

**Talara Homeowners Association
Single Family Residential Community
Architectural Design Guidelines
Effective Spring 2007**

Introduction

The Talara Association has an Architectural Control Committee (the “ACC”) with authority to implement and enforce various provisions of the Community’s Covenants, Conditions and Restrictions (the “CC&R’s”). The CC&R’s provide that no improvements are to be constructed or installed by any homeowner without the prior written approval of the ACC. This Committee has established and adopted Architectural Design Guidelines and standards for the Talara Community as set forth below (the “Guidelines”). The ACC retains the authority to modify or replace the Guidelines from time to time. The goal of the Guidelines is to make and keep Talara an exceptional and diverse Community. In our effort to achieve this goal, these Guidelines contain specific, limited requirements and prohibitions, while providing flexibility that allows us to continue to enhance and maintain the beauty of our Community. These Architectural Design Guidelines will provide you with the information relevant to the improvements that will require approval from the Association and the Architectural Control Committee (ACC).

General Architectural Control Information

All residential parcels at Talara are subject to architectural control as established by the ACC. Except as otherwise expressly provided in these Guidelines, no improvements, alterations, repairs, excavation, grading, landscaping or other work which in any way alters any residential parcel within Talara or the exterior appearance of the improvements located thereon, from its natural or improved state existing on the date a Tract Declaration for such property was first recorded, shall be made or done without prior approval of the ACC. The exterior (and those interior portions of structures visible from the outside of the home) of any building, fence, wall, residence, or other structure shall not be commenced, erected, maintained, improved, altered, or made without the prior written approval of the ACC.

All subsequent additions to or changes or alterations in any building, fence wall or other structures, including exterior color scheme, and all changes in the grade of the residential parcels shall be subject to the prior written approval of the ACC. No changes or deviations in or from the plans and specifications once approved in writing by the ACC shall be made without prior written approval of the ACC. The approval of the ACC required hereby shall be in addition to, and not in lieu of, any approvals, consents, or permits required under the ordinance or rules and regulations of any county or municipality have jurisdiction over the applicable residential parcel. An ACC Approval Form can be downloaded from Talara’s website or requested from the management company.

Architectural Control Committee

It is the intent of the ACC that Talara be maintained with a high level of diversity to enhance aesthetic appeal and maintain an enduring, inviting, and exciting community.

In accordance with the CC&R's, an Architectural Control Committee (ACC) shall perform the duties set forth in the CC&R's. In addition to other duties outlined in the CC&R's, the ACC shall adopt guidelines and procedures for the preparation, submission, and determination of the application for any approvals required for the construction of any structures, landscaping, or other improvements within Talara.

The Residential Architectural Design Guidelines, as set forth in this document, shall interpret and implement procedures for the ACC's review of, including but not limited to, architectural design, placement of buildings, landscaping, plant selection, color schemes, exterior finish and material, signage, wall design and similar matters, and shall have the same force and effect as the Association Rules and Regulations.

Accessory Buildings

Accessory buildings include but are not limited to: pool houses, gazebos, storage sheds, and ramadas. Accessory buildings are not allowed without prior approval of the ACC.

- All accessory buildings must have a minimum five-foot setback from the wall/fence. Requested variances to the height and material standards will be reviewed on a case-by-case basis.
- All accessory buildings must be built in a professional manner and kept and maintained to the same standards required of the home.

Permanent structures must adhere to City code.

Additions or Alterations and Painting

Any addition, alteration to, or painting of any building, structure, lot, or parcel must be approved in writing by the ACC in addition to any applicable submittal to the City and prior to the commencement of the construction or alteration. Exterior paint colors are subject to ACC approval and the approved color palette for the project. ACC approval is required for any painting project to ensure that homes adjacent to each other are not painted the same color. An updated color palette is available on Talara's website or through the management company.

Antennas and Satellite Dishes (CC&R's Article IV)

Except as permitted under federal, state, and local law, and as permitted under the Talara Rules and Regulations, no antenna, aerial, satellite dish, electronic tower, or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation may be erected, used, or maintained outdoors on any portion of any lot or parcel, whether attached to a dwelling unit or other improvement or structure.

No exterior television, radio, or other antennas or dishes of any kind may be placed, allowed, or maintained upon any lot or parcel without prior written approval from the ACC.

Antennas and Satellite Dishes (continued)

Concealment of antennas will be required and where practical as determined by the ACC. Approval for antennas visible from the neighboring property shall be temporary in nature.

Ham, citizen band, or other similar antennas will not be allowed.

Satellite Dish: The dish should not be visible from the street, except with the ACC approval. The preferred installation locations are as follows in descending order of preference:

- A location in the back yard of the lot where the receiver will be screened from view by landscaping or other improvements.
- An unscreened location in the backyard of the lot.
- A location in the side yard of the lot where the receiver and any pole or mast will be screened from view by landscaping or other improvements.
- An unscreened location in the side yard.
- A location in the front yard of the lot where the receiver will be screened from view by landscaping or other improvements.
- On the rear roof completely below the peak of the roof.

Awnings

Awnings over windows shall be synthetic canvas or similar material, of solid color that matches or complements the color of the body of the exterior of the home and shall be installed only on the rear of the home.

- All awnings must be submitted for approval prior to installation and must include a drawing with the location of the proposed awning installation, sample of material, color of awning, and design of awning.
- Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when awnings must be cleaned, repaired, or replaced due to weathering, fading, tearing, ripping, etc., in the event that homeowner does not adequately maintain condition of awnings.

Alterations: Building Material, Type, and Size

All exterior building materials must be approved by the ACC prior to submittal to the City or commencement of any exterior alterations.

Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with color and textures compatible with the existing buildings and structures in the general vicinity.

Other materials, including accent stone, may be utilized if approved by the ACC.

Chimneys

Chimneys shall be constructed of the same materials and textures as utilized elsewhere on the exterior of the home. Exposed flues are prohibited.

Decorative and Holiday Items

Holiday decorative items, such as seasonal lighting, displays, and holiday flags, do not require approval. However, such decorative items shall not be displayed more than 30 days prior to the actual holiday with which they are associated or more than 15 days after the actual holiday.

Seasonal and Decorative Flags: Seasonal flags shall not be displayed more than 15 days prior to the actual holiday and must be removed within 10 days of the date of the holiday. Flags must be associated with a federal holiday and does not include flags associated with seasons (Winter/Spring/Summer/Fall). Flags associated with sports teams may be allowed for game days. Flags must be maintained in a good condition at all times. Torn, ripped, faded, etc., constitute grounds for removal. The ACC shall make the determination on a case-by-case basis of the appropriateness of flag displays.

Decorative Art on Houses: Decorative art on houses shall be neutral in color and limited to two items of similar character, color and style. The largest dimensions of decorative art shall be no greater than three feet.

Planters/Pots: Ceramic, clay, and stone planters and pots are acceptable and must be maintained with living plants and should not be empty. Planters and pots should be of a neutral earth-tone color. Using artificial foliage in the front yard of the property is prohibited.

Driveway Extensions and Sidewalks

Driveway extensions are discouraged and are prohibited without prior review and approval by the ACC. Sidewalk additions will be reviewed on a case-by-case basis with strong consideration of any impact on the architectural features of the neighborhood.

Submittals for sidewalks will be reviewed on the following:

- Additional sidewalks will only be considered if there is landscaping on each side.
- Sidewalks upon individual lots shall not exceed four feet in width.

Exterior Colors

Exterior colors of all buildings and structures must be approved by the ACC based on submitted manufacturer's color chips. Colors must be from the approved color palette, and adjacent homes cannot be painted the same color. ACC approval must be obtained prior to start of project.

Plans and specifications submitted to the ACC must include details of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with the other buildings in the neighborhood.

Exterior Colors (continued)

Any repainting or redecorating of exterior surfaces, regardless of the color to be used, will also require submission to the ACC for approval.

Any and all masonry fences or walls installed by the builder should not be removed, altered, or painted without the ACC's prior written approval.

All front sidewalls must be stuccoed and painted to match the home.

When approved work is being done in the rear yard, and access must be gained through the front wall on the side of the home, repairs to this wall must be completed in a timely fashion and include repairing the wall to match the texture and color of the remaining wall.

All lots with perimeter view fencing, and all theme walls, cannot be painted any other color than the approved color, or altered in any way, unless the ACC, at its sole discretion, changes the color scheme or orientation for the entire community.

Backyard Wrought Iron Pool Fencing: The specifications for backyard wrought iron pool fencing installation on the lot with view fencing shall be of the color to match or blend with the exterior body or trim color of the home.

Side gates should be properly maintained, replacing broken wood slats timely. Proper maintenance includes treating the wood, preferably stained and sealed. Painting the wood slats the color of the home is acceptable, but not preferred.

Flag Poles

Prior to installing a flagpole on any lot, the owner of the lot must, in writing, submit a request including specific plans detailing the height, type, location, method of installation, and color of the flagpole to the ACC.

The height of the flagpole can be no greater than the highest point of the roofline or the distance between the point of placement of the pole in the yard and the closest point of either the following: 1) the sidewalk; 2) any common area; or 3) any neighbor's property line.

The flagpole is for the sole purpose of flying the American Flag of the United States of America. All Federal Flag Codes (Public Law 94-344) must be adhered to, including the following: The American Flag may be displayed 24 hours a day if properly illuminated during the hours of darkness.

Decorative Flags – See Decorative Items

Garages/Garage Doors

Garage doors must be maintained to their original condition, free from dirt and bent/dented panels. Damaged garage doors should be repaired in a timely manner, not to exceed 30 days from damage.

Gutters & Downspouts

Gutters and downspouts will be considered for approval if the finish matches the exterior body of the home. The Association strongly recommends use of high quality materials that offer long life, as the gutters must be maintained in good condition.

Landscaping Guidelines

Front yard landscaping must have a minimum of one 15-gallon tree at least four feet in height (installed). Also, a minimum of five 5-gallon plants or shrubs is required in all front yards, not to exceed four feet in mature height. Cactus plants should be planted a safe distance from the sidewalks to prevent injury to others. In order to allow a reasonable freedom of expression, the ACC has developed a list of Recommended Landscape materials and Prohibited Landscape materials.

Recommended landscape materials for use within the Community are as follows:

Trees:

Palo Verde, Blue Palo Verde (Museum)	Desert Fern
Palo Brea	Texas Ebony
Mesquite	Desert Willow
Ironwood	Sugar Sumac
Acacia, Whitethorn Acacia	Catclaw Acacia
Arizona Rosewood	

Shrubs:

Bougainvillea	Dalea	Creosote
Bird of Paradise	Hop Bush	Texas Sage
Fairy Duster	Brittlebush	Heavenly Bamboo
Cassia	Bursage	Sage
Joboa	Mexican Honeysuckle	AZ Yellow Bells
Mt. Lemon Marigold	Mormon Tea	Flame Bush
Rosewood	Chuparosa	Pink Powder Puff
Saltbush	Canyon Ragweed	Salvia
Golden Eye	Mexican Flame	Gaura
Lavender	Ruellia	

Ground Covers:

Desert Marigold	Turpentine Bush	Dalea
Lantana	Primrose	Verbena
California Trumpet	Sand Verbena	California Poppy
Mexican Gold Poppy	Lupine	Blackfoot Daisy
Gazania	Morning Glory	Dahlberg Daisy
Germander	Bulbine	

Landscaping Guidelines (continued)

Accents:

Agave	Aloe	Desert Milkweed
Saguaro Cactus	Desert Spoon	Barrel Cactus
Red Yucca	Ocotillo	Banana or Soaptree Yucca
Prickly Pear	Penstemon	Euphorbia
Organ Pipe	Mallow	Montrosus
Mexican Fence Post	Betony	Kangaroo Paw
Lilies	Liriope	Sedum

Prohibited plant materials for front yard landscaping are as follows:

- Any species of tree or shrub whose mature height may reasonably be expected to exceed 30 feet in mature height.
- All date palms with a mature height greater than six feet.
- All pines (Pinus), cypress (Cupressus), False Cypress (Chamaecypans), Juniper or Cedar (Juniperus).
- Olive trees (Olea europaea) other than the “Swan Hill” variety.
- Oleanders (Nerium oleander) other than the dwarf variety and Thevetia (Thevetia species).
- Fountain Grass (Pennisetum setaceum) or Pampas grass (Cortaderia selloana).
- All Eucalyptus.
- All varieties of mulberry trees.

All varieties of Citrus trees are permissible within the confines of the **rear** yard only, not to exceed 30 feet. Homeowner’s maintenance of citrus trees should ensure that trees do not over hang into neighbor’s yard or allow debris to encroach on neighboring properties. All fruit should be properly removed from the tree as soon as ripe to prevent dropping to ground. Any fruits on the ground should be picked up timely to prevent rodents.

An approved organic material to provide a neat, dust-free appearance must cover all bare earth. Irrigation drip lines must be buried except for the drip heads at the base of plants. Ground cover may be low growing ground covers, decomposed granite, or other natural rock material approved by the ACC.

All hardscape for front yards must receive approval prior to installation. Hardscape includes, but is not limited to, walls, driveways, walkways, lighting, fountains, and additional concrete or other hardscape extensions. Visible irrigation equipment such as controllers, valves, or covers to water meters should be painted to match the home or other appropriate color.

Rocks and boulders, patios, and sidewalks may be used to supplement and create imaginative landscaping design. Approval from the ACC must be granted prior to installation of hardscape material. Artificially colored rocks or painted rocks are not acceptable at any location in the front yard. Additional natural tone color may be permissible with the ACC approval prior to installation.

Landscaping Guidelines (continued)

Boulders and rocks must be natural earth tones; no white, brightly colored, or artificially colored boulders are permissible. White rocks are prohibited. River rock shall be three to six inches in diameter and not more than ten percent (10%) of the front yard landscape may be river rock. Steel or wooden headers or borders are prohibited.

No trees, shrubs, or plants of any kind on any lot or parcel may overhang or otherwise encroach upon any sidewalk or other pedestrian or bikeway from ground level to a height of twelve feet, without the prior approval of the ACC. Back yard trees should not overhang or encroach onto a neighboring yard.

Backyard landscaping that is visible to the common areas (wrought iron fencing) must be submitted for approval to the ACC prior to changes.

All yards must be maintained in a neat, weed-free, dust-free condition. Debris from yard shall not be emptied/swept/blown onto the sidewalks and streets. Front yards, sidewalks, and driveways should be cleared of tree and shrub debris to ensure that property and common areas are clean.

For all landscaping projects, homeowners are responsible for cleaning up materials and debris on the property, streets, and common areas that may result from contractor doing work. Rocks and landscape materials delivered should be dropped onto homeowner's yard or driveway, and not on the street or sidewalk.

Lawn Art

Lawn art, such as ceramic, plastic, clay, or wood human figurines, animals, carts, birdhouses, or other unnatural or man-made items are prohibited in the front yard or rear yard if visible from the street or common areas. Any other lawn art in question must be submitted to and approved by the ACC.

Lighting

Other than seasonal decorative lighting, as discussed in Decorative and Holiday Items, no outside lighting, other than indirect lighting, may be placed, allowed, or maintained on any lot or parcel without the ACC's prior written approval and authorization.

Exterior lighting must be soft and indirect, with no light sources visible directly to neighboring properties or common area tracts. Security lights, including motion-activated lights, shall be installed on the sides and backs of homes at a maximum height of 12 feet with the light source shielded from view of surrounding properties and should not be pointed directly into neighboring yards.

Additional lighting for porches and garages, including sconces and garage lights, must receive ACC approval prior to installation.

Rear Yard Patio Covers

Patio covers visible from the street must be constructed of materials that match and complement the home.

Patio columns must be of sufficient mass and scale relative to the roof they support and must be stuccoed and painted to match the color of the home.

Fencing on the roof of a patio (upstairs deck) must be wrought iron and painted to match the home. Fencing made of wood and other materials other than wrought iron is prohibited. See Roof and Roof Structures for additional information.

Parking

Resident and visitor parking is prohibited on major thoroughfares, including entrances and directly adjacent to Stop Signs.

Temporary street parking is permitted during the day; however, overnight street parking is prohibited.

Parking is prohibited in front or front side yards on unpaved surfaces. Parking on sidewalks is prohibited at all times.

Parking of boats, campers, trailers, etc, is not permitted within public or private view, except as specifically permitted by the CC&R's and the approved Rules & Regulations.

Playground Equipment

All playground equipment, including but not limited to, play houses, forts, or swing sets, visible from a neighboring property will require review and approval by the ACC prior to installation.

- All such equipment will require a minimum five-foot set back from all neighboring walls.
- Color and type of building material is subject to ACC review and approval.

ALL PLAYGROUND EQUIPMENT MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. Approval from adjacent neighbors should be obtained prior to submitting plans to the ACC.

Roof & Roof Structures

All roof types, designs, covering color, and material must be approved by the ACC prior to submittal to City or the commencement of any alterations.

Missing roof tiles must be replaced in a timely manner. Repairing roof tiles does not require ACC approval.

Skylights must be bronze or dark colored, not white or light colored.

Signs

No exterior signs or advertisements of any kind may be placed, allowed, or maintained on any lot or parcel without the prior approval and authorization of the ACC, except residential address and “for sale”, “for lease”, and “for rent” signs may be placed and maintained with such common specifications (including, without limitation, reasonable restrictions as to size) as the ACC may adopt. Any other signs in question must be submitted to and approved by the ACC.

The following are specifications for security signs:

- Security signs must be located a maximum distance of five feet from the front of the home.
- Security signs must not exceed 12” x 12” in size.
- Security signs must be professionally fabricated and maintained in good condition at all times.

Sunscreens/Security Doors/Screen Doors

Sunscreens: Brown, tan, charcoal, or black sun screen material may be installed with prior ACC approval. Sunscreens must be maintained in original condition, free from dirt, torn screens, and bent frames. Normal maintenance and repair of existing sunscreens do not need ACC approval.

Screen Doors: All screen doors/security doors must be submitted for approval prior to installation. Doors must be maintained in original condition, free from dirt, torn screens, and bent frames. Security screen doors shall be complementary in color to the body of the home or trim.

Sport Courts – Rear Yard

No basketball hoops may be installed permanently in the front yard or driveway in accordance with the current Rules & Regulations. As specified in the Rules & Regulations, portable sports equipment may be used in the front driveway between the hours of 8:00 a.m. and 8:00 p.m. Equipment should be placed out of sight when not in use.

Basketball hoops may be allowed in the rear yard, providing their setting, visual appearance, lighting, noise generation, construction, and landscaping do not detract from the enjoyment of neighboring property as determined and approved by the ACC. Refer to Rules & Regulations.

Water Features, Statuaries, Fountains, Etc.

Items such as fountains, statuary, etc, are permissible within the rear yard and do not require submittal to the ACC, except on lots with view fencing.

- Fountains must be approved by the ACC for installation in front yards when visible from the street.
- Fountains should be no larger than four feet in height and natural in color and maintained in new condition. Painted or brightly colored fountains are prohibited.
- It is recommended that water features be chlorinated.

Windows

Permanent draperies or suitable window treatments shall be installed on all front-facing windows when visible from the street within sixty (60) days of occupancy of home. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be installed or placed upon the outside or inside of any window. Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the style and color of the home.

VENDOR LISTING

EXTERIOR LIGHT FIXTURES INFORMATION:

Manufactured by Ameritec Lighting
640 West Centennial
Casa Grande, AZ. 85222
1-800-299-7905
(have a website with catalog)

Special Order locally at Statewide Lighting
480-321-0452

NOTE: Use 60 watt equivalent fluorescent bulbs ONLY in fixtures. Using any other type bulb could be a fire hazard.

ROOF TILE INFORMATION:

Monier Desert Series
#16530 Mirage
Purchase at Roofing Wholesale Co. Inc.
1918 West Grant St.
Phoenix, AZ
602-258-3794
NOTE: Take a sample tile to match

WHERE TO CALL

EMERGENCY ASSISTANCE NUMBERS

Police, fire, Medical Emergency	911
Scottsdale Police	391-5000

GENERAL INTEREST NUMBERS

Animal Control – Maricopa County (dog bites, impounds, lost, license, etc)	506-7387
Animal – City of Scottsdale (barking dog complaints – 24 hr assistance	312-5000
Electricity (APS)	371-7171
Libraries – Mustang Library	312-6050
Parks (City of Scottsdale)	312-2722
City of Scottsdale (general information)	312-2414
U.S. Post Office (85255)	1-800-275-8777
City code Enforcement	312-2546
Trash Collection (City of Scottsdale)	312-5600
Water (City of Scottsdale)	312-5650