

**MADRID HOMEOWNERS ASSOCIATION**  
**ARCHITECTURAL COMMITTEE GUIDELINES**

Revised and Adopted November 19, 2009

In accordance with the Declaration of Covenants, Conditions and Restrictions for Madrid (the "Declaration"), the Board of Directors has adopted the following Guidelines for Architectural Improvements (the "Guidelines"), which shall apply to all Lots within Madrid.

Each Lot owner should read, review and be acquainted with the Declaration recorded on the Lot with Maricopa County and with these Guidelines as the same may be amended from time to time by the Board of Directors. These documents are intended to enhance property values and the high standards of development that exist within Madrid.

The Guidelines are established to assist residents in preparing an application to the Architectural Committee for structural and landscape improvements. Following these Guidelines does not eliminate the need for submission of plans for approval by the Architectural Committee. Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval. Because each situation may have different conditions, e.g. different locations, physical conditions or any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All Architectural approvals will be conditioned upon compliance with applicable City codes. It should be noted that the Madrid Architectural and Landscape Guidelines can be more restrictive than the City of Mesa rules concerning the Desert Uplands area.

**APPLICATION PROCESS**

Application and plans (which will be kept on file with the Association) should be mailed to:  
Madrid Homeowner's Association  
c/o Tri-City Property Management Services, Inc. 760 S. Stapley Dr.  
Mesa, AZ 85204  
(480) 844-2224 (Phone) (480) 844-2061 (Fax)

The following information should be included:

1. Application Form: A completed application form (copies of which can be obtained from the management office). One such form is attached hereto.
2. Plot Plan: A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
3. Elevation Plans: Plans showing finished appearance of addition in relation to existing dwelling. An accompanying photograph of the proposed locations would be helpful.

4. Specifications: Detailed description of materials to be used and color samples must be submitted.
5. It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all local, state and federal government agencies. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.
6. The Committee has 45 days to review the plans and respond to the homeowner.

## GENERAL PRINCIPLES

The purpose of the Architectural Committee (aka Architecture and Landscape Committee or ALC) is to ensure consistent application of the Architectural Guidelines. The Committee monitors any portion of any lot or parcel, which is visible from other lots or parcels, the street, or Association common areas. This includes backyards which are visually open to other lots or common areas. The Architectural Guidelines promote those qualities that enhance the attractiveness and functional utility of the community. Those qualities include harmonious relationship among structures, vegetation, topography and overall design of the community.

### Design Compatibility

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

### 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 Committee assume no responsibility for the safety or livability 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.

### 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 building 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. Roofs must be kept

in good repair at all times.

### Flagpoles

Flagpoles are not allowed. Homeowners are advised to use brackets mounted on the house or garage to display flags. Flags may be displayed from up to 10 days prior to holidays, and 2 days after.

### Pool Fencing

The specifications for rear yard wrought iron pool fencing installation shall be of neutral earth tone color to match or blend with the existing home color or match the existing wrought iron fencing color.

### Satellite Dishes

While the Association does not prohibit the use of satellite dishes, the Association does regulate the size and location of the "dish" on the following basis:

1. Any "dish" larger than one meter (39 inches) that is visible from the street, neighboring property or the common areas is prohibited.
2. Dishes must be located in the most unobtrusive location possible while still receiving a quality signal.
3. All dishes that are visible from neighboring property, streets, or the common areas are to be painted to match the body color of the house.
4. All other antennae such as those used to receive signals from multi-channel multipoint distribution services and television broadcast stations will be reviewed on a case by case basis.
5. All dishes and antennae are to be submitted to the Committee with a diagram showing the location and size of the device.

### Signs

No signs shall be displayed on any lot except the following:

1. One temporary "For Sale" or "For Rent" sign with a maximum face area of five (5) square feet which have been approved in advance and in writing by the Committee.
2. Such signs as may be required by law.
3. Signs approved by the Committee.

### Solar Panels

No solar energy collecting unit or panels shall be placed, installed, constructed or maintained upon any lot without the prior written approval of the Committee.

All landscaping plans for front and back yards must be approved by the Architectural Committee. This includes the installation of all trees, shrubs, ground covers, automatic irrigation system and hardscape materials. Landscape plans must show, in addition to vegetation, all hardscape elements and lighting. Any change in landscaping from previously approved plans also must be approved by the committee.

The landscape plans must be submitted for review and approval by the Architectural Committee prior to implementation.

A minimum of two 24" box trees must be installed in the front yard landscape on each lot.

Thorny plants, cactus and ocotillo must maintain a minimum setback of seven feet (7') from sidewalks and/or vehicular roadways. Thorny plants, cactus and ocotillo shall have a minimum of three buffer shrubs in front of such plants. Examples of buffer shrubs include cassia varieties, texas sage, creosote, desert broom, sagebrush, etc.

All improvements, including driveways, shall be located within the building envelope, occupying not more than the percent of the lot area allowed under the Desert Uplands Development Standards (see your City approved plot plan for the allowable percentage, usually 45-48%). The building envelope is the area designated on your plot plan where the house stands plus the area indicated on the sides and rear of the house that can be landscaped.

There will be no common lot line walls within Madrid. The only walls allowed within the building envelope area are privacy walls, wrought iron or a combination thereof, to enclose the area inside of the designated "rear" yard of the building envelope. Privacy walls may be constructed to screen pool and spa areas, play areas, etc. Walls shall be designed per the Madrid Architectural Guidelines to match the character and appearance of the home and shall be confined to the residential private activity areas. The remainder of the lot is to remain open with no walls to preserve desert vistas and the natural environment.

Owners must preserve and maintain the natural desert plants outside of the building envelope (i.e., outside the 5' – 15' on the side of the house and cleared rear yard area indicated on the plot plan). This natural desert area is referred to as the "protected area."

Homeowners are not to add vegetation to the protected area except to replace existing plants that have died. Homeowners are not to remove, trim or otherwise tend cacti, succulents, creosote, jojoba, ocotillo, cholla, chuparosa or other natural plants in the protected area with the following exceptions:

The front yard can be landscaped but must have only desert plants (see the allowed plant list).

Homeowners can clear the area within 15 feet of the house structure itself (NOT from the edge of the building envelope area) for fire protection.

Homeowners can maintain the protected area by removing bursage and brittlebush when they are impinging on other desert plants described above or when they grow more densely than one plant in a six foot radius, measured from the center of the plant to the center of adjacent plants

(not six feet from edge to edge). This maintains brittlebush needed for the natural look and to provide cover for wildlife while keeping the natural diversity of plants in the desert area. Removing large dead and down debris is also acceptable if necessary to mitigate the risk of fire. Removal of non-native plants is also allowed. However, the protected area is to look like natural desert, not landscaped or tended (e.g., raked or graveled).

The intent of these maintenance guidelines is to allow the homeowner the ability to mitigate the potential risk of wildfire while maintaining the natural look and cover for wildlife. Please communicate with your landscaper, if you use one, these rules and guidelines for maintaining the protected area. If you have questions contact the Architectural Committee. Remember you are ultimately responsible for adherence to these rules and guidelines.

Plant support guidelines:

- Trellis or lattice must be painted to match the color of the home.
- If higher than 6' in height, it must be submitted for approval.
- Chicken wire is prohibited.

In the front yard and building envelope it is desirable to maintain the natural desert floor look, also known as desert pavement, which naturally consists of decomposed granite and dirt. Decomposed granite used in the front, rear and side yards must be a natural color that blends with existing dirt/granite (e.g., Madison Gold, not artificially colored), and must be submitted as part of the landscape plan for review and approval.

River run rock shall be three to six inches in diameter. Not more than 10% of the front yard landscape may be river run rock.

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. The Declarant provides plot plans with drainage patterns that must be maintained. It is important that the drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City of Mesa grading and drainage plan. Mounding and other proposed grade changes will be closely scrutinized by the Architectural Committee to assure that mounding will appear natural.

Any additional pavement areas in any form (e.g. concrete, brick, tile or any wood decks, etc.) must be approved by the Architectural Committee. Bollards and rope are prohibited in front yards. Headers may not exceed 12" width and shall be flush where they abut other paved areas.

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

It is strongly recommended that the owner retain professional services for landscape and/or pool planning and design. The Arizona Landscape Contractors Association can provide you with a list of qualified landscape professionals to assist you in individualizing your landscape design. In all cases, the installation must comply with the City of Mesa drainage and grading requirements

as well as the Desert Uplands Development Standards.

IT IS THE HOMEOWNERS RESPONSIBILITY TO ADVISE ANYONE INSTALLING ANY IMPROVEMENTS ON THEIR LOT THAT ANY VIOLATIONS OR DISRUPTION TO THE NATURAL AREA OPEN SPACE WILL RESULT IN COST OF REPAIRS AND REPLACEMENT, AND FINES PER THE CITY OF MESA ORDINANCE .

If you have any questions or require further clarification, please feel free to contact the Madrid Homeowner's Association management company.

### PLANT GUIDELINES

Madrid is located within the Desert Uplands area, which is an upper Sonoran Desert community with unique plants, washes and land forms which create its own identity and character. Front yard landscaping must be desert, featuring the Desert Uplands palette (see 1 and 2 below). To preserve and maintain its unique character, there are three major categories of plants:

1. **Native Sonoran Plants.** These are acceptable in any area of the lot.
2. **Acceptable Desert Uplands Plants.** These are drought tolerant plants that are not native to the Sonoran desert. These are not allowed in the protected area, but are allowed in the front yard and the building envelope area.
3. **Prohibited Plants.** The Desert Uplands Ordinance prohibits certain plants not conducive to the character and uniqueness of the area such as citrus and palms in most areas. In Madrid, these plants are not allowed in any area of the lot.

A detailed list of approved plants can be found on the in the City of Mesa Desert Uplands development standards (<http://www.mesaaz.gov/Planning/pdf/SubAreaPlans/DUEnvelopePacket06-26-06.pdf>) and on the Madrid website. Madrid has adopted this list, and any subsequent changes to this list, as the plant list for the community.

Mesa's, and Madrid's, list of approved plants can change over time. Once a landscape plan has been approved by the Architectural Committee, those plants are grandfathered in as approved even if the list changes. (If plants are planted without approval, they are not grandfathered.) Once the list changes, the new list will be used by the committee when reviewing subsequent plans.

### LIGHTING GUIDELINES

All additions, changes, or modifications to any residence in regards to exterior light fixtures

(whether electrically wired or solar), including but not limited to/ coach lights, floodlights, landscape and path lights, accent lights, or any other type of light fixture, must be approved by the Architectural and Landscape Committee before installation.

General Design Guidelines: The design, style and color of all lighting fixtures is to compliment and harmonize with the design, style and color of the dwelling's architecture. No shiny metal surfaces may be used on any lighting fixture that is installed on the exterior of the dwelling, whether on the home or within the landscape.

1. Lighting shall be shielded such that the light shines primarily on the lot; lights which create glare visible from other lots, common areas, or the street are prohibited.
2. Colored lights, bulbs, lenses or reflectors are not permitted to be used in any exterior lighting except yellow "bug light" bulbs or as Christmas lighting.
3. Light fixtures shall not shine brightly off the lot (i.e., not exceed an illumination of more than one-foot candlepower as measured from the lot line).
4. Low-pressure sodium bulbs are not permitted.
5. Rope lighting is only permitted to be installed as exterior lighting under the eaves of the rear of the house. The rope light fixture itself shall not be visible from any property line.
6. No exposed conduit may be used on the exterior of the home in the installation of any lighting fixture.

Note regarding Light Shields: The ALC researched and tested a number of light shields. The Parshield ([www.parshield.com](http://www.parshield.com)) did not detract from the lighting on an individual lot but greatly cut down light shining into adjacent lots. The shields simply clip on to floodlights. Homes are required to have Parshields or equivalent light shields (see #1 above).

Christmas/ Holiday lights: Christmas and holiday lights and decorations may be installed on and around the exterior of the dwelling and may be displayed beginning from the day after Thanksgiving. All holiday decorations, lighting, etc., must be removed from the exterior of the home no later than January 10.

Needed for Approval: All exterior lighting must be approved by the Architectural Committee. A plan with a complete description of the light fixture(s) that are to be replaced, installed, or changed; the location on the home or lot where the fixtures are to be installed; the finish and/or color of the light fixture; and the size and maximum wattage of the lights within the fixtures must be submitted. No ALC approval is required for the installation and display of Christmas or Holiday lighting and decorations.

## PLAY STRUCTURES

All play structures, including but not limited to, play houses, playground equipment, trampolines, slides, swings, etc., must be approved by the Architectural Committee prior to installation. All City of Mesa permits that are required for Play Structures must be obtained by the homeowner.

### **General Design Guidelines:**

*Height:* No part of any play structure may exceed 8' 0" in height. No fiberglass, plastic, or metal parts are to exceed the height of the fence surrounding the back yard.

*Location:* Play structures must be located within a fenced, rear yard. There must be a minimum 10' setback of the play structure from any fence.

*Size:* The total square footage of the play structure shall not exceed 200 square feet. The size and placement of a play structure will be evaluated on a case by case basis, especially when the size and configuration of a homeowner's lot will not allow the installation of a play structure to conform to the written standards.

*Materials:* Play structures are to be constructed of similar materials as the house and shall be the same color scheme. Wood or commercial grade powder coated or epoxy coated steel may be used with approval from the Architectural Committee and shall be painted to match or blend with the main body color of the house. Materials used for roofing on a pitched roof on any part of the play structure are to be tiled with the same material as the house roof. No exposed metal, plastic, galvanized sheet metal, or reflective surfaces may be used. No metal products are to be used as roofing on any part of the play structure. Fabric shade cloth may be used if first approved by the ALC and must match the color scheme of the house. All surfaces of the Play Structure are to match and/or blend with the color of the body of the house. No exposed natural wood may be used. Rock climbing walls are prohibited.

*Slides:* The top of any slide at its highest point, is not to exceed the height of the fence surrounding the back yard. All slides are to be earth tone in color and are to be oriented to face the house.

*Lighting:* No landscape lighting of any kind may be directed on or toward any play structure. The play structures themselves are to have no lighting of any kind attached to them.

*Use:* The use of play structures may not create a nuisance.

*Maintenance:* The homeowner must maintain all play structures on their property in good and safe condition.

*Needed for approval:* A complete set of plans or blueprints, including a site plan and elevation view, depicting the proposed location of the play structure on property, all dimensions of play structure, including length, depth, and height, color of play structure, and a complete description of materials to be used in construction.

### **SHADE STRUCTURE GUIDELINES**

All shade structures, including but not limited to, patio covers, pergolas, latticework, and gazebos must be approved by the Architectural and Landscape Committee prior to installation.

This standard applies to integral, attached, and stand-alone shade structures, as defined below. All permits that are required by the City of Mesa for Shade Structures must be obtained by the homeowner.

**Shade Structure Definition:**

Integral Shade Structure - any structure, attached to the home which extends the original patio roof but does not extend beyond the furthest corner of the house adjacent to the patio area.

Attached Shade Structure - any structure that is attached to or immediately adjacent to the house (less than five (5) feet of separation).

Detached Shade Structure - any shade structure which is to be built more than five (5) feet away from the house.

**General Design Guidelines:**

*Location:* Shade Structures must be located in the rear yard, and must be within the cleared rear yard pad area, typically enclosed by the rear yard perimeter wall and/or fence. There must be a minimum 10' setback of the Shade Structure from the fence or protected area border. All shade structures will be evaluated on how the structure may obscure views from neighboring properties and how it will impact the open spaces of the community. Placement of a shade structure will also be evaluated based on lot size and configuration.

*Height:* Integral Shade Structures may not exceed the eave height of the original roof at the patio area. Detached Shade Structures may not exceed the lesser of either ten (10) feet in height above grade, or four (4) feet above the top of the backyard wall/fence. Attached Shade Structures will be evaluated on a case-by-case basis relative to where they are attached to the house, but will generally be subject to the height guidelines above. For shade structures with a gabled roof, these height restrictions shall apply to the highest point of the structure.

*Design:* The design of any shade structure shall be of similar architectural style as the home. Support columns shall be of a size and mass similar to those on the home. Exposed wooden or metal posts shall NOT be used for support columns.

*Size:* With the exception of integral Shade Structures, the total area of the shade structure shall not exceed 250 square feet.

*Materials:* The support columns that may be used for shade structures shall be stuccoed and painted to match the color of the house. Cultured stone accents may be used on columns and must match the existing stone that is on the house. The shade portion of the detached shade structure shall have a stuccoed parapet or fascia board, painted the color of the house, and shall be constructed to match the style of the house. Lattice members may be wood or metal, and must be painted the same color as the home.

Shade structures with gable or pitched roofs must be covered with the same (material, style and color) tile roofing material as the home. No asphalt shingles, wooden shingles, rolled roofing, metal roofing, etc., shall be used on any shade structure in Madrid.

*Needed for Approval:* A complete set of plans or blueprints; including a site plan and elevation view; depicting the proposed location of the Shade Structure on the property; all dimensions of the Shade Structure, including length, depth, and height; a complete description of materials to be used in the construction of the Shade Structure; and samples and/or descriptions of the colors to be used

## WINDOW COVERING GUIDELINES

Permanent draperies or suitable window treatments shall be installed on all street facing windows within forty-five (45) days of occupancy. Exceptions are glass inserts in front doors, side lights, windows in garage doors, and any accent windows of six square feet or less that begin five feet above the ground or more. Windows in courtyards are not considered street facing. Sun screens are not considered window coverings. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material shall be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to shelf or decorate openings must be compatible with respect to materials and color with the style and color of the home.

## ACCESSORY STRUCTURE GUIDELINES

Accessory Structures are any incidental structures constructed or placed on a residential lot. Examples include, but are not limited to, sheds, storage buildings, and similar accessory uses. For Play Structures, refer to ALC Guidelines for Play Structures.

*Architectural Committee Approval Process:*

Accessory Structures must be approved by the Architectural Committee prior to construction or placement on the lot. All Accessory Structures, which require permits from the City of Mesa, must be obtained by the homeowner.

*Documents Needed for Approval:* Provide a complete set of plans and specifications or blueprints, including a site plan and elevation view, depicting the proposed location of the Accessory Structure on the property. All dimensions of the Accessory Structure, including length, depth, and height must be indicated, along with a complete description of materials to be used in construction. Provide samples and/or a description of the colors and Architectural materials that will be used on the Accessory Structure.

*Design: Materials:* Accessory Structures shall be constructed of Masonry, wood frame, or metal construction and shall be stuccoed and painted the same colors as the home. Cultured stone accents may be used. The Architectural style shall be similar to the original Architectural style of the home. Exposed wooden or metal painted posts shall not be used. Accessory Structures may not be constructed of plastic. *Roofing Materials:* Accessory Structures that require roofing material must be consistent with the pitch or gable of the existing home.

*Height:* Accessory Structures may not exceed 8 feet in height, or be more than 2 feet higher than the perimeter fence enclosing the back yard. In addition, should an Accessory Structure adversely affect or impact neighbor's views, the ALC Committee will consider the impact when determining acceptability of the Accessory Structure.

*Location:* Accessory Structures must be located within the area enclosed by the rear yard perimeter fence. Accessory Structures may not be attached to the main dwelling or the fence. All Zoning Ordinance and Building Code setbacks must be maintained.

*Size:* Accessory Structures must be sized appropriately in relation to the lot and may not cover more than 150 square feet.

## APPROVED PAINT COLORS

All exterior painting and repainting must be approved by the Architecture and Landscaping Committee. The approved list of colors can be found below and can be viewed at [www.dunnedwards.com](http://www.dunnedwards.com). Only approved colors are permitted.

### Elevation A

A1:

Body – Trail Dust DE6123

Pop-out – Cobblestone Path DE6068

Accent – Boat Anchor DE6377

A2:

Body – Baked Potato DEC717

Pop-out – Wood Lake DE6075

Accent – Bannister Brown DE6069

A3:

Body – Coral Clay DEC719

Pop-out – Baked Potato DEC717

Accent – Cave of the Winds DE6040

A4:

Body – Coral Clay DEC719

Pop-out – Wooden Peg DE6215

Accent – Red Hook DE6091

Elevation B

B1:

Body – Bison Beige DEC750

Pop-out – Crushed Stone DE6067

Accent – River Rocks DE6061

B2:

Body – Ash Hallow DE6046

Pop-out – Hazelnut DE6032

Accent – Cave of the Winds DE6040

B3:

Body – Shaggy Barked DEC771

Pop-out – Stone Craft DE6292

Accent – Boat Anchor DE6377

B4:

Body – Coral Clay DEC719

Pop-out – Mesa Tan DEC718

Accent – Neutral Valley DE6119

B5:

Body – Bison Beige DEC750,

Pop-out – Trail Dust DE6123

Accent – Chocolate Pudding DE6390

Elevation C

C1 & C3:

Body – Bison Beige DEC750,

Pop-out – Crushed Stone DE6067

Accent – Crushed Stone DE6067

C2 & C4:

Body – Trail Dust DE6123

Pop-out – Bison Beige DEC750

Accent – Bison Beige DEC750

C5 & C7:

Body – Shaggy Barked DEC771

Pop-out – Stone Craft DE6292

Accent – Stone Craft DE6292

C6 & C8:

Body – Coral Clay DEC719

Pop-out – Baked Potato DEC717  
Accent – Baked Potato DEC717