



ARCHITECTURAL GUIDELINES

**FULTON HOMES AT COOLEY  
STATION COMMUNITY  
ASSOCIATION  
DESIGN GUIDELINES FOR  
ARCHITECTURAL IMPROVEMENTS  
Select lots in parcels 10 & 17  
Parcels 9, 11, 17a & 30 Addresses  
in Exhibit A**

Revised

9/20/20

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Architectural and landscape improvements are under the purview of the Design Review Committee, as specified in the CC&R's, page 8 and 11, Sections 3.1 and 3.11 Design Review Committee. These Guidelines for Architectural Improvements (hereafter referred to as Architectural Guidelines) are in addition to the CC&R's and the Architectural Design Guidelines and are binding on all owners. The Design Review Committee may amend these Architectural Guidelines from time to time, as it deems appropriate. After the Declarant no longer owns any Lot or any portion of the Additional Property, the Board of Directors must approve any appeal or amendment of these Guidelines for Landscape Improvements. It is the responsibility of each owner to obtain and adhere to the requirements in the most recent Landscape Guidelines and/or Design Guidelines for Architectural Improvements.

### ARCHITECTURAL REVIEW PROCESS

In accordance with the Declarations of Covenants, Conditions and Restrictions for Fulton Homes at Cooley Station (the "Declaration"), the Design Review Committee has adopted the following Architectural Guidelines, which shall apply to all lots listed in Exhibit A.

**Fulton Homes, through a contracted vendor, will be installing the initial front yard as a part of the product line original home purchase and as such, the contracted vendor will complete the design submittal application and approval process. None the less, each Lot owner should read, review and be acquainted with the CC&Rs recorded on the Lot within Maricopa County and with these Architectural Guidelines as may be amended from time to time by the Design Review Committee.**

These documents are intended to enhance property values and the high standards of development that exist within Fulton Homes at Cooley Station. The Design Guidelines are established to assist residents in preparing an application to the Design Review Committee for architectural and landscape improvements. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE DESIGN REVIEW COMMITTEE. Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval. Since each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable city codes.

**Please note that because the Association is responsible for maintaining the front yards, the following recommendations are encouraged to protect the integrity of building foundations, footings, walls and any hardscapes:**

- Use of real turf/grass is discouraged in rear yards to limit the amount of water that could adversely affect the integrity of the soils below your lot.
- If your plan is to use real turf in the rear yard, it is recommended that turf be kept away from any structures, walls or hardscapes to reduce or eliminate any water from seeping into these areas.
- Drought tolerant or plants that require low amounts of water are recommended. Drip irrigation should be used, providing only the amount of water needed to sustain the life and health of the plants. (Recommended courtyard trees: Mastic Tree, Oleander Tree, Mexican Yellow Bird of Paradise and Purple Leaf Plum)

Additional Items to note:

- Although the Association will be maintaining all product line front yards and/or alleyways on lots listed in Exhibit A, the landscapers will not be responsible for blowing any entry or patio areas.
- Any damage caused to the Association maintained front yard area by the owner/resident, any vendors they employ to work on their lot, or their invitees will be the homeowner's responsibility to repair. Should the homeowner fail to repair any such damage in a reasonable amount of time, the Association will seek self-help options and complete the repairs at the owner's expense.
- All rear/court yard landscape installation must have a separate irrigation system and cannot be tied into the Association system located within the front yard.

**APPLICATION PROCEDURE**

**Submittal**

Application and plans (which will be kept on file with the Association) should be emailed, mailed or hand-delivered to:

Fulton Homes at Cooley Station  
Community Association  
CCMC  
Scottsdale, AZ 85258  
480-921-7500  
[enoocha@ccmcnet.com](mailto:enoocha@ccmcnet.com)

The following information should be included:

1. **Application Form** -- A completed Association application form - copies of which can be obtained from the management company.
2. **Plot Plan** -- A site plan showing dimensions of the Lot, the dimensions of the existing dwelling in relation to the Lot, and the dimensions of the proposed improvement in relation to the existing dwelling and property lines (setbacks). Measurements must be written on the plans. An accompanying photograph of the proposed location would be helpful as well.
3. **Elevation Plan(s)** -- Plans showing finished appearance of the proposed improvement in relation to the existing dwelling. An accompanying photograph of the proposed addition (if available) may be helpful.
4. **Specifications** -- Detailed description of materials to be used and color samples must be submitted.

All buildings and structures erected within Fulton Homes at Cooley Station and the use and appearance of all land within Fulton Homes at Cooley Station, shall comply with all applicable zoning and code requirements as well as the CC&Rs and these Guidelines.

To assist with design concepts that are harmonious with the intent of these guidelines, samples of front yard designs that include artificial turf, hardscape, fence and fountain/water feature designs are included in the attached exhibits. Please know submittal for these options is still required in advance.

**Review -- Approval and/or Disapproval** - The Design Review Committee shall have forty-five (45) days after submittal of plans to approve or disapprove plans. Review and approval or disapproval will include, but not be limited to, consideration of architectural design, material, colors, harmony with the external design and color of existing structures on the Lot and on neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.

Per Section 3.1(b) of the CC&R's, if the Design Review Committee fails to approve or disapprove an application within forty-five (45) days after the complete application, the Owner submitting such plans may deliver a demand to the Design Review Committee that they act on the plans submitted within forty-five (45) days after receipt of the demand from the Owner. If the Design Review Committee then does not disapprove the plans within forty-five (45) days after receipt of the demand, the plans shall be deemed approved.

**Fulton Homes, through a contracted vendor, will be installing the initial front yard as a part of the product line original home purchase and as such, the contracted vendor will complete the design submittal application and approval process. None the less, each Lot owner should read, review and be acquainted with the CC&Rs recorded on the Lot within Maricopa County and with these Architectural Guidelines as may be amended from time to time by the Design Review Committee.**

Neither the Design Review Committee, nor the Board, nor the Declarant, nor the managing agent shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The homeowner shall be responsible for obtaining any and all permits required by the Town of Gilbert, (if applicable). The review of plans by the Design Review Committee, Board of Directors and/or the Declarant is for aesthetic purposes only.

Approval Expiration/Construction Period – Upon receipt of approval from the Design Review Committee for any Construction or Modification, the Owner who had requested such approval shall commence the Construction or Modification approved by the Design Review Committee within ninety (90) days of the date the request was approved by the Design Review Committee and shall diligently pursue such Construction or Modification so that it is completed as soon as reasonably practicable within such time as may be prescribed by the Design Review Committee. If the Construction or Modification is not commenced within the time period prescribed by this Section, the Design Review Committee may revoke approval of the Construction or Modification.

**NOTE:** Any existing structures installed by the Developer must be included on Owner submittal or it will automatically be disapproved.

**Prohibited Structures** – So long as the Declarant retains Class B membership, certain improvements/structures including but not limited to the following will not be approved: patio enclosures (other than those installed by the builder during the original construction of the home), room

additions, free-standing garages

## **GUIDELINES**

### **ANTENNAS AND SATELLITE DISHES**

Antennas not regulated by the FCC (Unregulated Receivers), whether attached to a building or structure, or on any Lot, must be approved in writing by the Design Review Committee, with such screening and fencing as such Committee may require, prior to installation.

For Unregulated Receivers, larger than one meter in diameter, Antenna Concealment Rules are as follows:

- The highest point of the satellite dish must be no higher than twelve inches below the lowest fence elevation.
- The Design Review Committee reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the CC&R's.

The Association's preference for location of receivers, which are regulated by the FCC (television antennas and satellite dishes less than one meter in diameter), in **descending order**, is as follows:

1. A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
2. An unscreened location in the back yard of the Lot;
3. On the roof, but below the roofline;
4. 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;
5. On the roof above the roofline;
6. An unscreened location in the side yard;
7. A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.
8. Any installation other than the backyard below the fence line must be painted to match its background in color.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible From Neighboring Property, the Association would prefer that such location be used for the Receiver rather than a higher- listed location at which the Receiver would be Visible From Neighboring Property, provided such location will not unreasonably delay or prevent installation, maintenance, or use of the Regulated Receiver, unreasonably increase the cost of installation, maintenance, or use of the Regulated Receiver, or preclude the reception of an acceptable quality signal.

### **ARTIFICIAL TURF**

Listed below are important items to be aware of in regards to artificial turf:

- Artificial turf maintenance is performed by the Association. However, damage to the artificial turf caused by the owner/resident, any vendors they employ to work on their lot, or their invitees will be the homeowner's responsibility to repair. Should the homeowner fail to repair

any such damage in a reasonable amount of time, the Association will seek self-help options and complete the repairs at the owner's expense.

- Turf becomes very hot during the summer due to our extreme temperatures. The turf temperatures can be high enough to burn the pads of your bare feet (and pet's pads).
- Windows facing west or south may reflect extreme temperatures on the turf that can melt the fibers. Adjustment to the shape of your turf may be needed if your window(s) reflection damages the turf.
- Proper maintenance is needed to keep your turf looking its best. This includes power brooming, adding more in-fill material, and blowing debris off as needed.
- If your turf receives high traffic, it may cause the turf to collapse in that area and it will need to be maintained more often.
- Dogs can damage the turf and cause premature wear due to the sharp nails of the animal running thru the turf.
- Dogs urinating on a continuous basis on your turf may cause odors if the turf is not hosed down periodically.
- Be aware that spraying the turf off with city water on a continuous basis may cause a buildup of white calcium on the turf that may be unsightly.
- Nothing producing heat should be placed on the turf at any time (Cigarette butts, metals, plastics, car exhaust, gas powered equipment, trimmers, blowers, etc.)
- The turf will be damaged if your vehicle tire touches the turf.
- Solvents/paints and/or harsh chemicals can damage your turf. Never expose your turf to these products.
- Vehicles parked in close proximity to artificial turf could reflect the sun's rays on the turf and cause damage.

#### **AWNINGS**

Awnings must be approved by the Design Review Committee. Awnings over windows shall be (a.) canvas, (b.) a solid color matching one of the home's exterior paint colors, (c.) the same color on the interior and exterior face, and (d.) installed only on the sides and rear of the home. **A minimum five-year guarantee is required from the manufacturer to ensure a high quality awning. Owner is responsible for maintenance and repair of awnings.**

An awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc. The Design Review Committee will consider retractable awnings on the rear of the home only.

Submit: The manufacturer, sample color swatch, type, and number of years' guarantee for approval prior to installation. All awning submittals must include a drawing with the location of the proposed awning installation. A sample of the material used, along with the color and design of the proposed awning is required.

#### **CONCRETE ADDITIONS/DRIVEWAY EXPANSIONS**

Street Parking in Fulton Homes at Cooley Station is highly discouraged. In the interest of safety, it is recommended and preferred that vehicles be parked in garages.

A single, 36 inch wide walkway from the driveway to the rear yard gate will be considered for approval

provided that it is made of travertine, concrete, pavers or flagstone and is outside the artificial turf area. Colors must be neutral/earth tone.

For all alley load homes, driveway extensions may not pass the width of the stem wall of the home. All driveway extensions must have a one foot set back from property line.

#### Driveway Widening Between Sidewalk and Curb Area

Driveway widening with pavers between sidewalk and curb must match the width and color of any paver driveway width extensions and must be submitted for and approved in writing prior to installation. Homeowner assumes all responsibility with the installation and maintenance of the pavers in the area between sidewalk and curb including, but not limited to:

- Replacing any Cracking/Lifting of the new pavers.
- Cleaning and/or replacing adjacent landscaped area and granite after new pavers are installed.
- Repairing and/or replacing irrigation breaks caused by the installation of the new pavers.

**Note:** The homeowner is responsible for ensuring that proposed improvements do not interfere with the established drainage patterns on the Lot and do not direct drainage toward or trap water against the foundation of the home. The homeowner is also responsible for making sure allowance is made for expansion and contraction between proposed improvements and existing structures or surfaces.

#### **LANDSCAPE POTS AND PERMANENT CONCRETE PLANTERS**

**Pots: Non-plastic pots strategically placed along the front of the house, adjacent to the garage/driveway or located on pedestals may be installed with the following provisions:**

- Irrigation must be tied into the homeowner's rear/court yard irrigation system.
- Pots: Non-plastic pots strategically placed along the front of the house, adjacent to the garage/driveway or located on pedestals may be installed with the following provisions:
- Homeowner is responsible for maintaining all pots, pedestals and vegetation (including perennials) installed therein, including those installed in the Association maintained front yard area.
- Color of the pots must be neutral/earth tones.
- All building materials and colors to be used on pedestal must be submitted.
- Pots can be purchased from Design Cast pots [www.designcastusa.com](http://www.designcastusa.com) or from other retailers/suppliers that also supply Design Cast Pots. The following pot types by Design Cast are allowed: Classic Series Square Planters, Oblique Series Planters, Roma Series Planters, Urn Series Planters, and Ribbed Series Planters.
- All plant material must be maintained. Dead plants need to be removed immediately and replaced. If the plant is not replaced the planter or pot must be removed.
- Planter may be placed along the garage, parallel to the stem walls.
- No planters or pots can be placed in the common area in the alley way.

**Permanent Concrete Planter may be installed with the following provisions:**

- Irrigation must be tied into the homeowner's rear/court yard irrigation system.
- Homeowner is responsible for maintaining all planters and vegetation (including perennials) installed therein, including those installed in the Association maintained front yard area.

- Color of the planters must be neutral/earth tones.
- Placement of concrete planters must be clearly defined on architectural submittal, including building materials and dimensions

### **DECORATIVE ITEMS**

Benches/gliders and other seating items are permitted in front of the home and need not be submitted for architectural review provided the maximum height does not exceed four feet, the color is neutral, there are no stripes or patterns and there are no awnings/canopies attached. Plastic furniture and furniture, which exceeds four feet in height and/or has an awning or canopy, is not permitted in front of any home.

Other decorative items including but not limited to landscape lighting, ornamental statuary, artistic work, craft work, figurines or ornamentation of any kind must be located in the rear yard and screened from view of neighbors, streets and common areas, unless approved in writing by the Design Review Committee.

Hardscape and decorative items in or on a front courtyard need not be submitted for review. Homeowners are not permitted to puncture the artificial turf with any decoration/lighting.

### **EXTERIOR LIGHTING**

Dusk to Dawn coach light(s) are installed by Fulton Homes on each home that will be tied to a photocell on the house. Exterior Lighting will be considered for approval with the following provisions:

- Lighting shall be shielded such that the light shines primarily in the Lot; lights that create glare visible from other Lots are prohibited.
- Colored light bulbs, lenses or reflectors are not permitted.
- Light fixtures shall not exceed an illumination intensity of more than one-foot candlepower as measured from the Lot line.
- Low-pressure sodium bulbs are not permitted.
- Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.
- Shall not exceed 12 feet in height.

### **FENCES AND WALLS (INCLUDING DECORATIVE WALLS)**

Plans for new walls may be installed with approval and must meet the following criteria:

This includes decorative walls. Masonry planter, decorative, and accent walls must be no taller than 24 inches in height. Pillars/columns may not exceed 32 inches in height. Any wall not made from stone or brick shall be painted and stuccoed to match the house or the color of the return wall. No accent wall/column can protrude into the artificial turf area. Walls/columns can be faced with the same stone or brick that matches the home.

Modifications to existing fences or walls must be submitted to the Committee for approval prior to construction.

Block wall extensions will be considered provided:

- Local building codes are adhered to.
- All required permits are obtained and included with the submittal.
- All stone, paint or other finishes match the existing finish.

Mounting items on a neighbor's wall of an alley-loaded home is prohibited.

### **FIREPLACES, FIRE PITS AND BUILT-IN BARBECUES**

Fireplaces, fire pits, and built-in barbecues are permitted in rear yards and courtyards only and must be located a minimum of three feet from any party wall or neighboring home. All such installations must follow all municipal and county codes as well. Any such structures that will exceed the height of the block portion of any rear yard fence must be submitted for architectural review.

### **FLAGS AND FLAGPOLES**

- As used herein, the term "flagpole" shall mean a ground-mounted metal pole and the term "staff" shall mean a rod, which is attached by a bracket to a dwelling, for display of the American flag. The "union" portion of the American flag is the portion with the stars on the blue background.
- Prior to installing a flagpole on any Lot, the Owner of said 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 Design Review Committee for approval. Staffs need not be submitted.
- Only one flagpole of any type is allowed on a Lot.
- The height of a flagpole can be no greater than the height of the rooftop of the home.
- There shall be no more than one American flag displayed at any one time, and no flag shall be disproportionately large. An Arizona flag, POW-MIA flag, Arizona Indian Nation flags, Gadsen flag, or flags representing any of the five United States military branches (Army, Marine, Air Force, Coast Guard, Navy), may also be displayed, provided their display is in accordance with the Federal Flag Policy.
- Seasonal/decorative/sports banners are prohibited.
- If a homeowner stops displaying a flag on their flagpole for 30 days or more, the flagpole must be removed.
- No flag may be placed on Common Area (Common Elements) or Association-maintained property, e.g. rights-of-way, etc. without the express written permission of the Board of Directors.
- No other flag should be placed above or, if on the same level, to the right of the flag of the United States of America.
- If the flag of the United States is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from the windowsill, balcony, or front of a Unit, the union of the flag should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
- When displayed either horizontally or vertically against a wall, the union should be uppermost and to the flag's own right, that is, to the observer's left. When displayed in a window, the flag should be displayed in the same way, with the union or blue field to the left of the observer in

the street.

- The American Flag should never be displayed with the union down, except as a signal of dire distress in instances of extreme danger to life or property.
- The American Flag should never touch anything beneath it, such as the ground, the floor, water, or merchandise.
- The flag, when it is in such condition that it is no longer a fitting emblem for display, should be removed and replaced with a new flag.

## **FOUNTAINS/WATER FEATURES**

**Fountains/water features must be submitted to the Committee for consideration provided the following provisions are followed:**

- Except as approved by the Design Review Committee, fountains must be located in the 50% of the front yard (exclusive of tree-lined area) closest to the home.
- The maximum height is three feet.
- A minimum of (24) Twenty four inch buffer zone is required between fountain and artificial turf to prevent discoloration from over spray of the water.
- It is recommended that the water be treated with an algaecide.
- Neutral/earth tone colors only.
- It is the obligation of the owner to keep the fountain well maintained and in good operating condition.
- Association is not responsible for maintenance or repairs of any fountains
- Owners will be responsible for any damage or discoloration to the artificial turf that the fountain water over spray may cause.

## **GATES**

When gates are in need of maintenance, the slats must be replaced with like composite material. The wrought iron portion of the gate must be painted black.

Ornamental gates will be considered provided they do not extend more than 60 inches above the ground, are adequately decorative in design, and do not close off the opening vertically.

## **GUTTERS AND DOWNSPOUT**

Gutters and downspouts may be installed at the time of construction on some floor plans in some locations. Should the decision be made to install additional gutters, the change is required to be submitted for approval and provide a plan for positive drainage that will not adversely affect the master drainage plan for the community. All gutters should be 6" OG pattern or 6" half round pattern. The gutters and downspouts should be a color that matches the part of the house that each is attached to.

## **HEATING, VENTILATING AND AIR CONDITIONING UNITS (INCLUDES EVAPORATIVE COOLERS)**

No heating, ventilating, air conditioning or evaporative cooling units or equipment related thereto may be mounted, installed, or maintained on the roof of any Residence or other building. All units must be ground mounted.

## HOLIDAY LIGHTS

Holiday lights may be installed in celebration of the traditional calendar holiday/seasons. Traditional holiday lights should be displayed no more than thirty (30) days prior to the day of the holiday and removed within ten (10) days after the holiday.

Due to association maintenance responsibilities, holiday lights and decorations cannot be placed in the front yard which includes the artificial turf, plants, trees and walkways.

Owners are encouraged to decorate their front porches, window sills, front doors, iron porch railings, window and rooflines. The only area decorations are not permitted in is the area that the association maintains.

## MACHINERY AND EQUIPMENT

No machinery, fixture or equipment of any kind including, but not limited to, heating, cooling, air conditioning, refrigeration equipment and clotheslines shall be placed, operated or maintained upon or adjacent to any Lot, except such machinery, fixture or equipment as is usual and customary in connection with residential use of property, and provided such machinery, fixture or equipment is properly screened or concealed from view of non-residential neighboring property or public property. Oil pans, carpet, boards or any other object used to collect oil spills from driveways must be concealed from view when not in use.

## MAILBOXES

Fulton Homes at Cooley Station Community Association maintains the mailbox "structures" within the neighborhood, but does not maintain or re-key individual mailboxes. **Homeowners are responsible for the maintenance and re-keying of their individual mailboxes and may use a locksmith of their choice or a contractor that specializes in mailbox repairs.**

Homeowners who post flyers on mailboxes or on association common area fencing (block, stucco, or wrought iron) are subject to monetary penalties.

## PATIO COVERS

Aluma Lattice: Plans for patio covers will be considered for approval (not installed by the builder). Only non-wood materials will be considered for approval.

Union Pacific and Southern Pacific Models (Court yard homes): Refer to plans in Exhibit B

The following minimum standards are required for all Lattices:

- Horizontal shading members: minimum 2"x2", with a maximum overhang of six inches past a support.
- Horizontal support members: minimum 2"x6" rafters and 3"x8" headers
- Vertical support members: minimum 3"x3" with a 2"x6" secured to each side
- Cannot extend more than 24" past the end of the home
- Color: to be baked enamel finish, earth tone, and cannot be changed from the original manufacturer color.

## **PLAY STRUCTURES**

Plans for play structures must be submitted for approval since in most instances they protrude over the fence. This is not intended to eliminate play structures, but to ensure nothing unsightly is erected. The maximum height, which will be considered for approval shall be eight (8) feet, exclusive of awnings. Play structure awnings must be a solid, neutral color, e.g., beige.

Trampoline safety nets must be submitted for architectural review.

When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure. When considering plan approval, the Design Review Committee will be concerned that the heights of the structure not protrude above the perimeter fence more than two feet, exclusive of awnings.

All structures must be located a minimum of six (6) feet from any party wall, measured from the portion of the structure that is closest to any wall.

Portable play structures such as soccer goals, badminton nets, volleyball nets, tetherball standards, etc., must be stored out of view promptly when not in use.

## **POOLS AND SPAS**

All pool accessories, including but not limited to plastic slides, grotto slides, and water features must be submitted for approval. The maximum height, which will be considered for approval of any pool accessory shall be six feet. All pool accessories must be at least six feet from any party wall, measured from the portion of the accessory that is closest to any wall.

Pools and spas need not be submitted for architectural approval. **Note that perimeter "theme" walls on Lots bordering Association landscaped areas may not be torn down.** Access must be gained by tearing down a front wall on the side of the home, leaving the perimeter theme wall intact, ensuring it matches in texture and color throughout the Community.

Pool fencing need not be submitted for architectural review, but pool fencing on lots with view panel fencing must be painted to match the view panel fencing or the body color of the home.

Pools may not be backwashed into association common areas. Homeowners will be charged for the cost of any repairs or additional work necessary due to backwashing into association common areas.

## **RAMADAS OR SIMILAR STRUCTURES**

These shall be limited to single story structures. No upper decks will be allowed. Structure design shall be harmonious with the dwelling and exterior landscape. Structures shall be considered for approval provided they do not exceed 12 feet six inches in height above approved finished floor, are placed no closer than six (6) feet from any party wall, three (3) feet away from any home and do not violate any provisions of the CC&R's. Portable shade structures are not permitted for more than one week or on any recurring basis.

## **ROOM ADDITIONS**

Room additions are not permitted.

## **SECURITY DOORS**

Security doors must be submitted for approval. Doors should be of quality construction and match the color of the front door unless a metal finish such as bronze is being used. Decorative designs are permitted which are consistent with the exterior design of the home.

Owners must ensure the following information is provided for approval consideration:

- Frame design and color (Please submit a picture)
- Door screen color
- Color of the existing dwelling color

## **SIGNS**

No signs which are Visible from Neighboring Property shall be erected or maintained on any Lot except:

- Signs required by legal proceedings
- "For Sale" sign not exceeding eighteen inches by twenty-four inches. No sign rider may exceed six by twenty-four inches.
- For Lease/For Rent sign not exceeding eighteen inches by twenty-four inches. No sign rider may exceed six by twenty-four inches.
- Political signs provided they comply with Town of Gilbert ordinance.

No other signs of any kind, including but not limited to vendor signs (landscape company, pool company, etc.) and beware of dog signs, may be displayed on any Lot without the express written approval of the Architectural Committee.

Placement of any sign on any homeowner or association wall within Fulton Homes at Cooley Station is prohibited. Placement of any sign on patio or balcony railings, in windows (except vendor signs during installation), or on the exterior of the home is prohibited. Signs posted on association property or Community mailboxes will be removed and disposed of without notice to the homeowner.

## **SOLAR PANELS**

Except as may be initially installed by the Declarant, no solar energy collecting unit or panels shall be placed, installed, constructed, or maintained upon any Lot without the prior written approval of the Architectural Committee. The preferred location for all panels and equipment is ground mounted within the confines of the rear yard, concealed by a solid fence. Roof mounted solar panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar panels and equipment must not break the roof ridgeline.

**Submittals must include the following:**

- Dimensions of panels.
- Dimensions of surface on which panels are to be installed.
- Location of the portion of the surface on which the panels are to be placed.
- Positioning of the panels on the surface.
- Photo or brochure showing the appearance of the panels and the materials and color of which they are constructed.

- Location of plumbing and what steps will be taken to conceal it.
- Explanation of why the panels cannot be installed in a less visible location.
- Confirmation that the power supply box will be located in the garage.
- Confirmation that all cables/conduits will be located behind a return wall and any portion visible painted to match that portion of the house to which it is attached

## STONE VENEER

A completed Architectural Plan Submittal Form must be submitted to the Architectural Committee for approval.

- No more than 30% of the front of your home elevation can be done in cultured stone.
- In addition to the completed form, a digital photo or CAD drawing with areas marked where stone is to be installed must be provided.
- A dry stack look is prohibited.
- Stone must be mortar set with a ½" wide raked grout joint.
- Grout must be tinted to match the color of the stone (no gray).
- Architecturally, all stone should have a natural stopping point and wrap into a window, garage door, wall, etc., and not have an exposed edge. Stone that wraps around the side of the house, should go back at least two feet towards the side yard fence.
- All pop-outs that surround stone should be 1" deeper than the depth of the stone.
- A sample or brochure of desired stone must be provided along with a photo of the front of the home showing existing paint colors.

Please note: Columns or low walls are to be capped with a cantilevered stone or stucco cap that extends 1" past the stone. Homeowner will be responsible for choosing color of the cap, the color choice must be specified on the architectural submittal, and a sample or brochure showing the selection must be submitted.

Stone Veneer installation procedures must be strictly followed

- For wood frames, a typical installation sequence is: Sheathing, weather-resistant barrier, galvanized metal lath, mortar, cultured stone veneer, and mortar joint.
- We have attached a list of installers within a 25 mile radius of our zip code, however, Fulton Homes at Cooley Station Community Association does not endorse one company over the other and they are in no particular order. Homeowners have the option to install themselves with the approved manufacturer's instructions. Please note that if a homeowner installs himself/herself or hires a non-certified installer, it is at the risk of the homeowner since the HOA Architectural Committee will have to approve the finished installation.

Stone Veneer Installers\*\*:

- Diversified Builder Supply, Inc.: 4013 W. Lindbergh Way, Chandler, AZ 85226 Ph # 480-961-3780
- Sun Valley Veneers: 3135 E. Gary St., Mesa, AZ 85213 Ph # 480-219-9536/480-577-2385

\*\* Note: The HOA does not endorse these vendors, however, has inserted their contact information due to their claim to have familiarity with the type of installation required by the HOA.

## STORAGE SHEDS

Sheds must not be visible from any neighboring property (Lot, Common Area, or street).

**Any structure with insulation, windows, plumbing, electrical service, air conditioning, or an overhead door will not be considered a shed and is strictly prohibited.**

**WINDOW COVERING MATERIALS**

Permanent draperies or other suitable window covering must be installed on all windows facing a street within sixty days from the close of escrow. All window coverings facing a street must be constructed or lined so as to reveal a single, solid color to the street. Wood shutters or blinds, which are stained a natural wood color are acceptable and need not be submitted for review.

Clear aluminum (silver colored) screen material is prohibited, as are silver aluminum screen doors.

Beige, brown, bronze, charcoal or gray sunscreen material may be installed. The frame for window screens must match the existing window frames. As long as the guideline is met and the sunscreens are of high quality and professionally installed, an architectural request form need not be submitted for approval of sunscreens. Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed.

**Owner’s Options and Upgrades**

Owners are aware any updates or options chosen by the owner and installed by the builder is the owner’s responsibility to maintain and upkeep. This includes tile steps, lighting for steps, paver walkways, fountains, decorative pots, etc. Owner is aware that the association has no responsibility to maintain any upgrades purchased/installed by the owner.

**FULTON HOMES AT COOLEY STATION COMMUNITY ASSOCIATION LANDSCAPE GUIDELINES**

THE ASSOCIATION MAINTAINS ALL FRONT YARDS AND ALLEY YARDS, IF APPICABLE, IN THE COMMUNITY. CHANGES TO ASSOCIATION MAINTAINED LANDSCAPE INCLUDING BUT NOT LIMITED TO PLANT REMOVAL, PLANTING, TRIMMING, CHANGES TO THE IRRIGATION, ETC., ARE NOT PERMITTED UNDER ANY CIRCUMSTANCES.

The initial planting of the front yards is completed by Fulton Homes vendor, Poco Verde. Once turned over to Association Maintenance, the association will be responsible for all maintenance, replanting, trimming and changes to the irrigation. The association has sole authority to choose replacement plants based off the approved plant list. Homeowners are not allowed to modify their yards in anyway without the written permission of the Architectural Committee and Board of Directors.

**APPROVED PLANT LIST**

**Botanical Name**

**Common Name**

**Trees:**

Trees are strategically placed within the tree lined area located between back of curb and the sidewalk. Due to the tree canopy size at maturity, trees located within the residential property are highly discouraged.

**Shrubs & Vines:**

Botanical Name	Common Name
Bougainvilleas	Asst. Bougainvillea

Callistemon viminalis	"Little John" Bottle Brush
Carissa	Natal Plum varieties
Eremophila	Assorted Emu varieties
Eremophila maculata valentine	Valentine Bush
Hibiscus	Hibiscus Varieties (Red)
Ilex Stokes	Yaupon Holly
Leucophyllum	Texas Sage varieties
Leucophyllum Laevigatum	Chihauahuan Sage
Leucophyllum Langmaniae	Rio Bravo Sage
Leucophyllum Frutescens	Green Cloud Sage
Nerium oleander 'Petite Pink'	Petite Pink Oleander
Rosa bank slae 'Lutea'	Lady Banks Rose
Ruellia	Ruellia varieties
Tecoma Stans	Arizona Yellow Bells
Tecoma Stans	Orange Jubilee
Tecomaria Capensis	Cape Honeysuckle

**Ground Cover & Accents:**

Botanical Name	Common Name
Agave	Agave Species
Chamearops Humilis	Mediterranean Fan Palm
Dasyilirion	Desert Spoon varieties
Hesperaloe Parviflora	Red Yucca
Lantana	Lantana SPREADING varieties
Natal Plum	Natal Plum LOW GROWING varieties
Phoenix roebelenii	Pygmy Date Palm
Pyracantha coccinea 'Lowboy'	Dwarf Pyracantha
Rosmarinus officianalis 'Huntington Blue'	Rosemary
Rosmarinus officianalis "Prostratus"	Dwarf Rosemary
Ruellia brittoniana "Katie	Dwarf Ruellia Katie

**FULTON HOMES AT COOLEY STATION COMMUNITY ASSOCIATION LANDSCAPE/HARDSCAPE HOMEOWNER DRAINAGE GUIDELINES**

PLEASE USE THE GUIDELINES LISTED BELOW TO HELP ENSURE THE SATISFACTION OF YOUR HOME FOR MANY YEARS TO COME.

- A. If you install a side service walkway, deco drains should be placed every 10 to 12 feet to vent water away from the stem wall of the home.
- B. All back patios should have a deco drain placed away from the stem wall of the home.
- C. All side service walkways must allow for an 18 inch gap between the walkway & the side fence to allow rear water to flow to the street (three inches drains must be used when the gap is less

than 18 inches from the side yard fence).

- D. Drainage from one home is never to be directed to the neighboring home.
- E. All plants should be a minimum of two feet from the stem wall and side wall.
- F. All turf areas should be a minimum of five feet from the stem wall and side wall to allow for proper drainage away from the stem wall.
- G. Trees should be five feet from walls (and landscape hardscape) and ten feet from the home.
- H. Your lot has been graded to direct water away from the home and into the street. PLEASE DO NOT ALTER OR BLOCK ANY FLOW OF WATER AWAY FROM YOUR HOME.

These Design Guidelines for Architectural Improvement may be amended by the Design Review Committee from time to time by a majority vote of the Design Review Committee. After the Declarant no longer owns any lots, the Board of Directors must approve any appeal or amendment of these Design Guidelines for Architectural Improvements.

THANK YOU FOR FOLLOWING THESE GUIDELINES

