

**GUIDELINES FOR COMMUNITY LIVING**  
**FOR THE**  
**OASIS AT ANOZIRA OWNERS ASSOCIATION**

# OASIS at ANOZIRA OWNERS ASSOCIATION

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# **COMMUNITY GUIDELINES**

## **OVERVIEW**

### **COMMUNITY ORGANIZATION**

Every homeowner of the Oasis at Anozira is a member of the Oasis at Anozira Owners Association (the "Association"), the entity responsible for the management of all common areas and related facilities, and administration of construction activities by homeowners in accordance with adopted architectural guidelines and standards.

The Board of Directors (the "Board") manages the affairs of the Association. The Board has a wide range of powers, including the ability to adopt rules and regulations governing the use of common areas and to employ a management firm to assist in the operation of the Association.

An Architectural Committee may be established by the Board to review all improvements within the Oasis, including new construction and modifications to existing properties utilizing current Architectural Guidelines. The Board may also establish an Architectural Committee to review current guidelines and propose changes to the guidelines that will maintain an up-to-date community.

### **ARCHITECTURAL REVIEW PROCESS**

The Declaration of Covenants, Conditions, and Restrictions, (the CC&R's) requires the written approval of the Architectural Committee before any change, addition, or modification to a site or building exterior of a residential property is made. Residents with proposed changes should contact Kinney Management Services, the management company to obtain the necessary architectural guidelines and submittal documentation.

Simply stated, no new construction or remodeling, including changes in exterior color, is to occur on any lot or exterior of any home without prior approval of the Architectural Committee. The responsibility of the Architectural Committee is to ensure the harmonious, high quality image of Oasis at Anozira is implemented and maintained. A submittal will be returned to the homeowner either approved, denied, or requesting more information within forty-five (45) days of receipt of your request. Homeowners may appeal the decision of an Architectural Committee to the Board for consideration, in which case, the decision of the Board shall prevail.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all county, local, state, and federal government agencies. The Architectural Committee, the Management Company, and the Association assume no responsibility for obtaining these reviews and approvals.

## **APPLICATION PROCESS**

An Architectural Submittal Form must be completed and contain all pertinent information about a project including:

**Plot Plan-** A site plan indicating dimensions relating to the existing dwelling and property lines (setbacks etc.) and the improvements to be performed.

**Elevation Plans-** Plans showing finished appearance of the improvements in relation to the existing dwelling and property lines.

**Specifications-** Description detailing materials to be used with type, color, finishes, etc. (Attach samples and/or brochure); drawings of structure indicating pertinent dimensioning

Submit the application and plans to:

Oasis at Anozira Owners Association  
C/O Kinney Management  
P.O. Box 25466  
Tempe, AZ 85285-5466

## **COMPLETION TIME**

Once approval is received from the Architectural Committee and the work has commenced, it is expected the work is to be completed in a timely matter not to exceed ninety (90) days. Any Architectural Committee approval that requires the City of Tempe to issue a building permit will follow the City of Tempe inspection requirement dates and will expire the same time the City of Tempe's building permit expires. If work has not commenced within ninety (90) days of approval and does not involve a City of Tempe permit, inspection, or oversight, the Board may revoke its prior approval. Homeowner may request consideration from the Board for an extension in time for completion.

Work should be scheduled between 7:00AM-5:00PM Monday through Saturday unless preapproved otherwise; i.e. roofing in the summer.

## **DESIGN GUIDELINES**

### **GENERAL PRINCIPLES**

The purpose of the Architectural Committee is to ensure consistent application of the Design Guidelines. The Design Guidelines promote those qualities in Oasis at Anozira which enhance the attractiveness and functional utility of the community. Those qualities include but are not limited to, aesthetics, color, design, sight lines, sound, buffer areas, structures, vegetation, topography as they relate to each parcel and as the parcels relate to each other.

## **PROTECTION OF NEIGHBORS**

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and site buffers, preservation of views, and other aspects of design which may have a substantial effect on neighboring properties.

## **DESIGN COMPATIBILITY**

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties, and neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

## **WORKMANSHIP**

The quality of workmanship evidenced in construction must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Architectural Committee assume no responsibility for the safety or liability of new construction by virtue of design or workmanship.

## **BUILDING ARCHITECTURE**

In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure. An Architectural submittal form must be completed, submitted, and receive approval for the submittal, *prior* to any work commencing.

## **PAINT**

An Architectural Submittal Form is required when repainting the exterior of your residence. There is a pre-selected list of colors allowed in the community and can be obtained by contacting the management company, Kinney Management Services.

## **ROOF TILE**

An Architectural Submittal Form is required when replacing the roof tile of your residence. There is a pre-selected list of colors / styles allowed in the community and can be obtained by contacting the management company, Kinney Management Services. There is no requirement to file an architectural submittal if you are keeping the existing tile and only replacing the substrate.

## **STONE VENEER**

An Architectural Submittal Form is required when adding stone veneer to the exterior of your residence. Please provide a specification sheet of the product including type, color, and manufacturer information.

Stack Stone / Stone Veneer may be used to accent a home providing it meets the criteria of the association guidelines. The Oasis guidelines are that no more than 30% coverage of any wall elevation of the residence may be in stone, including street facing walls. The stone must create a “balanced” exterior look to the architecture of the home. No boulder or river rock accents will be accepted.

All stone work must be done in a professional manner and any substandard work or work not done according to the approved request will be redone at the homeowner’s expense.

## **GATES**

An Architectural Submittal Form is required when changing or replacing a gate. Double gates may be installed. Gates should be similar in type, design, and color as the original gate installed.

When gates are in need of maintenance, homeowners with wrought iron gates must paint them to match their fence or an approved color. Homeowners with steel frame gates with wood inserts must paint the steel black and maintain the wood in its natural color or paint the steel and wood to match the surrounding fence.

## **GUTTERS & DOWNSPOUTS**

An Architectural Submittal Form is required when installing gutters and downspouts. The finish color must match the adjacent surface color of the home. High quality materials that offer long life are recommended as the homeowner will be required to maintain these additions in good repair. Plans must include the proposed location where gutters and downspouts will be installed and quality of material to be used.

## **SECURITY SCREEN DOORS**

An Architectural Submittal Form is required when adding or changing security screen doors. Doors should be made of high quality materials in an approved color. Approved colors for security doors viewable from the street or common areas should match the exterior door and/or trim. If security door is prefinished, it should match or compliment the exterior door and/or trim. Overly ornate designs are discouraged. Pictures or brochures should be included with submittal. Security doors must be maintained in good repair, including cleanliness.



## **LIGHTING**

An Architectural Submittal Form is required when adding or changing any exterior lighting. This includes entry lights, coach or garage/driveway lights, low voltage landscape or pathway lights, and floods lights. No high intensity lighting is permitted that intrudes onto adjacent properties. Temporary party lights (any lights which are not physically attached and/or wired to your home) are permitted in rear yards for an occasion and can be put up 7 days before and must be taken down within three (3) days of the event.

## **WINDOW COVERINGS**

No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, or temporary window coverings such as newspaper or bed sheets shall be installed or placed upon the outside or inside of any windows of any home without the prior written approval of the Architectural Committee. No enclosures, drapes, blinds, shades, screens, awnings, or other items affecting the exterior appearance of a home shall be constructed or installed on any home without the prior written consent of the Architectural Committee. The Board has given blanket approval to all off-white or white shutters, mini-blinds, and vertical blinds installed on the interior of windows. All others shall require Architectural approval.

## **AWNINGS**

An Architectural Submittal Form is required when adding or changing an awning to a home. A submittal for awnings must include a drawing with the location of proposed awnings, manufacturer with number of years product is guaranteed, a drawing or brochure showing the design/style of proposed awnings, and a sample of canvas in the color proposed.

Awnings over window shall be

- canvas
- a solid color matching the exterior body color or roof color of the home
- the same color on the inside and exterior face
- a minimum 5-year guarantee from the manufacturer to ensure a high-quality awning

The homeowner is responsible for maintenance and repair of the awnings. The Association retains the right to determine when an awning must be repaired and/or replaced due to weathering, fading, tearing, ripping, etc...

## **PATIO COVERS & STORAGE SHEDS**

An Architectural Submittal Form is required when adding a patio cover or addition to a home. Patio covers and additions would require a permit from the City of Tempe and must comply with all codes and setbacks.

Metal or other back yard storage sheds detached from the home are allowed when they are lower than the home's surrounding block wall.

## **RAMADAS & GAZEBOS**

An Architectural Submittal Form is required when adding a Ramada or Gazebo in the rear yard of a lot. Information must be included as specified in the APPLICATION PROCESS (see page 2) and may require a building permit from the City of Tempe and must comply with all codes and setbacks.

Ramada and Gazebos may be constructed in a rear yard providing it meets the following guidelines.

- Maximum square footage (under roof area) is 120 square feet.
- Maximum roof height is 10 feet at the highest point.
- Structure must set back a minimum of 7 feet from any perimeter fence.
- Structure must be painted to match the house color or be left the natural wood color, either of which is to be maintained in good condition.
- Any roof tile must match the tile of the home.
- Lighting attached to the structure is permitted so long as it is not directed onto adjacent properties.

## **OUTDOOR FIREPLACES**

Installation of outdoor fireplaces is permitted and does not require advanced approval of the association as long as the fireplace does not exceed the height of the surrounding block fence (view fence limitation if applicable) and the exterior materials and color are consistent with that of the home. In no case is an outdoor fireplace permitted to exceed the height of the surrounding block fence or located within 7 feet of any property wall.

## **PLAY STRUCTURES**

An Architectural Submittal Form is required when adding a play structure to the rear yard of a lot. Play structures are permitted in the rear yard providing it meets the following guidelines

- Erected in rear yard only with a minimum setback of 7 feet from any perimeter wall.
- Maximum height of the highest point of the structure is 10 feet
- Maximum height of any deck/platform is 4 feet above ground level. The height of the perimeter fence and ground elevation at play structure must be measured and provided with submittal.
- Any shade canopy must be of a solid color

Provide a brochure or picture if possible. The Architectural Committee will take the appearance, height, and proximity to neighboring properties into consideration.

## **FENCES AND WALLS** (including decorative walls)

An Architectural Submittal Form is required for any new fences or walls, or additions or modifications to any existing fences or walls, including decorative walls. Information must be included as specified in the APPLICATION PROCESS (see page 2). Masonry planters and decorative walls in front yards or viewable from the common areas may be no higher than 30 inches unless required for screening of mechanical equipment. Any wall not made of stone shall be stuccoed and painted to match the house color.

## **LANDSCAPING**

The Association requires approval of landscaping plans for all lots. All homeowners are responsible for keeping their yard neatly trimmed, properly cultivated, and free of trash, weeds, and other unsightly material.

Any changes made in existing landscape in front yards must be approved. This includes the installation of turf, artificial turf, ground cover, plants, or decomposed granite. If decomposed granite is used, it should be of an “earth tone” color and not white, green, blue, red, or other bright colors.

## **PLANTERS & WALKWAYS**

An Architectural Submittal Form is required for planters, walkways, and other hardscape features viewable from neighboring properties. Information must be included as specified in the APPLICATION PROCESS (see page 2). Surface textures and colors are to match the paint colors, materials, and textures of the home.

## **DRIVEWAYS**

An Architectural Submittal Form is required to expand or modify a driveway. Expanding a driveway may be done with certain limitations. Modifying a driveway using approved pavers is permitted providing it meets the following guidelines. Pavers are commercially manufactured for heavy traffic use and are of an “earth tone” color. All submittals must include the information specified in the Application Process, see page 2.

All driveways must be kept clean and clear of debris, oil, rust, and other stains.

## **FLOWER & PLANT POTS**

Pots less than 30 inches high in terra cotta, ceramic, or concrete, matching the paint color of the home, may be used without submitting for approval. Pots not conforming to the above description- including pots with decorative patterns of different color- must be reviewed and approved by the Architectural Committee. Only live plants may be used in pots.

## **ORNAMENTATION**

The utilization of non-living objects as ornaments in the landscape must be harmonious with the character of the neighborhood. Individual expression is permissible so long as it does not detract from this goal. Temporary, seasonal holiday decorations are permitted so long as they are not excessive or in poor taste. They must be removed from view after a reasonable period of time.

## **MISCELLANEOUS**

### **SATELLITE DISHES & ANTENNAS**

Refer to the Second Amendment to Declaration of CC&R's

In general satellite dishes should be placed out of sight from the street, neighboring properties, and common areas as possible without minimizing the integrity of signal for reception. Homes with view fence lots must locate the dish in the best possible location to minimize its visibility from properties and common areas.

### **ROOF & WALL MOUNTED EQUIPMENT**

No devices of any type, including antennas, evaporative coolers, or air conditioners shall be placed on any roof. Electrical boxes, panels, conduits, or irrigation controllers attached to the home are to be painted to match the adjacent surface.

### **SOLAR PANELS: WATER HEATING & ELECTRIC**

No solar energy collecting device may be placed, installed constructed, or maintained on any lot without an architectural submittal and approval. All appropriate documents and specifications must be included with the submittal. Solar panels are to be placed on the rear roof elevation of the home unless proper documentation from a licensed installer certifies inefficiency of device if located on rear roof.

### **SWIMMING POOLS**

Prior to construction of a swimming pool, a homeowner should contact the management company to coordinate the point of construction access to assure damage to common landscape areas and common perimeter walls is avoided. In most cases, residents will be advised to enter through the side yard wall, from the front of their home. Pools may not be backwashed into the drainage ditches, common landscape areas, drainage-ways, or streets. All backwash water is to be retained on the owner's lot. If necessary, a hole should be dug and filled with rocks to provide for the needed capacity. Swimming pool fence requirements are regulated by the City of Tempe. The Development Services Department should be contacted to determine the safety fence requirements for your pool.

### **BASKETBALL GOALS**

An Architectural Submittal Form is required if a homeowner wants to erect or install a permanent basketball goal. Permanent basketball goals will not be allowed in front yards. Use of permanent basketball goals will be allowed in backyards only.

Portable basketball goals will be allowed only when in use and must be stored out of sight of neighboring properties when not in use. Basketball goals may only be used from 9:00AM-9:00PM

## **CLOTHESLINES**

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within a fenced yard and not visible above the top of the block wall or otherwise concealed.

## **FLAG DISPLAY**

Flagpoles are discouraged from individual homeowner use. Homeowners are encouraged to use pole brackets mounted on the home garage front to display the flag. Please follow proper flag etiquette.

## **HOLIDAY LIGHTS**

Holiday lighting is allowed only from October 15 to January 31

# **COMMUNITY RULES**

## **GENERAL PROPERTY RESTRICTIONS**

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade, or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any rezoning, variances, or use permits.

## **TRASH/RECYCLING CONTAINERS AND COLLECTION**

No garbage or trash shall be kept on any lot except in covered containers as provided by the City of Tempe. These containers must be stored out of sight except for days of collection scheduled by the City of Tempe.

## **PETS**

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make unreasonable amount of noise or become a nuisance to neighbors. Also, no structure for housing such animals may be visible from neighboring property. Dogs must remain on leashes at all times while on Association property, unless approved in writing by the Association. All owners must clean up after their pets.

## **MACHINERY AND EQUIPMENT**

No heavy machinery or equipment of any kind shall be placed, operated, or maintained upon any lot or any street.

## **VEHICLES, CAMPERS, & BOATS**

No motor vehicle classed by manufacturer rating as exceeding  $\frac{3}{4}$  ton, mobile home, travel trailer, camper shell, boat, or other similar equipment or vehicle may be parked, maintained, or repaired on any lot or on any street so as to be visible from neighboring properties. Temporary parking of recreational vehicles, boats, and similar equipment will be permitted on Mondays and Fridays, if it is apparent the item(s) are being loaded or unloaded resulting from weekend use. All motorized vehicles, including ATV's, motorcycles, go carts, and similar vehicles are prohibited from entering onto any common areas. No commercial vehicles shall be parked on streets or lots in the community. Vendors may park for reasonable amount of time while rendering a service.

## **PARKING**

The intent of the Association is to restrict on-street parking to the extent possible. Vehicles of homeowners and their guests are to be parked in the garage or driveway. No inoperable vehicle nor those with expired tags will be parked in driveways or streets. No vehicle shall be parked on landscapes (grass or granite).

## **BUILDING REPAIR**

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction. Roof must be kept in good repair at all time.