HOA favors earth and desert colors. We encourage the use of lighter colors for the base and darker colors for trim. Choose a flat or matte sheen. The scheme of recommended colors for TH4 is on the Dunn-Edwards website. Go to dunnedwards.com Select Colors, Color Ark Pro, enter our zip code 85614, select GV Townhouses IV and you will be able to see all our colors by scrolling down. For all requests, please include the name of the paint company and the color names and numbers for the main body, trim and the door. One of our recommended colors may be mixed using paint from another company but it must match exactly. If you choose a color that is not on our recommended list, a sample chip must be included with your request.

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.

FLAGPOLES

Flagpoles may not exceed the height of your building. Please be mindful of flagpole etiquette. Rules regarding display of the American flag are available online. Any lighting for your flag shall not shine beyond your property or violate dark sky rules.

ANTENNAS

Radio, TV or any other antennas should be located in an inconspicuous area to minimize exposure to neighbors. In addition, they must not be visible above your parapet from any paved road.

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 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.
- 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/
- Dark Sky of Southern Arizona https://darkskysoaz.org

SOLAR ENERGY DEVICE (SED) LAWS IN ARIZONA

Arizona provides significant protection 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. Installation requests must include plans and specs provided by your solar contractor. Minimizing panel visibility is important to the HOA. To learn more, search Arizona Solar Rights law.