
Tucson National
TOWNHOMES
WEST

Architectural Guidelines

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: [HERE](#) 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 5:00pm 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](#)". 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. Approved Exterior House / Wall / Garage Paint – Materials Selection

Fences, Walls, Gates:

Stucco fences and walls must be painted the same color as the exterior of the residence dwelling unit.

Front yard wrought iron fencing and entry gates to backyards must be painted in similar color as the resident power gate or black.

Mailboxes:

Mailboxes and stucco mailbox structures must be painted the same color as the exterior of the residence dwelling unit.

Wrought-iron mailboxes and lantern posts must be painted black.

Garage Doors:

Existing garage doors can be painted with the same accent color chosen to do the dwelling's exterior stucco trim. If the garage door is replaced, the new door color must match either the dwelling's exterior body paint color, or the exterior accent color chosen for the stucco trim. **For garage door replacement with a rustic, oxidized copper / steel overlay, a request must be submitted to the Architectural Review committee for approval prior to replacement.** See [ARC Application Form](#)

Submittal of an ARC Request Form & Questions:

Submittal of an ARC Request Form is NOT required if the approved exterior body paint and accent trim colors are used as noted above. Choosing a different paint manufacturer other than Dunn-Edwards will require submittal of paint samples with a completed ARC form to ensure the accuracy of the match. If you have any questions about the approved colors, please call AME Management Services at 742-3018 or Email – amemanagement@comcast.net.

For any questions regarding paint coordination of dwelling and accent colors please contact the local Tucson Dunn-Edwards retail store for assistance.

Dunn-Edwards Paint:

To assist residents, Dunn-Edwards has provided an HOA Color page accessible from their website displaying the approved color schemes for the Tucson National Townhomes West community. From this page residents can view and download the approved color schemes for printing off. Ordering paint chips from the local Tucson Dunn-Edwards retail store is also made available. To access the website page please click "[HERE](#)".