

## **Architectural and Landscape Guidelines**

### **Tucson National Townhomes West, Inc.**

Article IV, Section 4.10 of the Second Revised and Restated Declaration of Covenants, Conditions and Restrictions of Tucson National Townhomes West states the following:

No building, fence, wall or other structure may be commenced, erected, or placed on or removed from any Lot nor shall any excavation, construction, or alteration, which in any way alters the exterior appearance of any Lot (including, but not limited to, exterior painting in a different color, landscaping, pool/spa installation, awnings, screens, or HVAC equipment), be done until the plans and specifications showing the nature, kind, shape, height, materials and location of same have been submitted to and approved in writing by the Architectural Committee.

The Architectural Committee has adopted the following Architectural and Landscape Guidelines to assist homeowners in making improvements to their property. These Guidelines are subject to change and it is incumbent upon each homeowner to ensure that he/she has the most recent version.

#### **I. Procedure**

1. Any owner wishing to make exterior improvements must submit an Architectural & Landscape Revision Application. Applications may be downloaded from the Association website: or obtained from AME Management (tel: 742-3018; email: AMEmanagement@comcast.net).

2. No owner may begin construction on any improvement until the Architectural Committee has provided written approval of the Application and all applicable county permits have been obtained.

3. If the Architectural Committee determines that an Application requires consultation with an architect, the homeowner will be notified in writing and the payment of the architect's fee shall be required to complete the Application.

4. The Architectural Committee may require an on-site inspection with an owner prior to approving an Application.

## II. Construction Activities

1. Construction may be performed between the hours of 7:00 am and 5:00 pm Monday through Friday and 7:00 am to 12:00 pm on Saturdays. No construction may be performed on Sundays.

2. Proper sized dumpsters may be placed on lots under construction.

3. No construction equipment, materials, debris, tools or trailers shall be left on a lot after construction hours.

4. Contractors should park vehicles in areas designated as "guest parking" when possible.

## III. Materials and Appearance

1. Exterior: The exterior surface of the residence must be of an approved CMU grade masonry, rough-faced stucco with ceramic tile trim, or other suitable materials as approved by the Architectural Committee.

2. Roofs: Pitched roofs must be constructed of terra cotta tiles, all of which must exhibit muted earth red clay tones. Reflective or white finishing materials are prohibited. All mechanical equipment, vents, and other projections must be painted to blend with the roof. Flat roofs may be finished in neutral colors, but must be enclosed by parapet walls.

3. Painting: Exterior colors are to be selected from the "Standard Exterior House/Wall Colors" attached as Exhibit "A". Repainting of a residence in the same color does not require prior approval of the Architectural Committee.

## IV. Walls.

1. Walls should be a visual extension of the architecture of the main residence and not exceed 48 inches in height, as measured from the average finished

grade of the lot.

2. Any wall that is built on the boundary line of two lots is a Party Wall and governed by the provisions of the CC&R's, Article Whenever a wall is built on the lot boundary line and attached to neighboring wall, it will at that point become defined as a Party Wall, and will be subject to the conditions contained in the CC&R's , Article IV, Section 4.9. Alterations or modifications of any Party Wall require the prior written consent of the adjacent Lot owner(s), in addition to the written approval of the Architectural Committee.

3. Ornamental iron fences, which were built as apart of the original construction of the development, may not be removed without prior written approval of the Architectural Committee. Homeowner may not change the color of painted wrought iron fencing without the prior written approval of the Association.

V. Driveways.

Driveway should be concrete unless glazing or another finishing material has been approved in writing by the Architectural Committee.

VI. Pools/Spas.

An application for a pool or spa must include type and location of filtering/heating equipment and any accessory structures such as gazebos or ramadas.

VII. Window Screens/Awnings/Shutters

The installation of window screening (by film coating or supplemental screen), awnings, shutters and rolling shutters must have the prior written approval of the Architectural Committee.

VIII. Antennas/Satellite Dishes

1. The following may be installed without the prior approval of the Architectural Committee:

- A satellite dish that is one meter (30") or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service.
- An antenna that is one or less in diameter of diagonal measurement and is designed to receive video programming services via MMDA (wireless cable). Such antennas may be mounted on "masts" to reach the height needed to establish line-of-sight contact with the transmitter. Masts higher than 12 feet may be subject to local permitting requirements.
- An antenna that is designed to receive television broadcast signals. Masts higher than 12 feet may be subject to local permitting requirements.

All other reception devices not require prior written approval from the Architectural Committee.

Antennas and satellite dishes should be installed so as not to be visible from Neighboring Properties and painted to match the residence (if such painting does not void the device's warranty) so long as an acceptable signal can be obtained.

#### IX. Solar Applications

The installation of passive and active solar energy devices must be approved by the Architectural Committee. Components of these systems should be designed and installed so as to minimize any adverse visual impact.

#### X. Sports Equipment/Play Equipment/Storage Equipment.

1. No sports equipment (including, but not limited to, basketball hoops) may be attached to or installed on any improvement on a lot.
2. Portable sports equipment may be used so long as such equipment is not visible from Neighboring Properties (as defined in the CC&R's, Article I, Section 1.13).
3. Permanent play equipment (jungle jims, play houses, etc.) may not be installed without the prior written approval of the Architectural Committee. Such equipment must be a minimum of (5) feet from any perimeter wall and no taller than

six (6) feet.

4. Storage units may be approved by the Architectural Committee if they are placed in a location that is not visible from Neighboring Properties.

XI. Wall and Yard Ornamentation.

Wall and Yard ornamentation and fountains require the prior written approval of the Architectural Committee and should compliment and blend with the desert colors used in the community.

XII. Landscaping.

The Association is responsible for the maintenance of landscaping in the front portions of the lot (not enclosed by a perimeter wall). No landscaping may be removed or installed in this portion of the lot (other than the placement of plants/flowers in pots near or around an entrance courtyard) without the prior written approval of the Association.

Landscaping with plants from the TNTW Approved Plant List (attached as Exhibit "B") may be installed in those portions of the lot enclosed by a perimeter wall and does not require the prior written approval of the Architectural Committee.

**EXHIBIT "A"**  
**TNTW STANDARD EXTERIOR HOUSE/WALL COLORS**

**Revised Standard Exterior House / Wall Colors**

Color Name	Color Number	LRV Location
Baja White	DE 722	Body/Garage/Trim
Adobe	DE 726	Body/Garage/Trim
Cliff Brown	DE 711	Body/Garage/Trim
Weathered Coral	DE 725	Body/Garage/Trim
Spanish White	DE 724	Body/Garage/Trim
Travertine	DE 738	Body/Garage/Trim
Cashmere	DE 758	Body/Garage/Trim
Tamborlane	SP 161	Mailboxes W/ Odd Numbers
Port Hope	DE 5731	Fencing/Gate

**EXHIBIT "B"**  
**TNTW APPROVED PLANT LIST**

Trees & Palms:

Common Name	Scientific Name
Acacia	Acacia sp.
African Sumac	Rhus lancea
Arizona Ash	Flaxinum velutina
Blue Palo Verde	Cercidium Floridum
Citrus (dwarf varieties)	Citrus sp.
Palo Blanco Verde	Acacia willardiana
Pistache	Pistacia atlantica
Silver Dollar Gum	Eucalyptus polyanthemos
Texas Ebony	Pithecellobium flexicaule
Thornless Honeylocust	Gleditsia triacanthos
Willow Pittosprum	Pittosporum phillyraeoides
Crepe Myrtle (small tree)	Lagerstroemia indica
Pomegranate	Punica granatum

Desert Plants:

Common Name	Scientific Name
Saguaro	Carnegies gigantean
Desert Spoon	Dasyilirion wheeleri
Ocotillo	Fouquieria splendens
Red Aloe	Heperaloe parviflora
Cholla Varieties	Opuntia sp.
Prickly Pear	Opuntia sp.
Soaptree	Yucca elata
Spanish Bayonet	Yucca aloofly
Joshua Tree	Yucca brevifolia
Yucca	Yucca species

Shrubs & Bushes:

Common Name	Scientific Name
Catclaw acacia	Acacia greggii.
Desert Willow	Chilopsis linearis
Saltbush	Atriplex sp.
Red Bird of Paradise	Caesalpinia pullcherima
Yellow Bird of Paradise	Caesalpinia gilliesii
Fairy Duster	Calliandra eriophylla
Feathery Cassia	Cassia artemisiodes
Silvery Cassia	Cassia phyllodinea
Shrubby Senna	Cassia wislizenii
Desert Hackberry	Celtis pallida
Bush Dalea	Dalea pulcherima
Hopbush	Dodonaea viscosa
Brittlebush	Encelia farinosa
Mexican Honeysuckle	Justicia ghiesbreghtiana
Creosote	Larrea tridentata
Texas Ranger	Leucophyllum frutescens
Wolfberry	Lycium berlandieri
Autumn	SageSalvia greggii
Jojoba	Simmondsia chinensis
Texas Mountain Laurel	Sophora secundiflora
Arizona Rosewood	Vauquelinia californica
Bush Lantana	Lantana camara

Groundcovers:

Common Name	Scientific Name
Sand Verbena	Abronia villosa
Trailing Acacia	Acacia redolens
Dwarf Coyote Bush	Baccharis pilularis
Desert Marigold	Baileya multiradiata
Indigo Bush	Dalea greggii
Trailing Lantana	Lantana montividentis
Myoporum	Myoporum parviflora
Mexican Primrose	Oenothera berlandieri
Baja Primrose	Oenothera drummondii
Verbena	Verbena gooddingii
Desert Zinnia	Zinnia pumila

Vines:

Common Name	Scientific Name
Queen's Wreath	<i>Antigonon leptopus</i>
Creeping fig	<i>Ficus pumila</i>
Cat Claw	<i>Macfadyena unguis-cati</i>
Star Jasmine	<i>Trachelospermum jasminoides</i>