ACC: IN THE KNOW

ARCHITECTURAL COMPLIANCE RULES & DESIGN CRITERIA

ANTENNAS

- **General**
  - Exterior antennas that comply with Federal Law are allowed.
  - **Approval NOT required.**
  - No setbacks.
- **Design Criteria**
  - **Cabling**
    - Must be hidden from view to the maximum extent possible.
    - Must be painted the color of the house or trim on which it is mounted.
  - **Antennas and Cabling Out of Use** – Must be removed.

AWNINGS, CANOPIES, SHADE SAILS, AND SUNSHADES (EXTERIOR SUN CONTROL DEVICES)

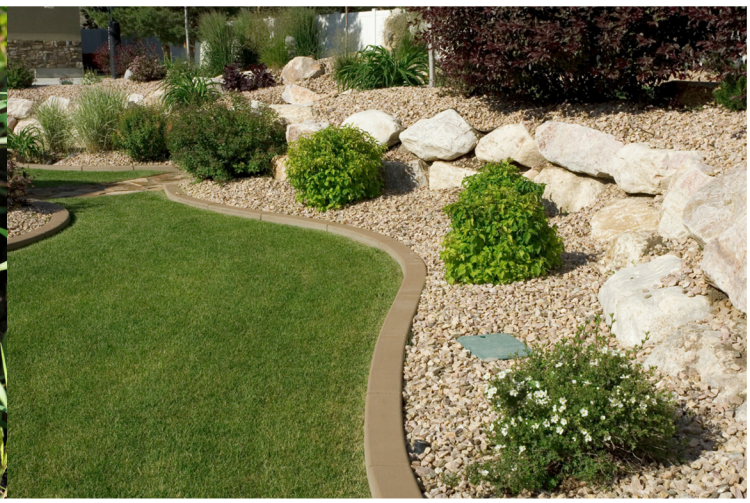
- **General**
  - Sun Control Devices typically shade doors, windows, or an area of the yard.
  - An **Architectural Modification Application** and **approval** is required before any work is started.
- **Locations and Setbacks**
  - Front Yard – Shade Sails and Canopies **NOT** allowed.
  - Side and Back Yards – Setback **ONLY** for Canopies – **7.2.1 Structures Setbacks**
  - Sun Control Devices are **NOT** allowed on blind-side wall.
- **Design Criteria**
  - Must be a design compatible to the existing residence to assure the Association's aesthetics are not compromised.
  - Should be limited in size to protect the area where installed.
  - Height **MUST NOT** exceed 10 feet and 6 inches from existing grade.
  - Must match or be compatible with the existing color of the house, trim or roof.

BIRD FEEDERS AND BIRD HOUSES

- **General**
  - **ONLY** hummingbird feeders are allowed. **Approval NOT required.**
  - Bird houses **NOT** allowed.
  - Loose, thrown or seed blocks are **NOT** allowed as that attracts other animals including vermin.
- **Location**
  - Back Yard **ONLY** – No Setbacks.

When the Monsoons Roll In, So Do the Weeds!





We all love the relief monsoon rain brings to our desert landscape—and unfortunately, so do the weeds! Over the last few weeks, our Compliance team has noticed several properties in the community where weeds are quickly taking over and approaching non-compliant status under our HOA rules.

Keeping Your Yard Looking Its Best
As a reminder, all homeowners are responsible for maintaining a weed-free property. To help keep our community looking beautiful, please take a moment to inspect your yard, driveway, and rock beds and remove any unwelcome growth as soon as possible.

What to Expect from Compliance:

- **Friendly Verbal Reminder:** If your property needs attention, a team member will reach out with a quick verbal reminder first.
- **Formal Written Notice:** If the verbal notice is disregarded, a formal written notice will be issued and logged into our compliance tracking system for required follow-up action.

Thank you for your prompt attention, understanding, and ongoing cooperation in keeping Cottonwood Palo Verde looking its very best!

Cottonwood Palo Verde at Sun Lakes

ARCHITECTURAL COMPLIANCE

480-895-3550 X305

Mon-Thur: 8am - 4pm
Friday: 8am - Noon