

ARCHITECTURAL DESIGN GUIDELINES
SAN TAN SUNRISE ESTATES
TOWN OF GILBERT, MARICOPA COUNTY, ARIZONA

I. INITIAL SITE GUIDELINES

1. Initial Landscape Plans. In order to provide the Project with a harmonious and consistently aesthetically pleasing landscape, the Architectural Committee will designate a Project Landscape Designer who shall be retained by each Owner to develop the landscape plan for their Lot. Each Owner shall contract with and pay the Project Landscape Designer for the design portion only. Installation and material may be provided by a landscaper of the Owner's choosing. All requests or applications for construction of any building, structure or Improvements must include the complete landscape plan as developed by the Project Landscape Designer, which will show the approximate location of all trees, grass, shrubs, ground cover and rocks.
2. Underground Sprinkler System. Each Owner shall install an underground sprinkler system to water the landscaping as designed by the Project Landscape Designer, in the entire Lot, and shall complete such installation within sixty (60) days following the final governmental inspection of construction of the Dwelling Unit, for the complete landscape plan. Design and installation of the underground sprinkler system may be completed by the Owner or Contractor of his choosing.
3. Installation of Plants. All plants shall conform to the approved plant palette that will be provided to each Owner by the Project Landscape Designer. The completed installation of the landscape plants as specified by the Project Landscape Designer in the front yard shall be completed within ninety (90) days following the final governmental inspection of construction of the Dwelling Unit.

The completed installation of the landscape plants as specified by the Project Landscape Designer in the rear and side yards shall be completed within one hundred twenty (120) days following the final governmental inspection of construction of the Dwelling Unit.

4. Transitional Area. The front landscape shall provide a landscape experience that both unifies the streetscape and acts as a foreground for each Dwelling Unit. The following items shall be incorporated into the front landscape for each Lot:
 - A specified number of 36" box trees in each front yard;
 - Landscaping shall blend from one Unit to the next: Fences, planters, dividers, or hedges which delineate the property line are prohibited;
 - Turf and/or ground covered areas in front yards to be a minimum 60 percent of the front yard (exclusive of paved areas such as sidewalks and driveways);
 - The use of landscape walls, granite boulders (buried a minimum 1/3) and mounding or berming where practical is encouraged. Site drainage shall be maintained;
 - Approved shrub and ground cover planting providing a minimum 80 percent ground coverage.

5. Private Area. The private area (backyard) area(s) of any Dwelling Unit shall be the least restrictive in terms of what plants, shrubs and trees can be planted therein.
6. Site Drainage and Grading. The grading of any Lot shall be completed to comply with the Project engineered standards provided for on-site retention. Common Area drainage and storm water retention areas as completed by Developer shall not be altered, including culvert piping installed below all obstructions such as driveways and walkways. Any other below grade storm drainage, including bubbler or catch basins shall be professionally designed and comply with the applicable governmental standards for drainage.
7. Paved Areas. The type and color of surfacing materials, including that for walks, driveways, and off street parking shall be approved by the Architectural Committee from the list below:
 - Integral color concrete with tooled joints forming a pattern;
 - Integral color press-formed concrete;
 - Flagstone;
 - Brick, coloration to be approved by the Architectural Committee to blend with the home color scheme.

II. ARCHITECTURAL DESIGN GUIDELINES

The following architectural standards have evolved in response to climatic, environmental, visual and aesthetic considerations in the Property.

1. Design Character. These Design Guidelines are not intended to dictate architectural style for the design of a structure within the Property although all designs must be of a character to the environment, climatic conditions, and community flavor. The Architectural Committee encourages creative architecture but warns against architectural styles that are not consistent to the established flavor.

These Design Guidelines are intended to design flexibility for individual Owners yet ensure that the result of this design flexibility does not adversely impact the visual appearance of the Property.

While some designs may be “good” examples of architecture in themselves, if in the opinion of the Committee the design is not appropriate to the Community-Wide Standard and the overall visual context, it still may not be approved.

Although architectural “style” is not dictated, there are numerous principles of good architectural design that should be considered and included in the design of a structure in the Property. In order to facilitate in the explanation of these principles, the following guidelines are provided:

- The use of textural materials such as stone and masonry helps to reduce the visual impact and scale of a structure. As noted in this section, multiple exterior finish materials are required for structures. The use of textural materials can dramatically improve the quality of a design when appropriately used. Stone and masonry elements should be used as strong “masses” and not thin planes, veneers or floating elements.
- The use of broad overhangs can create dramatic voids, deep recesses and strong canopies, as well as provide protection from the weather and the sun.
- The use of proportions that emphasize the horizontal instead of the vertical are required. Horizontal proportions will help keep the structure from appearing too tall or vertical.
- The use of broad overhangs, recessed voids, sheltered windows and well-articulated massing will create strong shadow lines with deep recesses. The shadows and recesses improve visual appearances of a house significantly, particularly when viewed from a distance.

Pitched roofs will predominate with flat roofs incidental for proper roof drainage. Structures that consist of only bold mass or block forms are discouraged. The design of a structure should integrate carefully mass forms with the overhangs, roof forms, site walls and landscape into a well-composed whole.

The intent of this section is to create structures that have greater visual texture and depth, strong shade and shadow lines and natural appearance.

Special attention should be given to the following areas in the design of a structure.

- Visibility from the community
 - Street orientation
 - Solar orientation
 - Location of neighbors or potential neighbors
2. Building Size. All residential structures must contain a single story minimum livable area of three thousand five hundred (3500) square feet. All square footage requirements shall be exclusive of open porches, ancillary buildings, breezeways, screened porches, terraces, patios, guest houses, servants' quarters, garages or other similar areas (reference CC&R'S, Section 2.2). The maximum area of residence including all areas under roof will be reviewed on a site-by-site basis. The Lot coverage shall not exceed thirty-five percent (35%) of the area of a Lot for the main building and all ancillary buildings. Setback requirements are thirty (30) feet minimum for front and rear yards, and 15' for each side. Verification of stated maximum building coverage should be confirmed by Town of Gilbert for Zoning R-15, prior to the commencement of design.

3. Building Height and Massing (Single Story Only). The maximum building height of a structure shall be twenty-four (24) feet and shall follow the finished grade of topography of the lot. This height shall be measured from the lowest finished floor elevation to the highest ridge at a pitch roof. Maximum height of any parapet wall shall be eighteen (18) feet. Chimneys may exceed the maximum building height by two (2) feet. All structures may be single story only. No lofts, split or two story above grade structures will be allowed.

Proper massing of the structure will be considered a required element of the overall architecture. Distinctive massing on all elevations will create four-sided architecture.

In the event the Town of Gilbert maximum building height for residential structures is in conflict with the above stated heights, the Town of Gilbert specification will take precedence.

4. Roofs. Pitched roofs shall have a maximum slope of five (5) to twelve (12) and a minimum slope of four (4) to twelve (12) unless otherwise approved by the Architectural Committee.

Flat roof finish materials must match the same color of the base building color. Parapets must return and end in an intersection with a building mass. Flat roofs should be surrounded by parapets a minimum of 12" above the adjacent roof surface, which includes drainage crickets, but in no case higher than 36" above the adjacent roof surface. Flat roofs must have parapets.

Roof-mounted mechanical equipment and antennas are prohibited.

The following pitched roof materials will be acceptable:

- Villa or "S" concrete tile
- Two-piece Mexican sand cast tile (Pinto)
- Flat concrete tile
- Slate
- S-shaped concrete tile

Pitched roof tile may be chinked for more authentic texture. Pitch roof fascias and overhangs shall be stucco or wood finish. Wood corbels are encouraged for authentic structure. Flat roof scuppers shall be of wood, clay or concrete. No stucco scuppers will be allowed.

5. Colors. Desert earth tone colors are required and shall be subject to Architectural Committee approval. Subdued accent colors may be used, subject to approval by the Architectural Committee. Colors for exterior artwork, sculpture or any other special features also should be muted tones chosen to blend rather than contrast with the structure and its surroundings.

6. Reflective Finishes. No highly reflective finishes, except glass (which may not be mirrored or opaque), shall be used on any exterior surfaces, including exterior artwork and sculpture.
7. Materials – Exterior Surfaces. Exterior surfaces generally must be of materials that harmonize with the overall architecture. Stucco, stone, brick and wood should be predominant exterior surfaces.

Exterior finish materials including stucco on all building walls, site walls and screen walls must be continued down to below the finish grade, thereby eliminating unfinished foundation walls.

Exterior finishes (i.e., stucco, stone, brick, etc.), shall extend below finish grade. No exposed foundation walls will be allowed. Stucco shall be limited to smooth and sand finish.

8. Building Projections. All projections from a structure including, but not limited to, chimney caps, vents, gutters, scuppers, downspouts, utility boxes, porches, fencing, railings, and exterior stairways shall match the color of the surface from which they project or be an appropriate accent color, unless otherwise approved by the Architectural Committee.
9. Skylights. Skylights must be low-profile type and should be located as to minimize their visibility, and they may not cause any objectionable glare or reflections. Skylights are not allowed on pitched roofs facing street frontage.
10. Windows. Windows should be located and sized so as to limit heat gain to the interior of the structure and not cause any objectionable glare at any time, day or night. The use of overhangs, deep window opening recesses and other shading devices are encouraged. In any case, the plane of the glass must be recessed a minimum of 3” from the exterior wall face. Typically, the larger the plane of glass, the greater the recess should be from the exterior wall face. “Pop outs” around windows will not be allowed unless, in the opinion of the Architectural Committee, the window surround is treated as a mass element.

Glass block has the same constraints as listed above for windows. Glass block shall be limited to no more than 32 surface square feet per location and no more than 72 surface square feet total per residential structure, unless otherwise approved by the Architectural Committee. Glass block is not allowed in decorative patterns or shapes. Colored glass block is not allowed.

The use or addition of fabric-type awnings, exterior sunshades, or other shading devices that do not appear integrated into the design of a structure is strongly discouraged and will only be allowed if, in the opinion of the Architectural Committee, the element is integrally designed into the character of the structure and any other Improvements and it does not have a negative impact on the overall

visual harmony of the Property. Sun control and shading demands should be analyzed with the initial concepts and designed as an integral part of the structure through the use of correct solar orientation, broad roof overhangs, shading masses and deeply recessed windows. In general, the attachment of shading devices to the structure is not considered an integrated solution. If allowed by the Architectural Committee, these shading devices must meet the requirements of Section 5 – Colors.

11. **Patios and Courtyards.** Patios and courtyards should be designed as an integral part of the structure so they can be shaded and protected from the sun by roofs and building masses. Outdoor firepits and outdoor fireplaces must be gas burning only due to concerns about fire danger. Wood-burning outdoor firepits or outdoor fireplaces will not be allowed.
12. **Service Yard.** All above-ground garbage and trash containers, mechanical equipment, pool equipment, and other outdoor maintenance and service facilities must be completely screened from adjacent Lots, Street, or Common Areas, by walls and gates at least one (1) foot higher than the equipment.
13. **Guest Houses, Guest Suites and Ancillary Buildings.** All ancillary structures must be designed as a single visual element with the residential structure and should be visually related to it by walls, courtyards, or major landscape elements. A free-standing guest house may not exceed 1,000 square feet, unless otherwise approved by the Architectural Committee and it must comply with applicable Town of Gilbert Regulations. A free-standing guest house or ancillary building can be constructed on any Lot, with approval from the Architectural Committee, provided all improvements fall within the building envelope and meet the requirements of these Design Guidelines. A guest suite may be incorporated into any residential structure. No guest house or guest suite may be leased or rented, separate or apart from the lease or rental of the main residential structure.
14. **Signage.** Signage can become a visual nuisance if not limited. Therefore, all security, pool, construction, financing, “for sale” and other similar signs utilized for advertising or otherwise are prohibited within the Property , except as follows:
 - Residential address identification devices, which shall be limited to one sign per Lot, not to exceed four (4) square feet of total surface area for the purpose of address identification.
 - Temporary Construction Signs which shall be limited to one sign per Lot, not to exceed six (6) square feet above lot grade for the purpose of Contractor and Lot identification.
 - Standardized “For Sale” signs not exceeding six (6) square feet above lot grade for lots for homes offered for sale.
 - Any signs allowed by the Declaration.

15. Flagpoles. Due to visual concerns from the overall community as well as the desire to blend with the natural desert, free-standing flagpoles are not allowed on any Lot. The display of the American flag is permitted and encouraged if it is hung from a pole-bracket mounted on the residential structure or if it is suspended from a roof overhang.
16. Radon Gas Protection. Although there has been no indication that significant amounts of radon gas are present in the soil of the Property, the Architectural Committee recommends that each individual Lot be tested by a competent professional for the presence of radon gas. If a determination is made that a radon gas protection system is needed, the design professional should be made aware of this and include it in the design of the structure.
17. Columns. In keeping with the intent of visual strength in the architectural design, column proportions are critical. Thin columns tend to visually appear weak. Columns must have a minimum dimension of 12" in diameter or width in both directions, and have a minimum slenderness ratio of 1 to 8 (i.e., an 8'0" tall column must be 12" wide and a 12'0" tall column must be 18" wide). The Architectural Committee may grant exceptions to this guideline if determined by the Architectural Committee to be appropriate to the specific design. The patterns and spacing of columns must also relate to the design character of the residential structure. Arbitrary and random column spacing will not be approved.
18. Every effort should be made to minimize the impact of the garage and garage door(s) and therefore it is required that garage doors and unless otherwise approved by the Architectural Committee shall not face the street. Careful site ancillary and driveway orientation can ensure that a garage is recessed from view from the street. In an effort to minimize garage impact, garage doors shall be offset a minimum of four (4) feet. Two (2) double garage doors may be placed adjacent to each other if they are offset by a minimum of four (4) feet horizontally and they do not face the street. The maximum parking capacity allowed on any residential structure including guest houses and ancillary buildings, is subject to approval by the Architectural Committee. The appearance of the garage door must blend with the home design. Ornate garage doors are strongly discouraged. Garage doors shall be recessed a minimum of 12" from face of framing.
19. Unique Exterior Features. Unique exterior features including, but not limited to, entry arches, decorative gates, glass patterns, railings, enclosures, shade structures, armadas, fountains, gazebos, cabanas, exterior fireplaces, exterior artwork and sculpture, and the like must be designed as an integral part of the residential structure. Requests for approval of unique exterior features should include detailed design information including sketches, cut sheets, photographs, etc., as a part of the preliminary design submittal and the final design submittal for approval by the Architectural Committee.

Specific restrictions include:

- Exterior artwork and sculptures shall be limited in height to no higher than five (5) feet above adjacent finished grade or floor including any standards or pedestals. Exterior artwork must conform to the color standards of these guidelines. The Architectural Committee may grant exceptions to this guideline if determined by the Architectural Committee to be appropriate to the specific design.

The following are styles that will and will not be allowed unless otherwise determined by the Architectural Committee to be appropriate:

Appropriate styles:

- Mediterranean (includes old world architecture)
- Santa Barbara
- California Mission
- Tuscan
- Spanish Colonial

Not appropriate styles:

- Territorial
- Santa Fe
- Adobe
- Spanish Territorial
- Victorian

The design character of a residential structure should be considered from all sides (including roofs), not just the front or rear elevations. All elevations should maintain the same visual integrity, cohesiveness and design detail. All designs should be textural with the use of multiple exterior materials, natural elements and complementing colors to avoid monotone or "vanilla" homes.

The design and construction of all residential structures and other Improvements must incorporate the use of at least two (2) different complementing materials on the exterior wall surfaces (in addition to roof and driveway materials), unless otherwise given specific approval by the Architectural Committee. The secondary or accent exterior wall material must cover at least twenty percent (20%) of the exterior building surface. These complementing materials must be carefully articulated into an integrated whole and should not result in a home that appears like two (2) different structures forced together. The use of natural materials such as stone and brick are strongly encouraged. Thin veneers of mass materials such as stone and brick should be avoided, but instead these materials should be placed in natural mass forms that are true to the natural formations or authentic use of these materials.

Monochromatic color schemes will not be allowed, unless otherwise given specific approval by the Architectural Committee. The suggestion for at least two different complementing exterior wall materials will create naturally

complementing color variations. In addition, the color of fascias, roof materials, window frames, railing, etc., should be carefully selected to create a well-composed palette of color and textures that appear as an integrated visual composition.

20. Fire Sprinklers. Fire sprinklers are required to be installed in all homes per Town of Gilbert Building Code.
21. Limitation of Liability. The standards and procedures established by this Article are intended to provide a mechanism for maintaining and enhancing the overall aesthetics of the Property but shall not create any duty to any Person. Neither Declarant nor the Architectural Committee shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other Governmental requirements, nor for ensuring that all structures and improvements constructed within the property are of comparable quality, value, or size, or of similar design. Neither the Association, the Board, the Architectural Committee, nor any of the foregoing shall be held liable for soil conditions, drainage problems or other general site work, nor for defects in any plans or specification submitted, revised or approved hereunder, nor for any structural or other defects in work done according to approved plans, nor for any injury, damages, or loss arising out of the manner, design or quality of approved construction on or modifications to any unit.

SANTAN SUNRISE ESTATES

PARCEL NO.	LOT NO.		ADDRESS
304-87-419	1	7225	S. TWILIGHT CT., QUEEN CREEK, AZ 85242
304-87-420	2	7239	S. TWILIGHT CT., QUEEN CREEK, AZ 85242
304-87-421	3	7255	S. TWILIGHT CT., QUEEN CREEK, AZ 85242
304-87-422	4	7269	S. TWILIGHT CT., QUEEN CREEK, AZ 85242
304-87-423	5	7287	S. TWILIGHT CT., QUEEN CREEK, AZ 85242
304-87-424	6	7301	S. TWILIGHT CT., QUEEN CREEK, AZ 85242
304-87-425	7	7319	S. TWILIGHT CT., QUEEN CREEK, AZ 85242
304-87-426	8	7349	S. TWILIGHT CT., QUEEN CREEK, AZ 85242
304-87-427	9	7365	S. TWILIGHT CT., QUEEN CREEK, AZ 85242
304-87-428	10	7364	S. TWILIGHT CT., QUEEN CREEK, AZ 85242
304-87-429	Common Tract A		
304-87-430	Common Tract B		
304-87-431	Common Tract C		
Please note all addresses are Queen Creek, AZ 85242			

