

# Important Rules for Sonoran Ranch Estates I

Dear Homeowner:

Please be aware of these important rules within the community. **This is not the complete list, it is just a summary of the rules that are most asked about.** These rules were set in place to help keep the community looking beautiful and to protect property values.

## Article III Section 2 of the CC&Rs

- a. **Architectural Control.** No improvements, alterations, repairs, excavation, grading, landscaping or other work which in any way alters the exterior appearance of any of the Property, or the improvements located thereon, from its natural or improved state shall be made or done without prior written approval of the Architectural Committee.
- b. **Animals.** No animal, bird, fowl, poultry or livestock, other than a reasonable number of generally recognized house or yard pets, shall be maintained on any Lot and then only if they are kept, bred, or raised thereon solely as domestic pets and not for commercial purposes. No animal, bird, fowl, poultry or livestock shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of any animal, bird, fowl, poultry or livestock shall be maintained so as to be visible from neighboring properties.
- c. **Temporary Occupancy and Temporary Buildings.** No trailer, basement of an incomplete building, tent, shack, garage or barn, and no temporary buildings or structures of any kind, shall be used at any time for a residence, either temporary or permanent. Temporary buildings or structures used during the construction of a dwelling on any property shall be removed immediately after the completion of construction.
- d. **Maintenance of Lawns and Plantings.** Each owner of a Lot shall keep all shrubs, trees, hedges, grass, plantings and landscaping of every kind located on such Owner's Lot in good condition, properly cultivated, neatly trimmed and free of trash, weeds and other unsightly material. In addition, each Owner of a Lot shall keep all of the foregoing located on:
  - a. Planted public right-of-way areas between sidewalks or bike paths, and the street curb in front of his property, if any
  - b. Any other public right-of-way or easement area which abuts the Owner's Lot and which is located between the boundary line of his Lot and the paved area of any street, sidewalk, bike path or similar area
- e. **Nuisances; Construction Activity.** No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to an Lot, and no odors or loud noises shall be permitted to arise or emit, so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to the occupants of such other property. No other nuisance shall be permitted to exist or operate upon any Lot so as to be offensive or detrimental to any other property in the vicinity to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, firecrackers, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any such property.
- g. **Repair of Building.** No building or structure on any Lot shall be permitted to fall into disrepair and each such building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

- j. **Trash Containers and Collection.** No garbage or trash shall be placed or kept on any Lot, except in covered containers of a type, size and style which are approved by the Architectural Committee. In no event shall such containers be maintained so as to be visible from neighboring property except to make the same available for collection and then only for the shortest time reasonably necessary to affect such collection. All rubbish, trash or garbage shall be removed from the Lots and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot.
- s. **Trucks, Trailers, Campers and Boats.** No motor vehicles classed by manufacturer rating as exceeding  $\frac{3}{4}$  ton, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer, or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired on any Lot or on any street in the Property so as to be visible from neighboring property, the common areas or the street; provided, however, the provisions of this section shall not apply to pickup trucks of less than  $\frac{3}{4}$  ton capacity with camper shells not exceeding seven (7) feet in height measured from ground level which are parked as provided in subsection (u) below and are used on a regular and recurring basis for basic transportation.
- t. **Motor Vehicles.** No automobile, motorcycle, motorbike or other motor vehicle shall be constructed, reconstructed, or repaired upon any Lot or street on the Property, and no inoperable vehicle may be stored or parked on any such Lot or street, so as to be visible from neighboring property or to be visible from common areas or street.
- u. **Parking.** Vehicles of all Owners and of their employees, guests, and invitees, are to be kept in garages, carports, residential driveways of the Owner, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a lot.
- v. **Right of Entry.** During reasonable hours and upon reasonable notice to the Owner or other occupant of a Lot, any member of the Architectural Committee, any member of the Board, or any authorized representative of either of them, shall have the right to enter upon and inspect any Lot, and the improvements thereon, except for the interior portions of any completed residence for the purpose of ascertaining whether or not the provisions of this Declaration have been or are being complied with and such persons shall not be deemed guilty of trespass by reason of such entry.

## Design Guidelines

### B. General Landscaping

1. Front yard landscaping shall have a minimum of one (1) fifteen-gallon tree, five (5) five-gallon shrubs, organic or inorganic ground cover and underground irrigation to plant material. The tree requirement may be fulfilled with approved cactus with a minimum height requirement of five (5) feet.
2. Potted plants placed in the front yard, front porch or entryway, and/or walkway that are not permanent in nature, shall require written approval from the ARC if there are more than five (5) potted plants no greater than five (5) gallons in size.
3. Trees shall be maintained to promote healthy growth and must be properly staked according to horticultural standards. Contact your local nursery for more information on how to properly maintain your specific plantings.
4. Dead landscaping shall be timely removed and replaced. Replacement of dead landscaping with similar landscaping need not be submitted to the ARC. All changes in the location of plant(s) shall require prior written approval of the AC.
5. Rocks shall be neatly groomed and swept clear of the street and sidewalk.
6. Trees and/or shrubs shall not encroach onto the sidewalks so as to affect pedestrian traffic.
7. Malibu Lighting shall be properly installed and removed or repaired when damaged.

C. Corner Lots shall be landscaped in a fashion to include the area extending to the street on both the front and side of the Lot.

**D.** The following rear and side yard improvements SHALL require prior written approval of the ARC before commencement of work:

- 1) Pools, spas, and all ancillary components of pools and spas (slides, gazebos, heaters, etc.). Access to the rear yard shall be contained solely upon the Lot.
- 2) Structures, i.e., sheds, patios, outdoor fireplaces, patio covers, gazebos, etc.
- 3) Any increase or decrease in rear or side yard wall.
  - (a) A request for changes made to a shared wall shall be by a joint request signed by all Lot Owners affected by the change. Any increase in wall height shall also have the approval of Pima County. Permits and footing requirements shall be included in the submittal.
- 4) Removal of a wall, or a portion thereof, to facilitate access.

**E.** Please take neighbors views into consideration when planting trees.

**F.** When installing landscaping or irrigation, care shall be taken to maintain proper grading to eliminate drainage onto neighboring properties. Irrigation systems shall not produce excessive watering onto any walls All exposed pipes shall be painted to match the color of the background surface.

**G.** All landscaping vegetation shall adhere to the Pima County Landscape Design Manual and its determination of the acceptable plant palette. This publication is available through Pima County Development Services.

## **STORAGE SHEDS**

**A.** Installation of all sheds SHALL require prior written approval of the AC. The maximum height of a Visible Shed over the rear privacy wall shall not exceed seven feet (7), to include the roof. The width and length shall not exceed eight feet by eight feet (8'x8'). No more than two Visible Sheds shall be permitted within the rear privacy area. All sheds shall maintain a setback of not less than five feet (5) from any rear or side privacy wall immediately adjoining a common area or neighboring property.

**1.** The finished exterior of the shed should match the home exactly in materials and color.

- a.** The preferred material for the walls of Visible Sheds will be stucco. If stucco is used, then stucco shall be painted to match the color of the home. The roof material for Visible Sheds shall match the roof material of the home. The color and shape of the tile shall match the color and shape of the tile on the roof of the home as closely as possible.
- b.** At its discretion, the ARC may approve wooden sheds If approved, the wood shall be painted to match the color of the home. The roof material for wooden Visible Sheds shall be painted to match the color of the home. The color and shape of the tile shall match the color and shape of the tile on the roof of the home as closely as possible. The design and construction of the wooden shed shall be sufficient to support a tile roof
- c.** At its discretion, the ARC may approve composite, nylon, rubber, plastic or Rubbermaid-type Visible Sheds, however these Visible Sheds are not favored. These Visible Sheds shall also be painted to match the color of the home. Owners should exercise care in selecting one of these Visible Sheds to ensure it can accept the proper paint.

**2.** Ventilators mounted on the roofs of Visible Sheds shall not be permitted and may be installed on the sides of Visible Sheds only. Ventilators shall be painted to match the color of the home. Visible Sheds shall be located in such a way as to minimize their visibility from adjacent property, including the streets, common areas, homes, and Lots. Visible Sheds that are screened from view with vegetation are preferred.

## **PLAY EQUIPMENT**

**A.** Swingsets, playsets, and trampolines are some examples of play equipment.

**B.** No permanent play equipment shall not be placed on the front or sides of the home. Temporary play equipment shall be stored in garage or rear yards when not in use.

**C.** All Play Equipment that (a) exceeds the height of eight feet (8) from original grade to the cross bar or the highest point, and/or (b) is not placed a minimum of five feet (5) from all neighboring boundaries, and/or (c) enables a Person standing on the Play Equipment to extend to a height of eight feet (8') from ground level SHALL require ARC approval. The ARC shall consider Play Equipment if it adheres to the following guidelines:

1. Play Equipment including and not limited to climbing platforms, slides, swingsets exceeding the height of eight feet (8') and/or not placed a minimum of five feet (5) from all neighboring boundaries shall be screened from the adjoining property by shrubs or trees which will equal the height of the Play Equipment or a Person standing on it within a reasonable time period. In all cases, Play Equipment shall be located a minimum of five feet (5) from any common wall. The Owner shall ensure that the location of the play equipment does not jeopardize the safety of those utilizing the equipment. The ARC may require that the equipment be painted a color compatible with the house on the subject Lot.

**D.** Brightly colored canopies, roofs, or other visual distractions attached to the Play Equipment shall not be Visible from Neighboring Property without consent of adjoining neighbors AND prior written approval of the ARC. Any permanent lighting installed for use of the play equipment after daylight hours shall be submitted for separately, approved by the ARC, and adhere to the requirements in the Lighting section of these Design Guidelines.

**E.** Play Equipment that does not exceed the height of eight feet (8') from ground level to the cross bar or the highest point or does not enable a Person standing on it to reach a height of eight feet (8) and is placed a minimum of five feet (5) from all neighboring boundaries SHALL NOT require the approval of the ARC.

## **SCREEN/SECURITY DOORS**

**A.** Screen doors or security doors SHALL NOT require the approval of the ARC if they are wrought iron or painted (a) the same color as the house, or (b) the same color as the trim of the home. The design of the doors should adhere to the overall southwestern design of the community and be aesthetically pleasing. Designs on the doors SHALL NOT require approval if they are painted the same color as the door.

**B.** Screen doors or security doors constructed of any other material or color SHALL require the prior written authorization of the ARC.

**C.** Wrought iron coverings over the doors or windows SHALL NOT require approval of the ARC so long as they are painted to match the color of the home.

## **ANTENNAS AND SATELLITE DISHES**

**A.** The Association requests Homeowners consider placement of antennas and satellite dishes in the least conspicuous place as possible and be screened from view by landscaping or other hardscaping, wherever possible. Cables and brackets shall be painted to match the exterior color of the home.

**B.** An antenna one meter or less in diameter or diagonal measurement which is designed to receive signals from direct broadcast satellites (DBS) or designed to receive video programming services from multi-channel multi-point distribution (wireless cable) providers (MNMS) or an antenna that is designed to receive television broadcast signals (TVBS) may be placed, installed, or kept on a Lot if the antenna complies with the following restrictions:

1. The antenna must be placed on the Lot in such a manner as to not be visible from any other Lot, the Common Area, or any street unless it is impossible to do so without impairing the user's ability to receive signals from a provider of DBS, MNMS, or TVBS.

**C.** Unless installed on the front or side of a home, installation of antennas or satellite dishes SHALL NOT require approval by the ARC, so long as they are compliant with regulations enacted by the United States Federal Communications Commission. Further information on acceptable antennas and satellite dishes may be found by going to [www.homewirelessweb.com/FCC.htm](http://www.homewirelessweb.com/FCC.htm).

## **ANIMAL FECES**

Animal feces in the front, side and rear yard shall be maintained on a daily basis, so as not to be a nuisance, either by smell or by sight, to neighboring properties or Common Areas. Storage/disposal containers for animal feces shall comply with the Pima County Laws and Ordinances. Additional information regarding animal feces storage/disposal containers may be found by contacting Pima County or on the Pima County website.

**IF YOU HAVE NOT RECEIVED THE ASSOCIATION DOCUMENTS AND WOULD LIKE A COMPLETE COPY, PLEASE EMAIL [WENDY@PLATINUMONLINE.ORG](mailto:WENDY@PLATINUMONLINE.ORG) AND I WILL BE HAPPY TO EMAIL YOU A COPY. THANK YOU.**