



®

Dear Westbrook Village Homeowner:

The Board of Directors and the Architectural Control Committee are pleased to provide you with the enclosed Architectural and Environmental Standards and Application Procedures. This information answers many of the questions that you may have regarding the Association’s policies on external changes to your home, landscape and hardscape.

As with the Covenants, Conditions & Restrictions, these Architectural and Environmental Standards are designed to assist in the preservation of value of your home and the community.

Further assistance in completing your application for external changes to your home or lot may be obtained by visiting the Administration Office at 19281 N. Westbrook Parkway, or calling 623-561-0099.

Sincerely,

The Board of Directors
Westbrook Village Association

Board of Director’s Approval Date: July 1, 2009

- Amended 2-10-10
- Amended 4-7-10
- Amended 5-4-10
- Amended 9-1-10
- Amended 11-3-10
- Amended 12-1-10
- Amended 2-1-12
- Amended 2-6-13
- Amended 7-2-14
- Amended 12-7-16
- Amended 2-1-17
- Amended 7-5-17
- Amended 11-29-18

Standards that have been amended since last publish date are included at the end of this document.

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Introduction

This book is designed to acquaint the reader with Westbrook Village Association and how it works. It is a summary of three legal documents plus Policies and Procedures:

Articles of Incorporation of Westbrook Village Association

Bylaws of Westbrook Village Association

Declaration of Covenants, Conditions and Restrictions for Westbrook Village

Every Westbrook Village Homeowner should have received a copy of these documents at the close of escrow when the legal title to the home was acquired. If, for any reason, you do not have these documents in your possession, they may be obtained from the Administration Office for Westbrook Village Association, located at 19281 N. Westbrook Parkway or on the Association's website at www.WestbrookVillage.org.

Westbrook Village - A Master Planned Community

Westbrook Village is a master planned community. Master planned communities have been developed for the purpose of providing their residents with a lifestyle over and above the lifestyle that is commonly associated with residential living.

Westbrook Village provides this lifestyle by offering amenities associated with adult living, such as recreation centers, sports courts and common areas designed for the enjoyment and use of our Homeowners. To ensure that this lifestyle is maintained, a nonprofit corporation was created to manage and administer the properties and facilities that form Westbrook Village.

In addition, Westbrook Village Association works with the WV Golf Club and clubhouses to insure a consistent appearance that conforms to the standards of Westbrook Village.

Westbrook Village Association

The Westbrook Village Association is an Arizona nonprofit corporation. It is the owner of the recreation centers, administration building, sports courts and common areas of Westbrook Village. In addition, the Association administers the provisions of the Declaration of Covenants, Conditions and Restrictions for Westbrook Village.

Every homeowner in Westbrook Village becomes a Member of the Westbrook Village Association upon his or her acceptance of the title to their residential real estate in Westbrook Village and payment of the mandatory Westbrook Village Association capital preservation fee and annual dues.

As a Member of Westbrook Village Association, a Homeowner is entitled to:

- Attend and vote on issues coming before the Annual Meeting of the Association.
- Vote for Directors of the Association.
- Attend meetings of the Board of Directors of the Association.
- Participate in the government of the Association through committee participation or their candidacy for Office of Director.
- Receive financial statements of the Association.

Responsibilities of the Westbrook Village Association

The Westbrook Village Association is responsible for maintaining all of the common areas of the Association, including landscaped medians, some areas along the roadways, areas around the recreation centers, entranceways, recreation centers and sports courts.

Board of Directors

The business of the Association is managed by a seven (7) person Board of Directors, all of who are Homeowners in good standing in the community. The Members of the Westbrook Village Association elect each Director for a

term of two (2) years. Terms of Directors are staggered so that three (3) Directors are elected at one Annual Meeting of Members and four (4) Directors are elected in the year following.

The Board of Directors manages the business of the Westbrook Village Association. Some of their duties include:

- Preparing an annual budget and establishing the annual rate of assessments.
- Employing personnel for the operation of Westbrook Village.
- Collecting assessments levied to support the activities of Westbrook Village.
- Establishing rules and regulations governing the use of Westbrook Village properties in accordance with the Declaration of Covenants, Conditions and Restrictions for Westbrook Village.
- Enforcing the provisions of all legal documents governing Westbrook Village and its rules and regulations.

Financial Support of Westbrook Village Association - Assessments

In order to provide its Homeowners with the services required of our master planned community, the Board of Directors is empowered to levy an annual assessment. In the fall of each year, the Board of Directors prepares an annual budget for the forthcoming year and determines the assessment to be levied against each residential unit. All residential units are assessed the same amount.

Management of the Westbrook Village Association

To assist in the daily business operation of Westbrook Village Association, the Board of Directors has appointed a General Manager and appropriate support staff to accomplish this responsibility. Some of the responsibilities of the General Manager are:

- Billing and collection of assessments levied by the Board of Directors.
- Maintaining the financial and member records of the Association.
- Supervising the maintenance, repair and improvement of the buildings and grounds of the Association.
- Providing staff support for the Architectural Control Committee.
- Responding to the inquiries of Homeowners on matters involving Westbrook Village Association.
- Implements and manages procedures and policies of the Association CC&R's including compliance and enforcement of same Association's CC&R's and Architectural and Environmental Standards.

The General Manager and Staff are **not** responsible for:

- Repairs or maintenance to residential units.
- Westbrook Village Golf Club land or facilities.

The Administration Office of Westbrook Village Association is located at 19281 N. Westbrook Parkway and is open from 8:00 a.m. to 4:30 p.m., Monday through Thursday, normal holidays excepted.

Community Amenities

Members in good standing of the Westbrook Village Association are entitled to use the recreation centers, sports courts adjacent to the recreation centers. To ensure that facilities are used exclusively by Members, the Association issues identification cards to its Members that may be obtained from the Lakes Recreation Center. Guests of Members are permitted to use the facilities on a limited basis and the procedures for obtaining guest cards are available at the Recreation Centers. The recreation centers are available for use by Members seven days a week, except certain holidays. Daily hours for specific activities are conveniently posted at each center.

The Westbrook Village "Look"

The Declaration of Covenants, Conditions and Restrictions

To ensure the lifestyle of Westbrook Village and to maintain its "look" and property values, the developer created the Declaration of Covenants, Conditions, and Restrictions for Westbrook Village (the CC&R's). The Westbrook

Village CC&R's protect the lifestyle and property values of Westbrook Village to a greater extent than typical zoning ordinances.

The CC&R's govern:

- Structural additions, alterations and modifications of the exterior of all residential units.
- The landscape of residential units.
- The hardscape of residential units.
- Exterior painting and walls of residential units.
- Use restrictions applicable to residential units.

Architectural Control Committee

The CC&R's provide for the committee to advise and assist Homeowners and to ensure compliance with the CC&R's. This committee, called the Architectural Control Committee (ACC), consists of Homeowners living in Westbrook Village, appointed by the Board of Directors. Some of the ACC's responsibilities include:

- Issuing Architectural and Environmental Standards and Application Procedures to assist the Homeowners of residential units in complying with the CC&R's.
- Approving the plans of Homeowners prior to their making additions, alterations, painting or modifications to the exterior of their residential unit.
- Approving landscape and hardscape plans of Homeowners prior to the installation of landscaping and hardscape.

Correspondence may be received at the WVA Administration Office, 19281 N. Westbrook Parkway, Peoria, AZ 85382.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the Architectural Standard set forth by Westbrook Village, the government standard shall prevail.

To the extent that any local government standard is less restrictive, the Westbrook Village Architectural Standard shall prevail.

Applications and plans submitted to the ACC are not reviewed or approved for all forms of engineering, technical or architectural competence. Through its approval of such applications, the ACC does not assume liability or responsibility for any defect in any structure, modification, addition or alteration constructed from such plans, drawings or specifications. Neither the ACC nor the Board of Directors shall be held liable with respect to any apparent or latent defects and errors in the plans or specifications, or construction of proposed structures, modifications, additions, and alterations.

ACC Violation Procedures

Violations of the CC&R's by Homeowners of Westbrook Village are rare, and most of the violations occur because of a Homeowner failing to check with the ACC prior to undertaking a project. Violations of this nature are usually resolved through informal discussions between the Administration, ACC and the Homeowner.

In the event a violation cannot be resolved through the discussion process, the ACC will conduct a hearing offering the Homeowner the opportunity to present their side of the dispute. The ACC will make a finding of fact after the hearing, and recommend to the Board of Directors the remedial action they deem appropriate under the circumstances. The Board of Directors will review the recommendations of the ACC after giving the Homeowner the opportunity to present their side of the dispute and render a decision.

The Board of Directors has the legal authority to levy fees against the Homeowner or to commence legal action against the Homeowner in the event of serious violations of the CC&R's.

Homeowner Obligations

The end product of Westbrook Village Master Plan largely depends on the attitude and cooperation of its Homeowners. It's your community - you chose to live here - we are certain you want to be proud of it and believe you want to keep it a nice place to live. As a Homeowner, you are required to adhere to the Covenants, Conditions and Restrictions, and Architectural and Environmental Standards of Westbrook Village.

Unless otherwise stated in these Standards, any exterior change will require an application to be submitted. If your proposed exterior change is not included in these Standards the Architectural Control Committee will review your application.

Prior to making any exterior change, you must submit an Architectural Change Form to the WVA Administration Office. **No work shall commence until the application has been submitted and reviewed, and you have received your written approval.** If your homeowner's property is found in a state of non-compliance, it is the homeowner's responsibility to return the property to a state of compliance.

AMENDED

Applications and plans submitted to the ACC are not reviewed or approved for all forms of engineering, technical or architectural competence. Through its approval of such applications, the ACC does not assume liability or responsibility for any defect in any structure, modification, addition or alteration constructed from such plans, drawings or specifications. Neither the ACC nor the Board of Directors shall be held liable with respect to any apparent or latent defects and errors in the plans or specifications, or construction of proposed structures, modifications, additions, and alterations.

Resale of Units

Westbrook Village is required by law to provide the following information to the buyer within ten days when given a written notice of a pending sale:

- A copy of the Bylaws and the rules of the Association.
- A copy of the Declaration.
- A dated statement containing:
 - a) The telephone number & address of a principal contact for the Association.
 - b) The amount of the common regular assessment and the unpaid common regular assessment, special assessment or other assessment, fee or charge currently due and payable from the selling member.
 - c) A statement as to whether a portion of the unit is covered by insurance maintained by the Association.
 - d) A statement as to whether the records of the Association reflect any alterations or improvements to the unit that violate the Declaration.
 - e) A statement of pending litigation with respect to the unit filed by the Association against the member or filed by the member against the Association.
 - f) A statement for the purchaser to sign acknowledging that they have read and understand the Associations contract with them.
- The total amount of money held by the Association as Reserves.
- A copy of the most recent reserve study of the Association, if any.
- A copy of the current operating budget of the Association.
- A copy of the most recent annual financial report of the Association. If the report is more than ten (10) pages, the Association may provide a summary of the report in lieu of the entire report.
- The Association may charge the member a reasonable fee to compensate the Association for the costs incurred in the preparation of a statement furnished by the Association pursuant to this State Law.

Residential Rentals

Westbrook Village residents take great pride in the appearance of their homes. They enjoy an active lifestyle in quiet and friendly neighborhoods.

While the rental of residential property is not encouraged, it is recognized that at times it may occur. When it does, the following Architectural and Environmental Standards and Application Procedures apply:

- Rentals shall be for a minimum of thirty (30) days.
- Eighty (80) % of all residential Units shall be occupied by one (1) person fifty-five (55) years of age or older at all times. Of the remaining residential units at least one (1) permanent occupant must be forty (40) years of age or older. No person who is less than eighteen (18) shall occupy a residential unit for more than ninety (90) days within a twelve (12) month period.
- Rental property and its occupants are subject to all the CC&R's that apply to permanent residents.
- Rental property owners must abide by the Maricopa County ordinances governing rental property in the City.

The permanent residents have a right to expect that the use of residential property for rental purposes shall in no way have a negative impact upon the property values and lifestyle of the village and its residents.

Architectural Requirements

In accordance with the Declaration of Covenants, Conditions and Restrictions for Westbrook Village Association, the Board of Directors has adopted the following Architectural and Environmental Standards and Application Procedures for architectural improvements that shall apply to all lots and homes within Westbrook Village Association.

Each Homeowner should read, review and become acquainted with the Westbrook Village Declaration and Tract Declaration (CC&R's) recorded on the lot in the public records of Maricopa County. Each Homeowner should also be familiar with the Westbrook Village Architectural and Environmental Standards and Application Procedures, as may be amended from time to time by the Architectural Control Committee, for Westbrook Village and approved by the Board of Directors. These documents are intended to help preserve property values and the high quality of life that exists within Westbrook Village. The Westbrook Village Architectural and Environmental Standards and Application Procedures are established to assist Homeowners in preparing for review and approval applications to the Architectural Control Committee for any fencing, landscaping, exterior appearance and structural modifications.

The Declaration of Covenants, Conditions and Restrictions for Westbrook Village Association does not limit the right of an owner to remodel the interior of a residential unit except to the extent such remodeling or painting is visible from outside or affects the exterior appearance of the unit.

Application Procedures - Submittals

Application and plans, which will be kept on file with the Association, shall be given to:

**Westbrook Village Association
Administration Office c/o Architectural Control Committee
19281 N. Westbrook Parkway
Peoria, AZ 85382**

The following information is required:

- Application Form – Forms may be obtained from the Administration Office, either Recreation Center or from the Westbrook Village web site at **www.WestbrookVillage.org**.
- Site Plan (pending project) – A detailed plan showing dimensions and relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
- Elevation Plans (pending project) – A sketch or plan showing finished appearance of addition in relation to existing dwelling. An accompanying photograph of the proposed location is also very helpful.
- Specifications – Detailed description of materials to be used, as well as color samples, brochures, etc. must be submitted.

- Photos (pending project) - Photos may be required to help explain the project. All exterior painting requires a photo of the front of the house submitted with the application. Trim and/or accents must be highlighted on the photo if they are to be painted an approved trim color.

All buildings, structures or additions within Westbrook Village, as well as the use and appearance of all land, must comply with all applicable City of Peoria zoning and code requirements.

If you live in a Sub-Association, please be aware that it may be more restrictive in its Architectural and Environmental Standards and Application Procedures. You must first submit your application for exterior architectural changes to your Sub-Association before presenting it to the Westbrook Village Architectural Control Committee to review.

Application Procedures - Approvals

Applications and plans submitted to the ACC are not reviewed or approved for all forms of engineering, technical or architectural competence. Through its approval of such applications, the ACC does not assume liability or responsibility for any defect in any structure, modification, addition or alteration constructed from such plans, drawings or specifications. Neither the ACC nor the Board of Directors shall be held liable with respect to any apparent or latent defects and errors in the plans or specifications, or construction of proposed structures, modifications, additions, and alterations.

- The Architectural Control Committee has forty-five (45) days to respond to your completed application.
- This time period does not begin until all requested or required information is received by the Architectural Control Committee.
- Approval Expiration – Construction must be started within ninety (90) days of the approval date or the plans must be resubmitted.
- Construction Period – The Association requires completion within six (6) months of the approval date.

Application Procedures - Appeal Process

Any appeal of the Committee's decision must be submitted in writing within thirty (30) days of the date of the mailing of the Committee's decision to:

**Westbrook Village Association
Administration Office c/o Architectural Control Committee
19281 N. Westbrook Parkway
Peoria, AZ 85382**

Items under appeal will be evaluated by the Architectural Control Committee and will be responded to in writing within thirty (30) days.

If homeowners are still not satisfied with the decision of the Architectural Control Committee, they can appeal to the Westbrook Village Association Board of Directors. This appeal must be in writing, addressed to the President of the Board of Directors and submitted to the administration office within thirty (30) days of the ACC decision. The Board of Directors will then respond within sixty (60) days.

**Any exterior changes not included in the following Architectural and Environmental Standards
will be reviewed by the Architectural Control Committee.**

Air Conditioner / Heat Pump Replacement

- The unit must be earth tone, black or standard manufacturer's colors and shall not contain designs or logos other than the manufacturer's identification. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Any conduit/cables/wires used in the installation are to be painted the same color of the area to which they are attached, making them as invisible as possible.
- Any required permits must be obtained from the City of Peoria before work can begin.

In an emergency, an application must be submitted within ten (10) days of installation, provided all of the above criteria are met.

Aluminum Soffits & Fascia

- The installation must match the existing style and design of the house.
- The aluminum fascia material must blend with the color of the trim.
- The aluminum soffit material must blend with the color of the body of the house.
- The aluminum fascia and soffits must be maintained in good condition.

Animals and Pets

Animals, livestock or poultry of any kind may not be raised, bred or kept, other than household pets that may be kept in residential units, subject to any rules and regulations adopted by the Board of Directors. These household pets may not be kept, bred or maintained for any commercial purposes. In the common areas, pets are allowed only on a leash. In addition, it is the pet owner's responsibility to immediately clean up after their pet, per the Maricopa County health codes.

Dog Runs

- A photo of the area and plan / sketch must be submitted with the application.
- Maximum size is 200 square feet.
- Height is not to exceed 6 feet.
- Materials must be comparable to side and rear yard-fencing standards.
- Usage of chain-link fencing is prohibited unless it is within a block wall enclosed back yard and may not be visible from neighboring properties.
- Dog runs must not encroach into the side yard 5-foot easement.
- Dog runs must be attached to the house.
- Landscape buffers may be required at the discretion of the Architectural Control Committee.

Antennas / Satellite Dishes

Three types of antennas are protected under the FCC Rule. They are Direct Broadcast Satellite ("DBS"), Multi-point Distribution Service ("MDS") antennas and antennas designed to receive television broadcast signals. All other antennas except the three listed are subject to the regulations listed in the Declaration.

- Dish antennas must be one meter in diameter or less.
- No antenna shall encroach upon any common area or the property of another owner.
- An antenna must be placed inside the dwelling if an acceptable signal quality may be received from any place within the dwelling.
- The antenna must be shielded from view from the street and neighboring properties to the maximum extent possible as long as an acceptable signal quality may be received. If necessary to shield the antenna

from view, the Association may require that the antenna be shielded by reasonably priced landscaping that complies with the Association's landscape requirements.

- Antennas, masts and any visible wiring must be painted the color of the structure to which they are installed, provided the painting does not interfere with acceptable quality signal and does not void the manufacturer's warranty.
- The antenna must comply with all applicable city, county and state laws, regulations and codes. The Association must be provided with a copy of any applicable governmental permits.
- Installation must be pursuant to the manufacturer's instructions.
- In order to protect against personal injury and property damage, an antenna shall not be placed in a location where it may come into contact with a power line.
- All antennas must be properly grounded and secured.
- Antennas shall not block or obstruct any driver's view of an intersection or street.
- If the antenna is attached to a mast, the following regulations apply:
 1. Mast height shall be no higher than absolutely necessary to receive acceptable signal quality.
 2. The Association must approve masts that extend more than 12 ft. above the roofline before installation and the application must include a detailed description of the method by which the mast is secured and an explanation regarding the necessity of such a mast.
 3. Mast must be installed and painted to match their surroundings.
 4. Masts must not encroach upon the common area or another owner's property.
 5. To protect against personal injury, masts installed upon a roof shall not be installed nearer to the lot line than the total height of the mast and antenna.
 6. To protect against personal injury and property damage, a mast shall not be installed so that it would touch a power line if it fell.
- Provided all of the above criteria are met, no application is required.

Automotive Repair / Maintenance

No automotive repairs or maintenance shall be conducted within or upon any residential lot or roadway except within a fully enclosed garage.

Awnings – Rear Retractable Patio Awning (see Patios)

Banners, Deco Flags & Windsocks (see Flags)

Bar - Stationary

Stationary Bar - Visible to Neighboring Properties

Visible to neighboring properties are backyards that are open to view from the street, neighboring properties or from the golf course.

- The bar must be stuccoed and painted on exterior sides the color of the body of the house, or covered with LedgeStone. LedgeStone is stone with two flat sides for easy stacking. It is approximately 1" to 8" high and from approximately 5" to 20" in length. The LedgeStone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- The bar must be maintained in good condition.

BBQ

Stationary BBQ - Visible to Neighboring Properties

Visible to neighboring properties are backyards that are open to view from the street, neighboring properties or from the golf course.

- BBQ's must be solid masonry construction, stuccoed and painted the color of the body of the house, or covered with LedgeStone. LedgeStone is stone with two flat sides for easy stacking. It is approximately

1” to 8” high and from approximately 5” to 20” in length. The Ledge stone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.

- Location approved on an individual basis.
- Shall not exceed 4 ft. in height.

Basketball Structures

No basketball backboard or similar structure or device (whether mounted on a pole, wall or roof, permanently or temporarily) shall be placed or constructed upon the property.

Bird Deterrent - Wires & Spikes

- The wires installed by the vendor must be installed along the roof ridgelines where possible.
- The wire tents, wire between tents and any other wire mesh used must be as inconspicuous as possible.
- The spikes shall be installed in roosting areas only. Roosting areas are defined as areas where the birds will construct nests or actually bed down and spend the night. Roosting areas are not areas where birds will periodically land and perch temporarily.
- The spikes shall blend with the color and design of the house, making the installation as invisible as possible.
- The bird deterrent system must be kept in good condition.

Cable / TV / Telephone Wires

- Conduit/cable/wires for the outlet can be run on the outside of the building, along the foundation under the stucco lip of the home.
- Conduit/cable/wires must not span open spaces or go across blank walls.
- If the home is surrounded by at least a 66 in. wall and the installation will not be visible from the street, neighboring homes, green belts or golf course, the cable can be attached to the exterior of the home and if necessary under the eaves of the roof line.
- If the cable is placed under the eaves, it shall not be visible.
- Conduit/cables/wires must be painted the same color of the area to which they are attached, making the conduit/cables/wires as invisible as possible.

Ceiling Fans - Patio (see Patios)

Clothes-Drying Facilities

As stated in the CC&R's, Article X - Section 18, outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any part of the Properties unless they are erected, placed or maintained exclusively within a fenced yard or otherwise concealed and shall not be visible from neighboring property.

Concrete Patios / Walkways (amended 9-6-17)

- All patios, entryways and walkways must be constructed of concrete or concrete pavers in earth tone colors only. Concrete may be covered with materials such as tile, epoxy coatings, pavers or flagstone in earth tone colors only. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Indoor/Outdoor carpeting is only allowed on rear exterior patios with approved color.
- A sample of the material, color and design to be installed must be submitted with the Architectural Change Application.
- Access walkways to gates must not exceed the width of the gate. (Maximum allowed gate width is 5 ft.)

- Other walkway widths must not exceed the width of the City of Peoria sidewalk that runs in front of the property.
- All work must be done on the lot and must not encroach onto neighboring property.
- The addition of a walkway cannot affect the City of Peoria’s approved drainage for the lot.
- Frontage sidewalks abutting the Homeowner’s property shall not be altered in any way. This sidewalk is the responsibility of the Homeowner for liability concerns and proper repair and maintenance per Peoria City Ordinance 97-38 dated 7/15/97 as revised.
- No more than 30% of the front yard shall be concrete.

Construction Materials (amended 2-1-12)

- The Compliance Department (623-561-0099) must be notified of the planned delivery date of the construction materials.
- Construction materials for exterior projects may be stored unused on site during an inactive phase of the remodel or building for a period of no longer than 21 days.
- Construction materials for interior projects and remodeling are to be stored inside the property or inside the garage, with the garage door remaining shut as much as reasonably possible.
- Upon the completion of any given work day, any loose exterior construction materials should be gathered back into the original delivery packaging, leaving the property appearance as cleaned up. Interior construction materials should be returned to the garage or inside the home.
- The construction materials may not block the sidewalk or cause a traffic hazard.

Courtyard Entry - Covers

- The design and style of the front courtyard cover must be consistent with the design and style of the house and must be attached to the house.
- All materials used must match existing materials.
- Alumawood courtyard covers are acceptable. The Alumawood baked-on color finish must blend with the color of the body of the house.
- Courtyard covers made from materials other than Alumawood must be painted the color of the body of the house.
- Courtyard cover must be maintained in good condition.

Doors

French Doors and Front Doors (amended 2-5-14)

French doors must be painted to blend with the color of the body of the house. **AMENDED** natural wood stain color; or painted the approved color of the body of the house, and color of approved door color. The finish on the door must be kept in good condition.

Approved door colors available at the Admin Office.

- The addition of non-colored framed decorative glass insert is allowed.
- The style of the door must compliment the architecture of the home.
- Front doors with glass inserts, fan window inserts or sidelights must have a brochure, or a picture of the door submitted with the application.
- Any required permits must be obtained from the City of Peoria prior to installation.

Garage Doors - Overhead

AMENDED closed except for usage and ventilation purposes. You may allow ventilation purposes.

- Overhead garage doors must be of similar type and style as the other garage doors in your Sub-Division.
- Overhead garage doors and the wood trim around the door must be painted the same color as the body of the house.
- If there is no Pop-Out around the overhead garage door, the wood trim surrounding the overhead garage door may be painted the approved body color or trim color.

Garage Doors - Side

- Side doors on the garage must be painted the same color as the body of the house.
- The door must be of a style or design that is consistent with the style of the house.
- Security side doors on a garage are allowed and must blend with the color of the body of the house.

Garage Doors - Vents

- Materials are restricted to 6 in. x 16 in. or 8 in. x 16 in. wide “ventilation vents” available at most hardware stores.
- Vents cannot be homemade or altered from their original form or size as purchased.
- No more than two vents total are to be placed in the lower left and right bottom panels of the garage door.
- Vents must be painted same color as the garage door.

Garage Doors - Window Coverings

The following options for covering the inside of garage door windows are allowed:

- Approved types of window film that block out the sun but allow you to see out.
- Insulation material colored black, so that it still gives the appearance of a window.
- Any of these options shall be installed in such a way as to present a neat, attractive appearance.
- Highly reflective coverings on any windows are not allowed.
- Black or colored paper products are not allowed.

Garage Doors - Window Inserts

- The selection must be installed in the top panel of the overhead garage door.
- Insert selection must be of an approved style.
- The window frames must be the same color as the overhead garage door.
- The windows and frames must be maintained in good condition.
- Plain overhead garage door windows are approved only if unable to replace with an approved insert.

Screen Doors (amended 7-5-17)

- Single entry screen doors are allowed only on the rear or side of the house and must not be visible from neighboring properties. Neighboring property views are defined as open to view from the street, neighboring properties or facing the golf course.
- Double entry sliding screen doors are allowed only on the rear or side of the house and must not be visible from neighboring properties. Neighboring property views are defined as open to view from the street, neighboring properties or facing the golf course.
- Frame material must be the color of the window frames.
- Sunscreen material must be fiberglass or steel mesh, non-louvered type. Sunscreen or bug screen material must be black, charcoal gray or dark brown/bronze in color. All screen color on the home must match.
- A small sample or colored brochure of the screen material being installed must be submitted with the application.
- Perforated steel screens are not allowed.

Security Doors (amended 7-5-17)

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be approved in accordance with the following:

with the body or trim color of the house. Security doors color may be bronze if existing window frame color is bronze.

- Only fiberglass or steel mesh, non-louvered type screened or glass inserts are allowed. Screened inserts must be black, charcoal gray or dark brown/bronze in color. All screen color on the home must match.

- A small sample or colored brochure of the screen material being installed must be submitted with the application.
- Perforated steel screened inserts are not allowed.
- Security doors on sliding glass doors are allowed.
- Examples of previously approved security door styles are available at the Administration Office.
- The Architectural Control Committee must review and approve all applications for security doors not within the standard.

Sliding Glass Doors (amended 7-5-17)

- Sliding glass doors shall only be installed on the side or back of the house. If it is to be installed on the side, it must be shielded by a privacy wall.
- Frames must be bronze, white, almond or light gray in color and blend with the paint color of the home.
- All sliding glass door and window frames in the home must match.
- The replacement frame cannot exceed 3 1/2" inches in width.
- Sunscreen or bug screen frames material must be the color of the sliding glass door and window frames.
- Sunscreen material must be fiberglass or steel mesh, non-louvered type. Sunscreen or bug screen material must be black, charcoal gray or dark brown/bronze in color. All screen color on the home must match.
- A small sample or colored brochure of the screen material being installed must be submitted with the application.
- Perforated steel screens are not allowed.

Driveways

Concrete Driveway Pavers (amended 2-4-15)

- Written approval will be required for all proposed driveway changes by submitting the Architectural Change Application.
- Pavers must be of earth tone colors. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- The driveway must be kept free of weeds at all times.
- A City of Peoria permit is not required to replace the driveway, however it is strongly suggested that a grading permit be requested from the City.
- Pavers are approved on the existing driveway area only.
- The driveway must have a consistent paver pattern throughout entire driveway.

Driveway Coating (amended 1-9-13)

- Driveway coating colors are limited to clear epoxy, the body color of the house, or the trim color of the house. Driveway coatings must have prior ACC approval. Approved house colors are on display at the Administration Office.
- All coatings must be of a satin finish – not glossy in appearance.
- Decorative patterns or designs painted on top of the coating are not permitted.

Driveway Extensions (amended 9-6-17)

- Driveway extensions and banding may be installed on both sides of the driveway with a minimum width of 16" inches and not to exceed the width of the garage structure.
- Materials used in driveway extensions and banding must be durable enough to support the weight of an automobile. A sample of the material with specification sheet, color and design to be installed must be submitted with the Architectural Change Application.

- Materials used in driveway extensions and banding must be in earth tone colors only. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- The Architectural Control Committee must review all applications for driveway extensions or decorative bands utilizing materials other than poured concrete.
- All work must not encroach onto neighboring property.
- The addition of driveway extensions or banding cannot affect the City of Peoria's approved drainage of your lot.
- No more than 30% of the front yard shall be concrete.

Driveway Maintenance

- Driveways must be kept free from stains, i.e., rust, oil, weeds etc.

Dumpsters

Dumpsters are permitted under the following restrictions:

- The Compliance Department must be notified with start date for the dumpster delivery.
- The dumpster can only be on site during the demolition phase of the remodel for a maximum of 30 days in a six month period.
- The dumpster should be placed on the driveway and cannot block the sidewalk at any time.
- All debris must be in the dumpster and the immediate surrounding areas kept picked up on a daily basis.
- The dumpster must not cause a traffic hazard.

Evaporative Coolers

Evaporative coolers must be recessed in the attic or be ground mounted.

Ground Mounted Evaporative Coolers

Ground mounted coolers must be in a fully enclosed backyard or screened by a privacy wall.

Recessed Attic Evaporative Coolers

- The cooler must be painted, or blend with, the color of the body of the house.
- The cooler cannot extend out from the attic more than 10 in. for room size and 21 in. for house size.

Fire Pits (amended 9-5-12)

- Including the base of the fire pit, they are to be solid masonry construction, stuccoed and painted the color of the body of the house or covered in LedgeStone. The top cap of the fire pit wall may be painted the body color or the trim color of the house. LedgeStone is stone with two flat sides for easy stacking. It is approximately 1" to 8" high and from approximately 5" to 20" in length. The LedgeStone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- The interior of the fire pit should be lined with fire bricks or a heat resistant block.
- Fire Pit may be wood burning or gas fired. Any gas lines run to the fire pit must be applied for, installed and comply with the City of Peoria codes. Including the wall of the fire pit, they may be 3 feet to 6 feet in diameter. They may not exceed 24 inches tall.

Fireplace - Outdoor

- Fireplace is to be solid masonry construction.
- Fireplaces must be stuccoed and painted the color of the body of the house, or covered with LedgeStone. LedgeStone is stone with two flat sides for easy stacking. It is approximately 1" to 8" high and from approximately 5" to 20" in length. The LedgeStone must be earth tone in color, drawing its color palette

from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.

- As with any vertical extension, the fireplace height must not exceed 6 ft.
- The style and design of the fireplace must compliment the style of the house.
- Any applicable city permits or approvals must be obtained prior to the beginning of construction.

Flags (amended 4-2-14)

The following flags may be flown in accordance with Federal and State of Arizona Regulations: the American Flag, Arizona State Flag, U.S. Army, U.S. Navy, U.S. Air Force, U.S. Marine Corps, U.S. Coast Guard, POW/MIA, Arizona Indian Nation Flag and the Gadsden Flag.

- Only one flag pole is permitted, installed in either the front or the back of the home.
- Flag pole must be made of aluminum or white fiberglass.
- Flag pole cannot exceed the highest point of the roof line of the home or exceed a maximum of 20 ft. in height.
- Flag pole diameter must be appropriate for the flag pole and flag size.
- The flag shall be no larger than 3 ft. by 5 ft.
- A permanent in ground sleeve or base must be installed for mounting the flag pole.
- Flag poles designed for use in a wall bracket cannot exceed 6 ft. in length.
- Flag pole placement on the property shall be a minimum of 5 ft. from any property line, sidewalk or driveway.
- Flag pole rigging and hardware must not create noise, causing an annoyance to neighbors.
- The approved wall bracket must be painted the same as the color of the area to which it is attached.
- Lighting when flying the flag at night will be in accordance with Federal Law. Proper care and etiquette of the Flag (i.e., tattered, torn or faded) must be in accordance with the United States Flag Code, Title 36, USC, Chapter 10. A copy of this code is on file at the Administration Office or online at the following link: www.senate.gov/reference/resources.
- Laws pertaining to Flag etiquette must be adhered to. (P.L. 94-344; 90 Stat. 810, 4 United States Code sections 4 through 10). A copy of this law is on file at the Administration Office or on line at the following link: www.senate.gov/reference/resources.

An application is required only if requesting a variation to the restrictions listed above.

Banners, Deco Flags & Windsocks

- A photo or picture of a banner, deco flag or windsock must be submitted with the application. Such items are restricted to backyard usage, unless outlined in the “Flags” section.
- Banners, deco flags or windsocks that are associated with holidays are permitted in front yards, but fall within the restricted display times of 40 days prior to the holiday and must be removed within 14 days after the holiday.

Garbage / Recycling / Refuse Containers

As stated in the CC&R’s Article X - Section 12, garbage and refuse facilities, containers and the like shall be attractively screened and camouflaged in such manner as to conceal them from the view of neighboring lots, Residential Units, property, roads or streets. All equipment for the storage or disposal of garbage or other waste shall be kept in a clean and sanitary condition.

- Containers shall not be set out prior to the night before pick up day.
- Containers shall be removed from sight by the end of each pick up day.

See “Walls” in this document for Garbage / Recycling / Refuse Container/Privacy Walls

Gates (amended 2-3-16)

- Gates must be constructed with an iron frame and may have limited ornamentation or decorative iron scroll work. The gate must convey the architecture of the home and must be consistent with the surrounding neighborhood.
- Gates must be the same height as the wall.
- Applications for a second (or more) gate must go before the Architectural Committee for review and approval.
- Privacy wall gates cannot exceed five feet in width and must contain slats or metal plates to continue the privacy wall.
- Privacy wall gates may contain an arch, no higher than one foot above the wall.
- Deco wall gates must be in proportion and scale to the wall to which it is attached. If the gate is arched, the arch must not be more than six inches above the wall.
- Deco wall gates must not exceed the access walkway width. Ironwork extensions may be used to make the gate fit the width of the opening. The extensions must match the gate in color, size and appearance.
- All gate frames must be painted the same color as the wall to which they are attached or an earth-tone color (colors that draw from a pallet of browns and tans) with a paint made specifically for use on metal.
- Any slats contained in the gate must be painted the color of the wall, the trim color, left a natural wood color and sealed with a clear preservative; or if metal, they may be bronze.
- Gates must be maintained in good condition.
- All gates with decorative ironwork must be approved by the Architectural Control Committee.

Gazebos

Any covered structure utilizing three or more vertical supports shall be recognized as a canopy, awning, tent or gazebo, and is not allowed.

Golf Safety Nets

- The net must be installed diagonally across the corner of the property recognizing the 45-degree angle rule. Please refer to the “Approved Walls and Landscape for Golf Course Lots” diagram at the end of this document.
- The net cannot be permanent and must be removable.
- Approval from neighbors on both sides of the property must be obtained in writing and submitted to the Architectural Control Committee prior to any work being done on the property.
- Netting material and poles are to be specifically approved by the Architectural Control Committee.
- Net and poles must be maintained in good condition at all times. The Architectural Control Committee reserves the right to require replacement or repair of the net material or poles.

Gutters & Gutter Downspouts

- Gutters and downspouts must be painted and maintained the same as the color of the surface to which they are attached. They must also follow the contour of the structure to which they are attached. The objective is to make these items as invisible as possible.
- Gutters must not span open spaces, or go across blank walls.
- Gutters are to be constructed of standard gutter type material.

Hardscape - Decorative (amended 10-3-18)

Recognizing that appreciation of various art forms can vary widely (and that “beauty is in the eye of the beholder”), the goal is to allow for hardscape items that are in keeping with the southwestern theme of WVA. Overall placement and general appearance for a given property will be reviewed.

Hardscape is defined as any non-living decorative item or accessory used in landscape, including all ground-based and hanging items that are visible from the street, neighboring properties and golf course lots.

- Hardscape must be located so as to complement the nature of the residence without overpowering the architecture, and should be designed to blend with the residence, neighboring properties, and the WVA community.
- All hardscape items require an application along with a photo or brochure with a picture of the item(s) to receive approval before they can be displayed.
- The number of hardscape items shall not overpower other landscaping elements of the property.
- Hardscape items must be of earth tone colors. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays, and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- All metal hardscape items must be of a matte finish – not glossy in appearance.

Hardscape - Pots (amended 10-3-18)

- Pots must be located so as to complement the nature of the residence without overpowering the architecture, and should be designed to blend with the residence, neighboring properties, and the WVA community.
- Flower pots of Terra Cotta color, the color of the body of the house, or earth tone colors are allowed to be displayed. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Plantings are allowed in pots, but they must be maintained in good condition.
- Artificial flowers or plants may be used in pots and must blend with and not overpower the natural landscape. They must be maintained in good condition.
- Artificial flowers or plants must be installed in such a way so as not to call attention to the fact they are artificial, and must replicate natural flowers or plants as closely as possible.
- An application is required if more than five pots are requested to receive approval before they can be displayed.

Hoses

- Garden hoses must not be seen from the street or neighboring properties.
- Garden hoses must be stored in a professionally designed container, made specifically for the purpose of hose storage. The hose container must be an earth tone color. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- No application is required for a garden hose container.

House Numbers

A single set of house numbers attached to the exterior of the residential unit is allowed.

Reflective House Numbers

Reflective vinyl house numbers painted on the curb are allowed with these restrictions:

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white background.

- The numbers must be no larger than the top portion of the curb will allow.
- No application is required.

Landscape

Landscaping is defined as a combination of plants, trees, shrubs, turf, decomposed granite and other landscape rock. In our region of the Sonoran Desert, hundreds of low-water-use plants are available that vary in color, texture, form and function. Landscape Plan Review: All landscape plans must be submitted for review and approval before construction can begin.

Boulders

Only boulders of a color similar to the indigenous rocks of Arizona are allowed. They must be partially buried below grade to give a natural appearance.

Grading and Mounding

Grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed.

Mounding or berming is not permitted within an area-measured 7 ft. from the curb along the entire frontage of lot.

Mounding and other proposed grade changes will be closely scrutinized by the Architectural Control Committee to assure that mounding will appear natural.

- The use of decorative block or pavers surrounding the planting mounds is permitted, and is not to exceed 12 inches wide and must be flush where they abut other paved areas. The block must be of a natural earth tone color that blends with the landscape. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Mound height must not exceed 18 in.

Golf Course Lots (amended 2-1-12)

Installing trees and bushes on golf course lots:

- Measure from the corner of the original foundation of the home straight across to the property line.
- Proceed on the property line 8 ft. toward the back (or golf course).
- From the 8-foot mark, make a 45-degree angle to the back property line. Please refer to the “Approved Walls and Landscape for Golf Course Lots” diagram at the end of this document.
- No trees shall be planted within the 45 degree triangle.
- No bushes shall be allowed to grow over the height of 36 inches inside of the 45 degree triangle.
- No hardscape shall be constructed over the height of 36 inches within the 45 degree triangle.

Hardscape - Decorative (see Hardscape - Decorative)

Pots (see Hardscape - Pots)

Irrigation

- Because water conservation is a desired community goal, system designs should utilize the most current state-of-the-art water conservation technologies. Watering is recommended to be done in the early morning or evening.
- Automatic underground irrigation systems are required for all landscape areas.
- Different valves should be provided for trees, low-water-use shrubs, ornamental shrubs, turf, pots, fruit trees and vegetable gardens. Additional valves should be considered to accommodate varying sun exposures.
- If rotors or trajectory type heads are used to irrigate turf, separate valves should be provided to maximize control and efficiency.
- Spray irrigation is limited to turf areas only.
- Irrigation shall not spray on any shared or common area, walls or vertical surface.
- Irrigation run-off of any kind into streets, sidewalks, common areas or adjacent properties is not permitted.
- The use of drip irrigation systems is encouraged for the rest of the landscape.

- Valve boxes, transformers, timers or other flush mounted boxes must be painted the color of the ground treatment and should not be placed within turf areas.
- All freestanding or wall-mounted equipment should be painted the color of the body of the house.
- All equipment should be placed in inconspicuous areas of the site, generally screened from Public View.

Planting Material

The use of drought resistant plants is encouraged. You may consult the information available from the websites listed below.

Arizona Department of Water Resources at:

www.azwater.gov/azdwr/StatewidePlanning/Conservation2/LandscapePros/PlantLists_Landscaping.htm

Arizona Municipal Water Users Association at:

http://www.amwua.org/plants_index.html

Prohibited Plant Materials

The following vegetation types and varieties are prohibited:

- Oleanders (Nerium & Thevetia Species) other than the dwarf variety.
- Citrus other than dwarf varieties.
- All varieties of mulberry trees.
- All varieties of olive trees, with the exception of the Swan Olive.

Rock Ground Cover

- If decomposed granite or other landscape rock is used, it must be of a natural earth tone color and chosen from the samples provided for view at the Administration Office. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- The use of Green or White landscape rock, or Lava Rock, is prohibited.
- River Rock or riprap of a natural earth tone color shall be 3 in. to 6 in. in diameter. Not more than 10 percent (10%) of the front yard landscape may be river rock or riprap.
- All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Installing plastic under the granite is prohibited.

Tree - Removal

When removing a tree, the tree stump must be removed or at least cut 2 inches below the ground level and then covered with landscape material.

Trellis

Trellises are allowed for the purpose of supporting plant growth under the following conditions:

- The plants are intended for decorative purposes or to act as a semi-permanent sunscreen.
- If used in conjunction with an open patio, the trellis must be securely supported at both the top and bottom to present a stable appearance.
- Trellises are to be made of wood, metal or simulated wood plastic material.
- Maximum slat width is 2 in.
- Trellises must be painted the color of the body of the house.
- The total of all trellises horizontal dimension(s) for any single patio area will not exceed 30% of the perimeter dimension.

Turf - Artificial (amended 2-1-17)

- Artificial Turf is permitted in the front, back, and side yards.

- Each elevation of the property may only have one (1) installation of artificial turf due to color lot change.
- Each elevation will be primarily landscaped with rock ground cover and planting material. Artificial turf is to be an accent.
- The product shall have a minimum face weight of 60 oz. per square yard. A 12” x 12” sample of the proposed Artificial Turf and product specifications sheet must be submitted with the application.
- Only de-lustered (non-shiny) products will be allowed.
- All Artificial Turf shall be installed by a professional contractor in accordance with manufacturer guidelines. The installation of Artificial Turf cannot affect the City of Peoria’s approved drainage for the lot.
- Artificial Turf shall be bounded by curbing, pavers, brick, sidewalks, driveways, or other materials subject to approval of the Architectural Control Committee. Transition into rock ground cover using industry standard procedure to prevent uncurling or unraveling is also an option.
- Putting greens are not permitted in front and side yards.
- To convey the appeal of a well maintained yard, leaves, weeds, and other debris must be regularly removed from its surface and borders.
- Artificial Turf that is visibly faded, torn, matted, has exposed seams, or other conditions that detract from its appeal must be replaced or removed. It is required that the product be guaranteed by the manufacturer in writing not to fade more than 1% over ten years.
- The Architectural Control Committee must review and approve all applications that include Artificial Turf.

Turf - Lawn

- Total lawn areas for each lot or residence shall be limited by the City of Peoria’s turf placement restrictions.
- Lawn must be maintained in good condition year round.

Ledgestone (amended 6-1-16)

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terior surfaces is permitted and requires application approval prior to

- Ledgestone is considered to be an architectural accent and anything over approximately 50% must go to the Architectural Control Committee for review and approval.
- Ledgestone must accent the design and complement the nature of the house and not over power the architecture.
- Ledgestone is stone with two flat sides for easy stacking. It is approximately 1” to 8” high and from approximately 5” to 20” in length. The Ledgestone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Approval will be based on the general overall appearance that the Ledgestone adds to the architectural characteristics of the house. Photos of the existing area, a drawing of the proposed area(s) to be covered and a sample of the Ledgestone must be submitted with the application.
- Ledgestone can also be used for BBQ’s, Fire Pits, Outdoor Fireplaces, Stationary Bars, Deco Walls, Knee Walls, Stationary Seating, Back Patio Columns and Retaining Walls in place of stucco.

Lighting (amended 5-2-18)

Exterior

- Outdoor landscape and decorative lighting enhances the enjoyment of the home, however, proper installation and maintenance is required to minimize impact on neighboring properties.
- Lighting fixtures that remain on for any extended period of time must provide diffused light that only illuminates the coverage area intended for that fixture.
- Lighting fixtures that remain on for any extended period of time must be shielded.
- Decorative and landscape lighting shall be shielded to prevent nuisance glare onto adjacent properties.

Exterior Accent Lighting – Malibu Lights

- Accent lighting shall be installed according to the Manufacturers guidelines.
- Exterior accent lighting must blend with the existing landscaping.
- Exterior accent lighting fixtures shall be no more than approximately 18 in. in height from ground level.
- An application must be submitted when replacing current lights with solar lights.

Exterior Lighting - Fixture Change/Addition

The application must include details of the proposed lighting change such as color, style and size along with a photo or drawing of the lighting fixture.

Lighting fixtures, including sensor lights, mounted on the house next to garage doors, in entry areas and in patio areas must meet the following:

- The lighting fixture must be of a style, design and color, which would blend with and compliment the house. Examples: Bronze/Brass/Black/White & Glass (polished, antiqued, matted), Southwest style ceramic or pottery sconces.
- The color and style of lighting fixtures must match on each profile side of the house.
- The lighting fixture must be of a size proportionate to the area of the house to which it is mounted. The entire height of the fixture from tip to tip must not exceed 24 in.
- Motion detectors added to existing light fixtures must blend with the color of the light fixture.
- Flood or spotlights are not permitted on the front profile of the house.
- Colored bulbs, lenses or reflectors are not allowed.

Decorative String and Rope Lighting

- Decorative string or rope lighting is only permitted on the rear patio and must be installed on the inside of a parapet wall or fascia board of the patio cover.
- Only single strand lighting is permitted and no portion of the string, socket, cabling or bulb may be visible to the street, neighboring properties or golf course view.
- Any decorative string or rope lighting associated socket, wiring, cords or conduit must be painted the same color as the surface to which they are attached.
- Colored bulbs, lenses or reflectors are not permitted. Only soft/warm bulb lighting is permitted.
- Draping of lights is not permitted.
- Homeowners must have ACC approval prior to installing decorative string or rope lighting.

Holiday Lighting & Decorations

- Decorations can be put up 40 days prior to the holidays in November and December. Decorations can be put up 30 days prior to all other holidays.
- Decorations must be removed within 14 days following the holiday.
- Outdoor lighting cannot exceed the normal capacity of the electrical service to the home as installed by the developer.
- Alternative power sources such as generators, batteries, temporary meters or additional power supply meters are not allowed.
- Outdoor lighting or lighted decorations must be rated for outdoor use and need to contain the Underwriters Laboratories seal.
- Spotlights are discouraged, however if they are used they must be directed onto the property and cannot shine on surrounding homes or into the street.
- No music or other sound devices are allowed.
- Decorations requiring air pumps or small generators that produce noise are not allowed.
- Inflatable decorations shall not exceed 8 ft. in height.

No application is required.

Mailbox

Freestanding mailboxes are not allowed. If a mailbox is necessary, the following must be met:

- Doctor's written prescription is required.
- Written permission must be obtained by the Post Office.
- Mailbox must be attached to house within 5 ft. of front door in the entryway.
- Mailbox must be painted the same color as the body of the house.

Misting Systems (see Patios)

Non-Attached Structures

As stated in the CC&R's, Article X - Section 22, no storage or tool sheds or similar structures shall be placed, erected or maintained upon any part of the Properties except where such structure is constructed as an integral part of the Residential Unit (including materials, color and the like) in accordance with the provisions of Article IX in the CC&R's, including approval by the Architectural Control Committee.

Paint (amended 9-4-13)

AMENDED Colors must be selected from an approved Paint Color Palette available at [redacted] s must be selected from an approved Paint Color Palette available at [redacted] palette may be used, utilizing the Body Color and only one of the Trim Colors. (No mix or match of color palettes)

When painting trim and/or accents, a photo of the house and existing walls with the trim and accent areas highlighted, must be submitted with the application. Painting cannot begin until you receive a signed approval letter from the Compliance Department.

Body Color (amended 2-5-14)

- The **Body of the House** must be painted an approved Body Color.
Block Wall Fences, Interior walls must be painted the Body or Trim Color of the house or Stonish Beige. Any exterior wall attached to a residence must be painted the Body Color of the home or Stonish Beige. All other exterior privacy walls must be Stonish Beige. Fence Surfaces facing a common area or the **Golf Course**, must be painted Stonish Beige.
- **Block Wall Fences**, built on the property line, are considered **Party Walls**. The surface that faces the residence (interior) must be painted that residences approved Body Color, Trim Color or Stonish Beige.
Exterior Privacy Walls. Any wall attached to a residence may be paint the body color of the home or Stonish Beige. At that point, where the wall changes direction, it must be painted Stonish Beige.
Interior Privacy Walls may be painted the body color or the trim color of the home or Stonish Beige.
Deco Walls must be painted the approved Body Color. **Deco Wall Caps** may be painted the approved Trim Color. The Architectural Control Committee will review **painting the entire Deco Wall the approved Trim Color**.
- **Eaves, Soffits, Overhangs** and **Ceilings** must be painted the approved Body Color.
- **Fence Gates, including Wrought Iron**. The frame must be painted the color of the wall. The wood slats in the gate must be painted the color of the wall or left natural and sealed with a clear preservative. Slats made from a composite material do not need to be sealed with a clear preservative.
- **Front Doors** must be painted the approved Body Color, Trim Color, Door Color or a Natural Wood Stain.
Security Doors must be painted, or blend with, the body color or trim color of the house. They also may match the existing window frame color if bronze. Glass inserts are allowed. Security doors are allowed on the garage service door and must be painted (or blend with) the color of the body of the house.

- **Garage Doors** and **Garage Service Doors**, including the wood trim around them, must be painted the approved Body Color. If there is no Pop-Out around the overhead garage door, the wood trim surrounding the overhead garage door may be painted the approved body color or trim color
- **Gutters & Gutter Down Spouts** must be painted the same as the color of the surface to which they are attached.
Patio Covers and **Trellises** must be painted the approved Body Color. **Alumawood Structures** must blend with the approved Body Color or the approved Trim Color. Patio Cover Ceilings can be painted the approved Body Color, Navajo White, Cottage White or Bone.
Retaining Walls and **Knee Walls** must be painted the approved Body Color. Knee Wall surfaces facing the Golf Course, or a common area, right of ways and road way must be painted Stonish Beige.
Wrought Iron Fencing must be painted Stonish Beige.

Trim and Accents

- **Accent Areas**, which include **Pop-Outs, Pop-Ins, Insets, Niches, Alcoves, Corbels**, or any other architectural feature of the house, may be painted an approved Body Color or Trim Color.
- **Fascia Boards** on the house and on patio covers may be painted the approved Body Color or Trim Color. **Wood Trim** surrounding the **Front Door** may be painted the approved Body Color or Trim Color.

Patios

Awnings-Rear Retractable Patio Awning

Rear Retractable Patio Awnings are reviewed by the Architectural Control Committee and must fall within the following guidelines:

- Retractable Patio Awnings are only permitted on the rear of the property.
- Operation style must be motorized (electric).
- A retractable patio awning that does not plug directly into an existing Ground Fault Circuit Interrupter (GFCI) requires an electrical permit and inspection from the City of Peoria. The product specifications must show all electrical requirements.
- The retractable patio awning must have an anemometer and / or motion sensor, or wind sensors that will automatically retract the patio awning if the wind exceeds the manufacturer's specifications. The product specifications must show the wind-sensor features.
- The retractable awning must have a dusk to dawn sensor.
- The retractable awning frame components must meet ISO 9001 and TUV Standards. The retractable awning must be mounted under an overhang or under a soffit.
- All arms must be horizontal.
- The retractable patio awning must be self-storing.
- The retractable awning must be retracted at night.
- The retractable patio awning must not have any visible arms when retracted.
- Owners who have less than 25 feet from the back of the house to the property line may install the retractable patio awning to extend within seven (7) feet of the rear property line.
- The color must be one solid color with no stripes or patterns. It needs to blend with the color of the body of the house.
- The valance edges and awning edges should be straight without scallops of any kind.
- Rear Retractable Patio Awnings must be kept in good condition and maintained in their original color. Should the awning deteriorate, it must be repaired, replaced or removed.

Ceiling Fans - Patio

- Fan color must be complimentary to that of the house.
- Fan wiring/conduit must be painted the color of the body of the house, making the wiring/conduit as invisible as possible.
- The wiring/conduit cannot span open spaces.
- Fans must be kept in good condition.

Free Standing Shade Structure (see Shade Structures / Devices)

Commercial Shade Sail and Canopy Devices (see Shade Structures / Devices)

Misting Systems

- Piping must be attached on inside of patio fascia so that it is not visible from neighboring properties.
- Piping must be painted the same color as the surface to which it is attached.
- The misting systems must be maintained in good condition.

Outdoor Furniture (amended 5-2-18)

- Outdoor patio furniture is allowed. For all other types of furniture used outdoors and visible from the street or neighboring properties, an application including a brochure or photo of the furniture must be submitted for review by the Architectural Control Committee. This would include front patios, front entryway areas, open backyards and golf course lots.
- Outdoor furniture includes tables, chairs, benches, heaters, grills, fire-bowls, lamps, cupboards, hammocks, gliders, chaise lounges, chimineas and umbrellas.
- An umbrella is defined as a collapsible device consisting of a fabric canopy mounted on a sliding framework of ribs radiating from a central rod. Umbrellas may also be suspended by one arm above the fabric canopy. Umbrellas shall be of a standard size, not to exceed 8 ft. high and 11 ft. in diameter.
- Outdoor furniture visible from the street or neighboring properties must be placed on a prepared surface such as a concrete or tiled area, as opposed to being placed out in the landscaped areas of the property. Such prepared surfaces that extend beyond the front wall area of the house must be enclosed with a deco wall.
- All outdoor furniture visible from the street or neighboring properties shall be of a style appropriate to complement the house and surrounding landscape.
- Frame colors can be black, dark green, brown, tan, gray or white.
- PVC pipe furniture is not allowed.
- Cushions shall be selected from an earth tone palette as well as additional approved colors available for view at the WVA administration office. No pastel colors or black and/or whites are allowed. Stripes and floral patterns shall draw from the same approved color palette.
- Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.

Outdoor Furniture - Covering & Storing

- Patio furniture that is visible to neighboring properties, including the golf course, may be covered with fitted covers that are earth tone in color. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- No application is required.

Outdoor Furniture - Stationary Seating (amended 9-5-12)

- Seating is to be solid masonry construction located on concrete, cool deck or pavers, stuccoed and painted the body of the house or covered with LedgeStone. LedgeStone is stone with two flat sides for easy stacking. It is approximately 1” to 8” high and from approximately 5” to 20” in length. The LedgeStone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- The back wall of the seat may not be taller than 42” from ground level. The top cap of the bench may be painted the body color or the trim color of the house or covered with LedgeStone.

- Seating may be straight or curved.
- Any cushions or pillows used on the stationary seating must be earth tone. Earth tone is defined as a color scheme that draws from a pallet of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- The seating must be maintained in good condition.

The above serves as a guide. Final approval is dependent on yard design and overall aesthetics.

Patio Column / Post - Remove or Replace with Beam

- The architectural design and style of proposed change must be consistent with the design and style of the home.
- All materials used must match existing material.
- The beam must be painted the color of the body of the house.
- Any required permits must be obtained from the City of Peoria before any installation.

Patio Covers (amended 5-2-18)

Slatted Roofs:

- Patio

AMENDED

 lattice roof and constructed of an Alumawood, Elitewood or similar type or material to ensure longevity. The baked-on color finish must blend with the body or trim color of the home. Color choice should be given careful consideration as it will be required to blend with any paint applied to the home in the future.
- Stationary slats must be a minimum of 1" inch apart.
- Mechanized louvered slats must be a minimum of 3" inches apart.
- Solid corrugated roofs are not allowed.

Solid Roofs:

- If a pitched roof is to be used, it must be constructed of materials to match existing roof on the house. Reference Roof Repairs & Replacement Standard.
- Flat patio roof material must match existing material. Flat patio roof must have fascia trim to match the existing construction of the house and painted the body or trim color of the house.
- Solid corrugated roofs are not allowed.

Columns/posts:

- Columns/posts must have a look consistent with the architecture of the house.
- Masonry columns must be stuccoed with materials matching the scale of stucco on the home and must be painted the body color of the home. Ledge stone may be applied to the stuccoed columns of the structure. If ledge stone is used elsewhere on the home, it must match the existing ledge stone.
- The outermost edges of the structure must be set back at least 10' feet from any lot line.
- Special care on golf course lots must be taken so as not to obstruct the view in the required viewing triangle at the rear of the lot or the adjacent properties. The structure must be set back at least 10 feet from any part of the viewing triangle and rear property line.
- All City of Peoria building codes must be followed and required permits obtained before any construction can begin.
- Any covered structure utilizing three or more vertical supports shall be recognized as a canopy, awning, tent or gazebo, and is not allowed.
- Applications that do not meet the required set back of 10' feet from any lot line or golf course lot view triangle will require an appeal for variance to the WVA Board of Directors.

Patio Enclosures - Screened/Glassed (amended 7-5-17)

- The architectural design and style of the proposed patio enclosure must be consistent with the design and style of the home.
- All material used must match existing material.
- If the patio enclosure is visible to the street, neighboring property or golf course a masonry knee wall no higher than 26 in. in height and a minimum of 16 in. must be constructed as the lower section of the patio enclosure as measured from the patio slab.
- Lower knee wall section of the patio enclosure must match the stucco of the home as far as texture and color.
- Doors and screen frame material must be the color of the window frames.
- Sunscreen material must be fiberglass or steel mesh, non-louvered type. Sunscreen or bug screen material must be black, charcoal gray or dark brown/bronze in color. All screen color on the home must match.
- A small sample or colored brochure of the screen material being installed must be submitted with the application.
- Perforated steel screens are not allowed.
- All City of Peoria building codes must be followed and required permits obtained before any construction can begin.
- Patio enclosures must be maintained in good condition.

Patio Extensions - Concrete, Brick, Pavers, etc.

- All work must be done on your own property.
- Front, back patios, entryways and front sidewalk material must be of earth tone colors only. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Properties in a Sub-Association must have prior approval before submitting to Westbrook Village.
- Addition of concrete or other patio material cannot affect the City of Peoria's approved drainage of your lot.

Patio Vertical Privacy and/or Shade Panels (Alumawood)

- The panel must be securely supported and fastened to the patio at both the top and bottom.
- Panels made with Alumawood with a baked-on color finish, must blend with the color of the body of the house.
- The panel must be maintained in good condition.

Pools & Spas

- Photos of the proposed location, the pool/spa company's drawings that include the location of pool/spa and related equipment location, must be submitted with your application.
- All mechanical equipment must be screened from neighboring property views. Neighboring property views are defined as backyards that are open to view from the street, neighboring properties or facing the golf course.
- Pools shall not be back-washed onto common areas, public streets or neighboring properties.
- Sound and visual impact to neighboring properties and Common Areas should be considered in the placement of all related mechanical equipment.
- The Architectural Control Committee will review applications.
- Fencing must meet the City of Peoria's safety requirements and building codes.
- Any required permits must be obtained from the City of Peoria.

Roll Shades (see Shade Structures / Devices)

Rolling Shutters (see Security)

Room Additions

- The architectural design and style of proposed addition must be consistent with the design and style of the home.
- All material must match existing material.
- Walls must be stuccoed and painted to match existing building.
- Roof design and material must match existing roof.
- Documentation must be obtained from the roofing contractor insuring that matching roof tile is available and enough material can be provided to complete the project. Please refer to the “Roof Tile Contractor Statement of Availability” at the end of this document.
- Doors, windows and screens must match existing doors, windows and screens.
- Window and screen frames must match existing window and screen frames.
- All City of Peoria building codes must be followed and required permits obtained before any construction can begin.

Roofs

Attic Fans (amended 12-1-10)

Attic fans are allowed within the following Standards:

- The attic fan can be installed on the front or backside of the house.
- The attic fan cannot extend above the ridgeline of the roof.
- The flashing and housing of the attic fan must be painted to blend with the color of the roof.

Solar Panel Attic Fans

- The attic fan can be installed on the front or backside of the house.
- The attic fan cannot extend above the ridgeline of the roof.
- The flashing and housing of the attic fan must be painted to blend with the color of the roof.

Repairs & Replacement

- All material used must match existing material.
- Re-roof must match existing roof as much as possible and be consistent with other roofs within your Sub-Division.
- Documentation must be obtained from the roofing contractor insuring that approved roof tile is available and that enough material can be provided to complete the project. Roofing contractors must have replacement tiles in stock before the project can begin in the event that existing tiles are damaged.
- All work must be done on your own property and construction debris be kept to a minimum.
- A sample of the proposed roof material must be submitted with the application.
- A signed “Roof Tile Contractor Statement of Availability” must be submitted with the application.

Skylights / Solar Tubes

- Skylights are allowed but must be totally screened from view of neighboring properties and located behind parapet walls.
- Solar Tubes need not be screened; however they must be painted to match the other pipes on the roof.

Turbines

- Roof turbines are allowed.
- Roof turbines must blend with the color of the roof.
- Roof turbines cannot be installed on the front side of the house.

Security

Knox-Box

A residential Knox-Box is a permanent surface-mounted security key box meant for secure storage of residential entrance keys. The Knox-Box is used for fire, police and medical emergency personnel to gain fast access during calls for emergency aid, and to prevent the need for a forced entry.

- The Knox-Box must be easily viewable to emergency personnel as they approach the front door, or forced entry will be used.
- The Knox-Box color must remain black as required by the Peoria Fire Department.
- Call the Peoria Fire Department at 623-773-7916 after the Knox Box is installed to schedule an appointment to have them place your key into the box, install the box door and then they will lock the box.

Residential Security Cameras (approved 12-7-16)

- ~~No more than four security cameras~~ may be installed on the exterior of a home.
or of the surface to which they are attached.

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- ~~Security cameras must be installed~~ as unobtrusively as possible. All equipment must be secured with a building-mounted installation.
- Security cameras must be installed to view only the immediate vicinity of the homeowner's property.
- Security cameras may not be directed toward the windows or door of adjacent homes or otherwise intrude on their privacy.
- A picture of the camera must be submitted with the application.
- Any recordings made by the homeowner's security cameras are the property and responsibility of the homeowner. The Association bears no responsibility nor has any liability for the recordings.
- All applications for installation of cameras must be brought before the Architectural Control Committee for review and approval.

Rolling Shutters (amended 7-11-12)

- They are to be made of horizontal slats that are hinged together, allowing them to roll up and down inside tracks or guide rails located on the outside of a window or door.
- Rolling shutters require enough room above the opening for the hood, which contains the slats when in the rolled-up position.
- They may be installed on a window that has a decorative "pop-out". Extra care should be taken in such cases, as the pop out may not be structural and thus be able to solely support the weight of the hood. The hood can be affixed to the pop out, above the pop out or directly under the top part of the pop out.
- The operating device should not be externally visible and may be manual, electrical, or remote controlled. All electrical components and wiring should be contained inside the home.
- Obstructions such as exterior lights should be considered when evaluating an opening for installation.
- The color of the rolling shade must compliment the part of the home they are attached to. Future paint colors of the home might be restricted by the color of the rolling shutters.
- They may not be installed on arched windows and front doors.
- Window screens are permitted in addition to the rolling shutters.
- They must be maintained in good working order and any damaged slats must be replaced immediately.
- All applications for rolling shutters will be reviewed by the Architectural Control Committee. Check with the administration office for committee review deadlines

Wrought Iron

- Security wrought iron window coverings are **not** allowed.

Shade Structures / Devices

Free Standing Shade Structure (amended 5-2-18)

AMENDED

permitted per lot, to be constructed in the backyard only. An Alumawood, Elitewood or similar type of material to ensure longevity. The baked-on color finish must blend with the body or trim color of the home. Color choice should be given careful consideration as it will be required to blend with any paint applied to the home in the future.

- The structure may not exceed 8 feet in height and must have a flat, lattice roof.
- The stationary slats must be a minimum of 1” inch apart.
- The structure must be secured with proper footings and permanent anchoring devices.
- Solid corrugated roofs are not allowed.

Columns/posts:

- Columns/posts must have a look consistent with the architecture of the house.
- Masonry columns must be stuccoed with materials matching the scale of stucco on the home and must be painted the body color of the home. Ledge stone may be applied to the stuccoed columns of the structure. If ledge stone is used elsewhere on the home, it must match the existing ledge stone.
- The outermost edges of the structure must be set back at least 10’ feet from any lot line.
- Special care on golf course lots must be taken so as not to obstruct the view in the required viewing triangle at the rear of the lot or the adjacent properties. The structure should be set back at least 10 feet from any part of the viewing triangle and rear property line.
- The footprint of the free standing shade structure must be of appropriate size to comply with city code.
- All City of Peoria building codes must be followed and required permits obtained before any construction can begin.
- Any covered structure utilizing three or more vertical supports shall be recognized as a canopy, awning, tent or gazebo, and is not allowed.
- All applications for Free Standing Shade Structure will be reviewed by the Architectural Control Committee.
- Applications that do not meet the required set back of 10’ feet from any lot line or golf course lot view triangle will require an appeal for variance to the WVA Board of Directors.

Roll Shades (amended 2-1-12)

Roll-shade screen devices are allowed provided the following specifications are met:

- Shade device must be installed on inside of patio/fascia so that, when rolled up, it is not visible from neighboring properties.
- Shade material must be made from a weatherproof woven mesh or canvas construction.
- No decorative edges, such as scallops, are allowed on the shade.
- Exterior roll down shade screens shall be black, bronze or any color which reasonably matches the main body color of the house and must be able to be tied down when extended.
- No type of shade screens made of plastic reed or bamboo is permitted. Exterior roll down shades screens will be permitted on side and rear windows and rear patio doors. Exterior roll down shade screens will not be permitted on the front of any dwelling.
- A sample of the shade material used must be submitted with the application.

Commercial Shade Sail and Canopy Shade Devices (approved 12-2-15)

With Architectural Control Committee (“ACC”) shade sail and/or canopy shade devices (“the device”) may be installed only in commercial and common areas provided the following requirements are met:

- The device must be set back at least 20 feet from all property lines.

- The device may not be attached to a building but may be installed on a free standing framework with proper footings and be of commercial grade metal. Such metal must either be the body or trim color of the nearest building.
- All necessary city and/or county permits must be obtained prior to starting construction.
- The height and breadth of the device must be designed to provide adequate shade in or around the building or facility (e.g, part of the pool) it is near but must be proportionate to said building or facility and not overwhelm it.
- The fabric of the device must be a commercial grade and be beige or other earth tone in color.
- The devices and the structures to which it is attached must be maintained in good condition and be repaired or replaced if they display any visual, aesthetic, or functional defects. This includes but is not limited to tears, holes fading, metal damage, peeling paint, etc.
- Any replacement(s) must be approved by the ACC.
- Due to safety concerns and/or the view obstruction of other homeowner properties, these devices are NOT allowable for residential properties.

Sheds

As stated in the CC&R's, Article X - Section 22, no storage or tool sheds or similar structures shall be placed, erected or maintained upon any part of the Properties except where such structure is constructed as an integral part of the Residential Unit (including materials, color and the like) in accordance with the provisions of Article IX in the CC&R's, including approval by the Architectural Control Committee.

Signs

Please refer to the "Sign Placement Diagram" at the end of this document for the placement of all types of signs.

For Sale or Lease and Open House Signs

AMENDED

sign that represents a real estate agency and/or Homeowner will be placed in the front yard of the residence. The sign is to be placed on the yard of the residence and not fastened to the building. In areas where signs must be placed in the common areas, the sign is to be placed as close as possible to the home and not near the curbs or street.

Such signs placed by real estate agencies shall not exceed 5 ft. in height (including posts or stands) and must be neat and professional in appearance. Signs may include receptacles which hold information regarding features of the home; however such receptacles cannot exceed dimensions of approximately 14 in. deep x 8 in. wide x 10 in. high, and shall be included as part of the dimensions of the sign.

Westbrook Village Association has available, for a deposit and a small rental fee, standardized For Sale or Lease and Open House signs for homes that are offered for sale by owner.

A maximum of 4 open house temporary signs used for the purpose of directing persons to a home for sale in the Village are permitted.

Placement of signs (other than for association events) shall not be on any street or island, any main entrance to Westbrook Village, create a traffic hazard or block any sidewalk. WVA will pick up incorrectly placed signs. The signs may be in place during daylight hours and must be removed by dusk. For Sale signs must be removed from in front of the home the day after close of escrow.

Garage Sale Signs

Westbrook Village Association has available for a deposit standardized Garage Sale signs for use by homeowners. Signs can be obtained at the Lakes Recreation Center Office. **Placement of signs (other than for association events) shall not be on any street or island, any main entrance to Westbrook Village, create a traffic hazard or block any sidewalk. WVA pick up incorrectly placed signs and the deposit will be forfeited.**

Garage sale signs may be in place during daylight hours and must be removed by dusk.

Political Signs

- Political signs may be displayed on private property per State of Arizona law and in accordance with the City of Peoria sign ordinance.
- Political signs are only permitted during the election period and must be removed within 2 days after the election.

Security / Alarm Identification

One sign is permitted without the need of an application, providing the sign is placed on the lot within 2 feet of the house, no more than 18 inches to the top of the sign from the ground, and may not be self-illuminating.

Signage Variances

A variance to the Architectural and Environmental Standards and Application Procedures may be requested in writing from Westbrook Village Association. The request must be submitted at least 15 days prior to the intended placement of the sign. Variances will only be considered where usual Architectural and Environmental Standards and Application Procedures offer a severe deterrent to the Homeowner's effort to sell the property. The Board of Directors approves association Event Signs.

Skylights / Solar Tubes (see Roofs)

Solar Energy Devices (amended 12-6-17)

By Arizona Statute ARS 44-1761 - Definitions:

A Solar Energy Device is defined as a system or series of mechanisms designed primarily to provide heating, to provide cooling, to produce electrical power, to produce mechanical power, to provide solar day lighting or to provide any combination or the foregoing by means of collecting and transferring solar generated energy into such uses either by active or passive means. Such systems may also have the capability of storing such energy for future utilization. Passive systems shall clearly be designed as a solar energy device such as a trombe wall and not merely a part of a normal structure such as a window.

Placement

By Arizona Statute ARS 33-439 - Restrictions on installation or use of solar energy devices invalid; exception:

- A. Any covenant, restriction or condition contained in any deed, contract, security agreement or other instrument affecting the transfer or sale of, or any interest in, real property which effectively prohibits the installation or use of a solar energy device as defined in section 44-1761 is void and unenforceable.
- B. A deed, contract, security agreement or other instrument affecting the transfer or sale of, or any interest in, real property entered into before April 17, 1980 shall not be subject to the provisions of this section.

The Westbrook Village Association requires the following relating to a solar energy device installation:

- If applicable, a solar energy device shall be integrated into the roof or property design with the preferred location being the backside of the property or a flat roof section.
- A solar energy device may not encroach upon Common Areas or the property of another Owner.
- Photos of the area locating where the solar energy device will be installed, contractor installation plans and information brochures must be submitted with the application to include: location of panel array; tilt and/or pitch degree of panels; location of inverter and control boxes; photo of an earth tone colored inverter box(es) to be installed without company logos. Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.

- The preferred location of the inverter box, control box and any associated conduit should be installed inside the garage.
- An alternative option is to install the inverter and control boxes on an exterior wall. The top of the inverter and control boxes must be placed below a privacy wall fence line (below 6 foot height if no privacy walls).
- Any solar energy device associated wiring, conduit, tubing, brackets, and control boxes must be painted the same color as the surface to which they are attached. If it is not possible to directly paint the boxes, an accessible cover shall be installed over the part of the installation that does not match the surface color. That cover must be painted to match the color of the surface to which it is attached.
- Any landscape planting or structure to shield a solar energy device or inverter and control boxes to obscure its view from the street, golf course and neighboring properties must have design plans submitted for review and approval by the Architectural Control Committee.
- The “Solar Energy Device Contractor Statement”, located at the end of this document, must be signed by the homeowner and contractor and submitted with the application.
- If appropriate, an “Application for Tree Removal in Westbrook Village Association Common Area to Accommodate Solar Panel Installation” form, located at the end of this document, must be submitted.
- The solar energy device installation must comply with all applicable city, county and state laws, regulations and codes. All required permits must be applied for, with approval received before any portion of the installation can begin.

Storage Units - PODS - Portable on Demand Storage

- The Administration Office must be notified prior to the delivery of the PODS.
- PODS are allowed on site for a maximum of 14 days.
- PODS must be placed on the driveway and cannot block any portion of the sidewalk.
- Areas surrounding the PODS must be kept clean and free of debris on a daily basis.
- Only one POD is to be present at any time.
- The storage container is to be used only one time, by the current homeowner, within a consecutive 6-month period.
- No application is required.

Sun Screens (see Window Coverings)

Trellis (see Landscape)

Vehicles (amended 1/3/18)

Commercial

- Commercial vehicles are defined as, but not limited to vehicles having any of the following attributes:
 1. Ladder/Racks
 2. Tool Boxes on the Sides
 3. More than two axles
 4. Vans or buses designed to carry more than 10 passengers
 5. Unattached trailers
 6. Vehicles with advertising or writing on it that covers more than 15% of the vehicle
 7. Being in excess of 1 ton.
 8. Commercial Vehicle License Plate
 9. Flat bed or equipped with a dumping mechanism.
- Only one commercial vehicle per household.
- A commercial vehicle must be parked in the garage overnight.
- State legislation allows qualified emergency utility and first line of defense vehicles to park on driveways or streets.

Covering

- The covering of parked private passenger vehicles and/or pick-up trucks and golf carts, is **not** allowed unless the vehicle is parked within a fully enclosed garage.

Recreational Vehicles, Boats & Mobile Homes

Recreational Vehicles are defined as any vehicle used only for recreational purposes, including but not limited to mobile homes, motor homes, watercraft, campers, tents, ATV or the trailers that are used to transport them.

- Recreational vehicles shall not be utilized for living purposes or guest accommodations while within the WVA perimeters.
- Recreational vehicles may be parked on the street or in driveways (size permitting) for up to 24 hours maximum for the purpose of loading or unloading.
- Recreational vehicles must not block sidewalks, neighboring driveways, golf course pathways, mailboxes or fire hydrants.

Refueling Appliances - Tanks

As stated in the CC&R's, Article X - Section 8, no tanks of any kind (including tanks for storage of fuel) shall be erected, placed or maintained on the Properties unless such tanks are buried underground or attractively screened to conceal such tanks from neighboring lots, Residential Units, property, roads or streets. Nothing herein shall be deemed to prohibit use or storage upon the Properties of propane or similar fuel tanks with a capacity of ten (10) gallons or less used in connection with a normal residential gas barbecue or grill.

- A licensed contractor must professionally install the Vehicle Refueling Appliance.
- Refueling Unit cannot be visible from the golf course, street or neighbors.
- Block wall standards must be met.
- The remote fueling panel is to be located on the side of the garage.
- The remote fueling panel must be painted the color of the body of the house.
- Any exposed lines must be painted the color of the body of the house.
- Homeowner must obtain all necessary City and Fire code approvals.
- The homeowner shall obtain all applicable permits and submit the same with the Architectural Change Application.
- The homeowner must include a plan with the proposed location of unit, panel and wall along with the Architectural Change Application.

Parking

- All vehicles, including cars, pick-up trucks, commercial vehicles, motorcycles, ATVs, off-road recreational vehicles and golf carts shall not be parked in the street overnight.
- Parking on lawns or on areas not designated for such is prohibited.
- Parking in front of or near the mailboxes so as to interfere with the accessibility is prohibited.

Walls

Vertical Extensions

Vertical extensions, defined as anything that exceeds the height of a block wall or fence, are not allowed.

Walls & Wrought Iron Fences

Wrought iron fences and/or walls may be constructed in a recorded utility easement with the understanding that should a utility company ever require access, it would be the responsibility of the Homeowner to remove and replace the wrought iron fence and/or wall. Wrought iron fences and/or walls may not be constructed in any drainage easement where the natural flow of water may be obstructed. Any required permits must be obtained from the City of Peoria before any installation.

Block Walls / Party Walls (amended 2-5-14)

- Any fence wall built on the dividing line between two properties constitutes a Party Wall.
- Written consent from adjacent property owners who are affected is required.
- For information on Party Walls, see the CC&R's page 22 - Section 1 of Article XI, Party Walls.
- Freestanding walls are not allowed.
- If existing, connect to neighbor's wall with written permission of that neighbor. If not connecting, submit plans for enclosure.
- All block walls must be solid masonry.
- Wall is to be placed on lot line without encroaching on neighboring properties.
- There will be no open block allowed except for required drainage.
- Walls in the rear and side yards will be a minimum of 66 in., and not to exceed 72 in. in height.
- Walls must be painted and stuccoed, both sides and top of wall, at time of construction.
- Interior walls must be painted the Body or Trim Color of the house or Stonish Beige.
- Any exterior wall attached to a residence must be painted the Body Color of the house or Stonish Beige. All other exterior privacy walls must be Stonish Beige.
- Any wall attached to a residence may be painted the body color of the home or Stonish Beige. At the point where the wall changes direction, it must be painted Stonish Beige.
- All other exterior privacy walls must be painted Stonish Beige.
- Fence surfaces facing a common area or the Golf Course, must be painted Stonish Beige.

Deco Walls (amended 2-5-14)

- Deco walls are to be solid masonry construction.
- Deco walls must be stuccoed and painted the body color of the house, or covered with LedgeStone. LedgeStone is stone with two flat sides for easy stacking. It is approximately 1" to 8" high and from approximately 5" to 20" in length. The LedgeStone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock. LedgeStone can be used for BBQ's, Fire Pits, Outdoor Fireplaces, Stationary Bars, Deco Walls and Knee Walls in place of stucco.
- The cap of a Deco Wall may be painted the color of the trim.
- The Architectural Control Committee must review painting the entire deco wall in the trim color.
- Walls must not exceed 24 in. in height. Columns are not to exceed 36 in. in height.

Knee Walls

- Knee walls are not to exceed 24 in. in height.
- To be solid masonry construction stuccoed and painted Stonish Beige or the color of the body of the house on both sides and tops of walls, or covered with LedgeStone. LedgeStone is stone with two flat sides for easy stacking. It is approximately 1" to 8" high and from approximately 5" to 20" in length. The LedgeStone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock. LedgeStone can be used for BBQ's, Fire Pits, Outdoor Fireplaces, Stationary Bars, Deco Walls and Knee Walls in place of stucco.

Privacy Walls

- Privacy walls are to be solid masonry construction.
- Privacy walls must be stuccoed and painted both sides and top of wall.
- Privacy wall must be painted Stonish Beige or the color of the body of the house to which it is attached.
- Privacy walls will be a minimum of 60 in. and maximum of 72 in. in height.

Privacy Walls - Concealing Garbage / Recycling Containers

Privacy walls for the purpose of concealing refuse containers are allowed with the following restrictions:

- Garbage/Recycling container privacy walls may be constructed within fully enclosed backyards.

- Garbage/Recycling containers cannot be visible from the golf course, street, or neighbors' property.
- If the Garbage/Recycling container is visible from golf course, street, or neighbors' property, it will require a return and gate.
- Freestanding walls are not allowed.
- Garbage/Recycling container privacy walls must be of masonry construction and stuccoed.
- All exterior surfaces of Garbage / Recycling container privacy walls must be painted to match the area to which it is attached (see paint and wall standards for color restrictions).
- Garbage/Recycling container privacy walls must be a minimum of 60 in. and a maximum of 72 in. in height. The privacy wall cannot be higher than the block wall to which it appends.
- Garbage/Recycling container privacy walls shall not exceed 5 ft. in width and 12 ft. in depth.
- Garbage/Recycling container privacy walls and all contents cannot be visible from the street or neighboring properties.
- If a building permit is required, it must be obtained prior to the start of any work.

Retaining Walls

- To be solid masonry construction stuccoed and painted the color of the body of the house on both sides and top of walls, or covered with Ledge stone. Ledge stone is stone with two flat sides for easy stacking. It is approximately 1" to 8" high and from approximately 5" to 20" in length. The Ledge stone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.

Wrought Iron Fences (Not on the Golf Course) (amended 2-5-14)

- Applications for a wrought iron fence must come before the Architectural Control Committee.
- No wood or composite slats can be inserted on wrought iron fences.
- All wrought iron must be painted Stonish Beige.
- All wrought iron requires an 18 in. or 24 in. knee wall.
- Wrought iron plus knee wall combined shall not exceed 6 ft. height inside the yard.

Wrought Iron Fences – Golf Course Lot Fencing Restrictions (amended 12-7-16)

- The Architectural Control Committee will review all applications to ensure it does not interfere with sight lines of other properties.
- Measure from the corner of the original foundation of the home straight across to the property line.
- Proceed on the property line 8 ft. toward the back (or golf course).
- At 8 ft. mark, 6 ft. masonry must end.
- Proceed with 18 in. to 24 in. masonry.
- No wood or composite slats can be inserted on wrought iron fences.
- All wrought iron must be painted Stonish Beige.
- All wrought iron requires an 18 in. or 24 in. knee wall.
- Wrought iron plus knee wall combined shall not exceed 6 ft. height inside the yard.
- Please refer to the "Approved Walls and Landscape for Golf Course Lots" diagram at the end of this document.

Water Feature

- Water features must not exceed 6 ft. in height and must not be visible over the property's boundary block wall.
- All mechanical equipment must be screened from neighboring property views. Neighboring property views are defined as backyards that are open to view from the street, neighboring properties or facing the golf course.
- Sound and visual impact to neighboring properties and Common Areas should be considered in the placement of all related mechanical equipment.
- Any required permits must be obtained from the City of Peoria.

- Any water feature with a depth exceeding 24 in. must be fenced per the City of Peoria and must meet their safety requirements and building codes.
- If fencing is required see the “Walls” section for additional restrictions.
- Electrical cords and water lines must be underground and meet any related codes for the City of Peoria.

Water Softener

The water softener must be concealed from view; not visible from the street or neighboring properties.

Windows

Sliding Glass Doors (amended 7-5-17)

- Sliding glass doors shall only be installed on the side or back of the house. If it is to be installed on the side, it must be shielded by a privacy wall.
- Frames must be bronze, white, almond or light gray in color and blend with the paint color of the home.
- All sliding glass door and window frames in the home must match.
- The replacement frame cannot exceed 3 1/2” inches in width.
- Sunscreen or bug screen frames material must be the color of the sliding glass door and window frames.
- Sunscreen material must be fiberglass or steel mesh, non-louvered type. Sunscreen or bug screen material must be black, charcoal gray or dark brown/bronze in color. All screen color on the home must match.
- A small sample or colored brochure of the screen material being installed must be submitted with the application.
- Perforated steel screens are not allowed.

Window Change / Replacement (amended 5-2-18)

- All of the windows, frames and grids of the home must match.
- The replacement window frame cannot exceed 3 1/2” inches in width (this includes all components of a window frame – from where it touches the glass to where it touches the stucco).
- Window frames must be bronze, white, almond or light gray in color and blend with the paint color of the home.
- For partial replacement of windows, a photo of the current windows of each profile must be submitted.
- If a “picture window” effect of a 3 paneled front window is desired, the two side windows may have grids and the center window remain grid less.
- Front door sidelight windows may have opaque glass that diffuses light.
- All applications for windows with a discernable tint will be reviewed by the Architectural Control Committee.
- All screen frame material must be the color of the window frames.
- Sunscreen material must be fiberglass or steel mesh, non-louvered type. Sunscreen or bug screen material must be black, charcoal gray or dark brown/bronze in color. All screen color on the home must match.
- A small sample or colored brochure of the screen material being installed must be submitted with the application.
- Perforated steel screens are not allowed.
- Security wrought iron window coverings are not allowed.
- Consideration will be given as to how a color and/or style change would affect the Sub-Division as a whole.
- The Architectural Control Committee must review and approve all applications for partial window(s) replacement.

Window Glass Block

- Glass block shall only be installed on the side and back of the house.
- The architectural design and style of proposed change must be consistent with the design and style of the home.

- All material used other than glass block must match existing material.
- Walls must be re-stuccoed and painted to match existing building.
- Any required permits must be obtained from the City of Peoria before the installation can begin.

Window Coverings - Exterior

Louvered Window Awning (amended 2-1-12)

Because they block sunlight from directly entering windows and provide energy cost savings and efficiency, Louvered Window Awnings are permitted.

- They may be steel, fiberglass, aluminum or composite material construction with a straight slatted blade design.
- The minimum installed angle of the awning with the vertical exterior wall of the home shall be 30 degrees. This non-adjustable angle should be measured at the awning's top attachment point between the awning edge and the vertical wall of the home.
- All components of the awning shall be straight-lined. No scrolled elements or additional decorative flourishes are permitted.
- The installed awning shall not extend past half the window length.
- They must closely match or duplicate the body or trim color of the house.
- Installation is approved only for the rear and side elevations of the home.
- All applications for louvered window awnings must be approved by the Architectural Control Committee.

Sun Screens (amended 7-5-17)

Sunscreens are allowed within the following restrictions:

- All screen frame material must be the color of the window frames.
- Sunscreen material must be fiberglass or steel mesh, non-louvered type. Sunscreen or bug screen material must be black, charcoal gray or dark brown/bronze in color. All screen color on the home must match.
- A small sample or colored brochure of the screen material being installed must be submitted with the application.
- Perforated steel screens are not allowed.

Window Film

Window Film is approved within the following:

- Film must be professionally installed.
- Film must be maintained and kept in good condition with no peeling.
- Film must not be highly reflective mirror type finish.
- A sample of the film must be included with the application.

Roof Tile Contractor Statement of Availability

By signing this “Statement of Availability”, I certify that I am authorized by:

Company Name: _____

Contractor’s Name: _____
Please Print

License Number: _____

To enter into a contract for the installation and/or repair of roof tiles at the following address:

which is located within Westbrook Village Association. I fully understand that this home is located within a homeowners association that monitors the installation of roof tiles in order to preserve, protect and enhance the property values within Westbrook Village Association. By signing this statement, I hereby certify that approved matching roof tile is available and enough material can be provided to complete the project within the established Standards for roofing change and/or repair in Westbrook Village Association.

Contractor Signature: _____

Homeowner Signature: _____

Solar Energy Device Contractor Statement

Application for Placement of Solar Energy Device - To be completed and signed by the Contractor prior to Application Approval

Homeowner(s): _____

Address: _____

Phone: (Day) _____ (Evening) _____

Type of Device: _____

Identify Placement Location: Roof (Front) ___ Roof (Back) ___ Roof (Side) ___
 Patio / Deck / Yard (Front) ___ Patio / Deck / Yard (Back) ___
 Other ___ Indicate "other": _____

Will the solar energy device(s) be placed so as to be visible from the adjacent property(s)?

Yes ___ No ___

If yes, please provide information or an explanation supporting the necessity for the placement so as to be visible from adjacent property(s).

Will the placement be in compliance with all Association guidelines (which include manufacturers' guidelines and applicable building codes)? Yes ___ No ___

I will comply with all of the Association's rules for placing, installing and maintaining solar energy devices. I assume liability for any damage to Association and other owner's property that occurs due to solar energy placement, installation and maintenance.

Homeowner Signature: _____ Date: _____

Contractor's Name (Please Print): _____

Contractor's License Number: _____

Contractor's Signature: _____ Date: _____

Tree Removal for Solar Panel Installation Application

As per policy adopted by the Westbrook Village Board of Directors on February 4, 2015, the Association will remove a tree in its common area to facilitate a homeowner's solar panel installation under the following conditions:

- The Solar Panel Installation must be completed as submitted on the WVA Architectural Application.
- The Solar Panel Contractor certifies that the tree removal is necessary because the proposed panel configuration optimizes the efficiency of the system and shade from the tree is an obstruction.
- The Homeowner will be responsible for the cost of removing the tree and any ancillary costs, such as grinding the remaining stump.
- Prior to the removal, the Homeowner will pay the Association for the cost of tree removal and additional sums based on the estimates. (If the actual cost of the tree removal is more or less than what is estimated, payment or refund will be made accordingly.)
- The Homeowner agrees to pay for a replacement 24" box tree to be planted by the Association and its landscape contractor.
- The Homeowner agrees to indemnify and defend the Association in the event that the Association is subjected to a claim on the basis of the Association's removal of the tree.

I agree to all the terms and conditions stated above:

Homeowner Signature: _____ Date: _____

Solar Panel Contractor Signature: _____ Date: _____

Office Use Only:

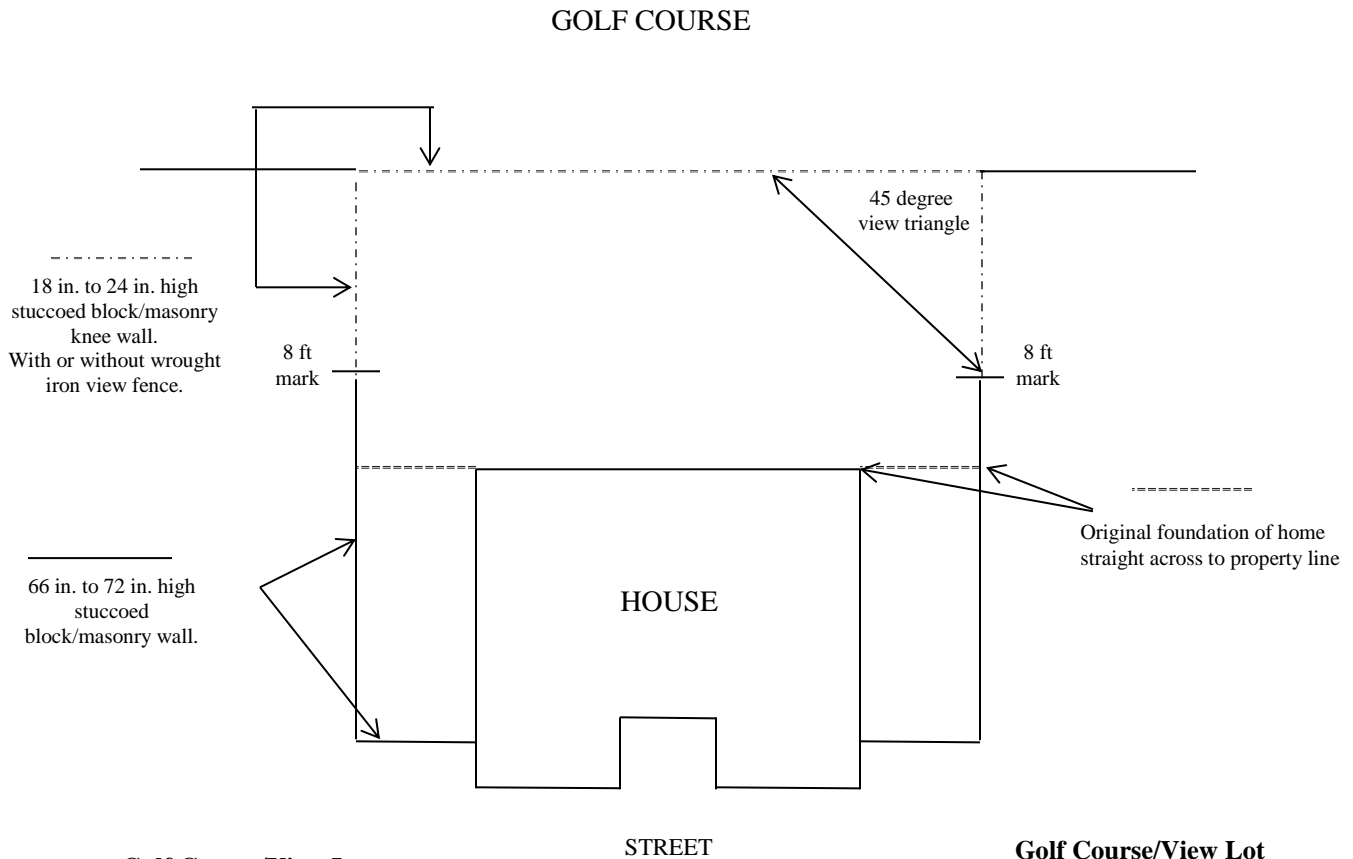
Tree Removal Location: _____ Date: _____

Homeowner Payment: _____ Date: _____

Replacement Tree: _____

Installation Location: _____ Date: _____

Approved Walls and Landscape for Golf Course/View Lots



Golf Course/View Lot

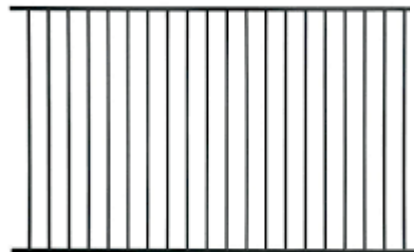
Wrought Iron Fencing Restrictions

- Measure from the corner of the original foundation of the home straight across to the property line.
- Proceed on the property line 8 ft. toward the back (golf course).
- At 8ft mark, 6ft stuccoed masonry wall must end.
- Proceed with 18in or 24in stuccoed masonry knee wall, with or without wrought iron view fence.
- Wrought iron plus knee wall combined shall not exceed 6ft height inside the yard.

Golf Course/View Lot

Landscape & Hardscape Restrictions

- Measure from the corner of the original foundation of the home straight across to the property line.
- Proceed on the property line 8 ft. toward the back (golf course).
- At 8ft mark, make a 45 degree angle to the back of the property line.
- No trees shall be planted within the 45 degree triangle.
- No bushes shall be allowed to grow over the height of 36 in. inside of the 45 degree triangle.
- No hardscape shall be constructed over the height of 36 in. within the 45 degree triangle.



APPROVED WROUGHT IRON

This diagram is not to scale.

Permission to Connect to Neighboring Wall Agreement

Date: _____

Homeowner building wall: _____

Address: _____ Lot Number: _____

Description of wall and where the connection will be made:

A copy of this agreement will be kept on file with the Westbrook Village Homeowner Association in the Lot File of the party building the wall. Each party involved will also receive a signed copy of this agreement.

Homeowner giving permission to connect: _____

Address: _____ Lot Number: _____

By signing this form permission is given to the above stated homeowner to connect to the existing wall on my property.

Homeowner Signature

Any financial arrangements made between the parties involved are separate and apart from the above stated agreement and do not involve Westbrook Village Homeowner Association.

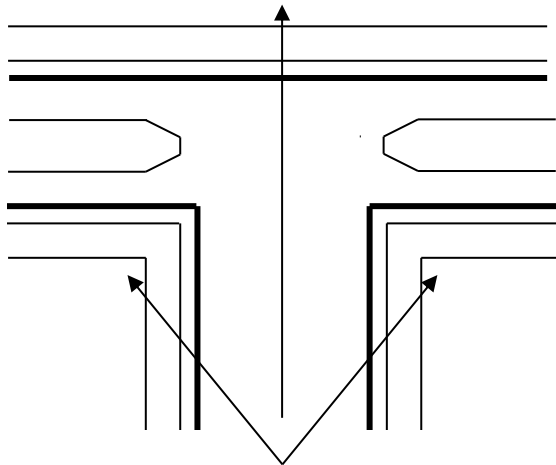
19281 N Westbrook Parkway
Peoria, AZ 85382
(623)561-0099/ Fax No. (623)566-6186

AMENDED

Sign Placement Diagram

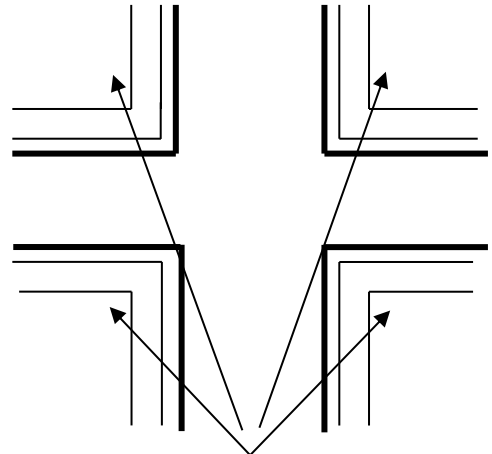
Including Garage / Yard Sale, Estate Sale, For Sale, Open House, For Rent

RESIDENTIAL STREETS



Place signs behind sidewalk ONLY

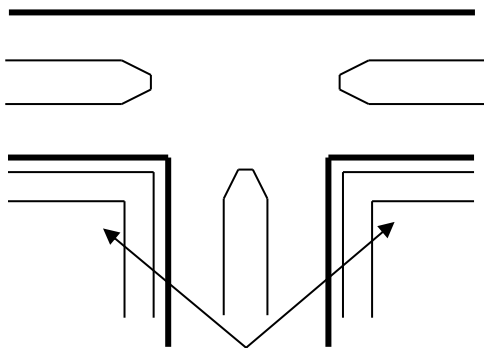
RESIDENTIAL INTERSECTIONS



Place signs behind sidewalk ONLY

DO NOT PLACE ANY SIGNS AT THE FOLLOWING LOCATIONS

GOLF COURSE OR REC CENTER PROPERTY



Place signs ONLY at corners Across from these Areas behind sidewalk

WESTBROOK ENTRANCES

NORTH SIDE OF UNION HILLS

WEST SIDE OF 83RD AVE.

SOUTH SIDE OF BEARDSLEY ROAD

EAST or WEST SIDE OF 91ST AVE.

ON THE SIDEWALK, ROADWAY, OR CENTER ISLAND

The City of Peoria does not allow placement of signs on the street, sidewalk or on a center island

The following pages are standards that have been amended since last publish date of the Westbrook Village Association Architectural and Environmental Standards.

Homeowner Obligations (amended 7-24-19)

The end product of Westbrook Village Master Plan largely depends on the attitude and cooperation of its Homeowners. It's your community - you chose to live here - we are certain you want to be proud of it and believe you want to keep it a nice place to live. As a Homeowner, you are required to adhere to the Covenants, Conditions and Restrictions, and Architectural and Environmental Standards of Westbrook Village.

Unless otherwise stated in these Standards, any exterior change will require an application to be submitted. If your proposed exterior change is not included in these Standards the Architectural Control Committee will review your application.

Prior to making any exterior change, you must submit an Architectural Change Form to the WVA Administration Office. **No work shall commence** until the application has been submitted and reviewed, and you have received your **written approval**. Failure to submit an application and to obtain written approval prior to beginning work will result in the assessment of a \$150.00 Administrative Fee. If a homeowner's property is found in a state of non-compliance, it is the homeowner's responsibility to return the property to a state of compliance.

Applications and plans submitted to the ACC are not reviewed or approved for all forms of engineering, technical or architectural competence. Through its approval of such applications, the ACC does not assume liability or responsibility for any defect in any structure, modification, addition or alteration constructed from such plans, drawings or specifications. Neither the ACC nor the Board of Directors shall be held liable with respect to any apparent or latent defects and errors in the plans or specifications, or construction of proposed structures, modifications, additions, and alterations.

Front & French Door(s) (amended 4-1-2020)

- Front door(s) on the house must be a natural wood stain color; or painted the approved color of the body of the house, trim color or an approved door color (available at the WVA Administration Office). The finish on the door must be kept in good condition.
- The style of the door(s) must compliment the architecture of the home.
- The addition of non-colored framed decorative glass insert, fan window inserts or sidelights are permitted.
- Decorative bronze iron and glass door(s) are allowed. Sidelight windows are not permitted to have decorative iron.
- French doors are only permitted on the rear or side of the house and must be painted to blend with the color of the body of the house.
- A picture or brochure of the door(s) must be submitted with the application.
- Any required permits must be obtained from the City of Peoria prior to installation.

Garage Doors – Overhead (amended 7-24-19)

- Overhead garage doors must be kept closed except for usage and ventilation purposes. You may allow approximately 6 in. of opening for ventilation purposes.
- Overhead garage doors must be of similar type and style as the other garage doors in your Sub-Division.
- Overhead garage doors and the trim around them, must be painted the approved body color or trim color of the house.
- If there is no Pop Out around the overhead garage door, the trim surrounding the overhead garage door may be painted the approved body color or trim color of the house.

Security Door(s) (amended 4-1-2020)

The style and design of a security door will be approved in accordance with the following:

- Security door(s) color must either blend with the body or trim color of the house or be dark bronze
- Only fiberglass or steel mesh, non-louvered type screened or glass inserts are allowed. Screened inserts must be black, charcoal gray or dark brown/bronze in color. All screen color on the home must match.
- A brochure of the door(s) with color of door(s) and type/color of screen must be submitted with application.
- Perforated steel screened inserts are not allowed.
- Security door(s) on sliding glass doors are allowed.
- Examples of previously approved security door styles are available at the Administration Office.
- The Architectural Control Committee must review and approve all applications for security doors not within the standard.

House Curb Numbers (amended 9-4-19)

House numbers painted on the curb are allowed with these restrictions:

- The numbers must be black on a white background.
- No decorative additions are allowed.
- The numbers must be no larger than the top portion of the curb will allow.
- Must be maintained and kept in good condition.
- No application is required.

Ledgestone (amended 11-6-19)

- Use of Ledgestone as an accent on exterior surfaces is permitted and requires application approval prior to starting the project.
- Ledgestone must be installed professionally.
- Ledgestone is considered to be an architectural accent and anything over approximately 50% must go to the Architectural Control Committee for review and approval. Contractor must provide the percentage of coverage for the application.
- Ledgestone applied to gate pillars on return wall must be reviewed by the ACC.
- Ledgestone applied commercially ie: sub-association, sub-division, WVA common area entrance deco walls/pillars must be reviewed by the ACC.
- Ledgestone must accent the design and complement the nature of the house or commercial entrance and not overpower the architecture.
- Approval will be based on the general overall appearance that the Ledgestone adds to the architectural characteristics of the house or commercial entrance. Photos of the existing area, a drawing of the proposed area(s) to be covered and a sample of the Ledgestone must be submitted with the application.
- Ledgestone can also be used for BBQ's, Fire Pits, Outdoor Fireplaces, Stationary Bars, Deco Walls, Knee Walls, Stationary Seating, Back Patio Columns and Retaining Walls in place of stucco.
- Ledgestone is stone with two flat sides for easy stacking. It is approximately 1" to 8" high and from approximately 5" to 20" in length. The Ledgestone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Stone veneer panels are not permitted.

Paint (amended 7-24-19)

Body, Trim, Wall and Front Door Paint Colors must be selected from an approved Paint Color Palette available at the Administration Office. Only one Paint Palette may be used, utilizing the Body Color and only one of the correlating Trim Colors. (No mix or match of color palettes)

When painting trim and/or accents, a photo of the house and existing walls with the trim and accent areas highlighted, must be submitted with the application. Painting cannot begin until you receive a written approval letter from the Administration Office c/o Architectural Control Committee.

Body Color

- The **Body of the House** must be painted an approved Body Color.
- **Ceilings, Courtyard Entry Covers, Eaves, Fire Pits, Fireplace – Outdoor, Overhangs, Patio Covers, Soffits, Stationary Bar/BBQ, Trellises** must be painted the approved Body Color.

Walls/Fences Color

- **Block Wall Fences**, built on the property line, are considered **Party Walls**. The surface that faces the residence (interior) must be painted that residences approved Body Color, Trim Color or Stonish Beige. All other exterior walls must be Stonish Beige.
- **Exterior Walls**. Any wall attached to a residence must be painted the body color of the home or Stonish Beige. At the point, where the wall changes direction, it must be painted Stonish Beige.
- Wall/Fence surfaces facing a common area or the **Golf Course**, must be painted Stonish Beige.
- **Deco Walls** must be painted the approved Body Color. **Deco Wall Caps** may be painted the approved Trim Color. The Architectural Control Committee will review **painting the entire Deco Wall the approved Trim Color**.
- **Knee Walls** must be painted the approved Body or Trim Color. Knee Wall surfaces facing the Golf Course, or a common area, right of ways and road way must be painted Stonish Beige.
- **Privacy Walls – Concealing Garbage/Recycling Containers** must be painted to match the area to which it is attached.
- **Retaining Walls** must be painted the approved Body Color.
- **Wrought Iron Fencing** must be painted Stonish Beige.
- **Wall/Fence Gates, including Wrought Iron**. The frame must be painted the color of the wall. The wood slats in the gate must be painted the color of the wall or left natural and sealed with a clear preservative. Slats made from a composite material do not need to be sealed with a clear preservative.

Doors Color (amended 7-24-19)

- **French Doors** must be painted to blend with the color of the body of the house.
- **Front Doors** must be a natural wood stain color; or painted the approved Body Color, Trim Color, or Door Color. Approved door colors are available at the Administration Office.
- **Garage Doors - Overhead**, and the trim around them, must be painted the approved Body Color or Trim Color. If there is no Pop-Out around the overhead garage door, the trim surrounding the overhead garage door may be painted the approved body color or trim color.
- **Garage Doors - Side**, including the trim around them, must be painted the approved Body Color. Security doors are allowed on the side garage door and must be painted (or blend with) the color of the body of the house.
- **Security Doors** must be painted, or blend with, the Body Color or Trim Color of the house. Security doors color may be bronze if existing window frame color is bronze.

Additional Features Color

- **Alumawood Type Patio Covers and Free Standing Shade Structures** must blend with the approved Body Color or Trim Color.
- **Aluminum Fascia** material must blend with the color of the trim.
- **Attic Fans, Solar Tubes and Turbines** must blend with the color of the roof.
- **Driveway Coating** colors are limited to clear epoxy, the approved Body Color or Trim Color of the house. All coatings must be of a satin finish – not glossy in appearance.

- **Gutters & Down Spouts, Conduit/Control Boxes/Cords/Cables/Piping/Wires, Flag Wall Brackets** must be painted the same as the color of the surface to which they are attached.
- **Trellises** must be painted the approved Body Color.

Patio Cover (amended 11-6-19)

Slatted Roofs:

- Patio covers must be attached to the house with a flat lattice roof and constructed of an Alumawood, Elitewood or similar type of material to ensure longevity. The baked-on color finish must blend with the body or trim color of the home. Color choice should be given careful consideration as it will be required to blend with any paint applied to the home in the future.
- Stationary slats must be a minimum of 1” inch apart.
- Mechanized louvered slats must be a minimum of 3” inches apart.
- Solid corrugated roofs are not allowed.

Solid Roofs:

- If a pitched roof is to be used, it must be constructed of materials to match existing roof on the house. Reference Roof Repairs & Replacement Standard.
- Flat patio roof material must match existing material. Flat patio roof must be tan in color and have fascia trim to match the existing construction of the house and painted the body or trim color of the house.
- Solid corrugated roofs are not allowed.

Columns/posts:

- Columns/posts must have a look consistent with the architecture of the house. No “H” style posts are permitted.
- Masonry columns must be stuccoed with materials matching the scale of stucco on the home and must be painted the body color of the home. Ledge stone may be applied to the stuccoed columns of the structure. If ledge stone is used elsewhere on the home, it must match the existing ledge stone.
- The outermost edges of the structure must be set back at least 10’ feet from any lot line.
- Special care on golf course lots must be taken so as not to obstruct the view in the required viewing triangle at the rear of the lot or the adjacent properties. The structure must be set back at least 10 feet from any part of the viewing triangle and rear property line.
- All City of Peoria building codes must be followed and required permits obtained before any construction can begin.
- Any covered structure utilizing three or more vertical supports shall be recognized as a canopy, awning, tent or gazebo, and is not allowed.
- Applications that do not meet the required set back of 10’ feet from any lot line or golf course lot view triangle will require an appeal for variance to the WVA Board of Directors.
- Integrated or supplemental attachments are limited to exterior lighting, roll shades, ceiling fans and security cameras, and must adhere to the WVA standards accordingly.

Residential Security Cameras (amended 10-2-19)

- No more than four security cameras and/or one doorbell camera may be installed on the exterior of a home.
- Security camera(s) must be installed as unobtrusively as possible: under eaves/fascia, below lip of parapet wall pop-out, etc. All equipment must be secured with a building-mounted installation.
- Flood or spotlights are not permitted on the front profile of the house per the Exterior Lighting Standard.
- Camera(s) must be painted or skin installed to match the color of the surface to which it is attached.
- Any visible wires must be painted the color of the surface to which they are attached.
- Integrated siren must be deactivated.
- A picture of the camera(s) must be submitted with the application.
- Photos showing the full profile of the house on which the camera(s) are to be attached must be submitted with the architectural change application. Clearly indicate/mark location where camera(s) is to be installed.
- Security cameras must be installed to view only the immediate vicinity of the homeowner's property.
- Security cameras may not be directed toward the windows or door of adjacent homes or otherwise intrude on their privacy.
- Any recordings made by the homeowner's security cameras are the property and responsibility of the homeowner. The Association bears no responsibility nor has any liability for the recordings.

Free Standing Shade Structure (amended 11-6-19)

- One free standing shade structure is permitted per lot, to be constructed in the backyard only.
- The structure must be constructed of an Alumawood, Elitewood or similar type of material to ensure longevity. The baked-on color finish must blend with the body or trim color of the home. Color choice should be given careful consideration as it will be required to blend with any paint applied to the home in the future.
- The structure may not exceed 8 feet in height and must have a flat, lattice roof.
- The stationary slats must be a minimum of 1” inch apart.
- The structure must be secured with proper footings and permanent anchoring devices.
- Solid corrugated roofs are not allowed.

Columns/posts:

- Columns/posts must have a look consistent with the architecture of the house. No “H” style posts are permitted.
- Masonry columns must be stuccoed with materials matching the scale of stucco on the home and must be painted the body color of the home. Ledge stone may be applied to the stuccoed columns of the structure. If ledge stone is used elsewhere on the home, it must match the existing ledge stone.
- The outermost edges of the structure must be set back at least 10’ feet from any lot line.
- Special care on golf course lots must be taken so as not to obstruct the view in the required viewing triangle at the rear of the lot or the adjacent properties. The structure should be set back at least 10 feet from any part of the viewing triangle and rear property line.
- The footprint of the free standing shade structure must be of appropriate size to comply with city code.
- All City of Peoria building codes must be followed and required permits obtained before any construction can begin.
- Any covered structure utilizing three or more vertical supports shall be recognized as a canopy, awning, tent or gazebo, and is not allowed.
- All applications for Free Standing Shade Structure will be reviewed by the Architectural Control Committee.
- Applications that do not meet the required set back of 10’ feet from any lot line or golf course lot view triangle will require an appeal for variance to the WVA Board of Directors.

Integrated or supplemental attachments are limited to exterior lighting, roll shades, ceiling fans and security cameras, and must adhere to the WVA standards accordingly.

Signs (amended 2-5-2020)

Please refer to the “Sign Placement Diagram” at the end of this document for the placement of all types of signs.

For Sale or Lease/Rent Signs

- No more than one professionally lettered For Sale or For Lease/Rent sign may be placed on a lot. The sign is to be placed in the yard of the residence and not fastened to the building. In areas where signs must be placed in the common areas, the sign is to be placed as close as possible to the home and not near the curbs or street. Golf course lots may have one additional professionally lettered For Sale or For Lease/Rent sign placed in the rear yard of the residence and not fastened to the building or fencing, or hang over rear property line. Where a sign is not possible or prohibited to be placed in a yard or common area, one sign may be displayed within one window of the property.
- The sign must not exceed 18 inches by 24 inches and it may be double sided. The overall height of the sign post may not exceed five feet.
- Two agent riders may be attached to the sign, each not to exceed 6 inches by 24 inches. Both agent riders may be attached at the bottom, but only one agent rider may be attached at the top.
- Signs may include one tube or box for distribution of brochures. No other forms of advertising, including but not limited to flags, balloons, banners, or streamers, are permitted on or near For Sale or For Lease/Rent signs.
- The sign and signpost must be removed from the home the day after close of escrow or signed lease.

Westbrook Village Association has available, for a deposit and a small rental fee, professional For Sale or Rent signs for properties that are offered for sale or rent by owner.

Open House/Garage Sale/Estate Sale Directional Signs

Open House/Garage Sale/Estate Sale directional signs that give directions to a property which is for sale or hosting a garage or estate sale, to which the public is invited for a walk in inspection, are permitted under the following conditions:

- Directional signs must be professionally lettered and must not exceed three feet in height. No other forms of advertising, including but not limited to flags, balloons, banners, or streamers, are permitted on or near directional signs. Signs must be in good condition – not torn, soiled or faded.
- Directional signs must provide contact information on the back of all signs.
- One (1) directional sign per turning movement within a 1 mile radius of the property is permitted.
- Directional signs are permitted to be placed on another owner’s property, if the other owner’s permission has been previously granted.
- Directional signs are permitted to be placed on the common areas with the following exceptions:
 - Directional signs are not permitted to be placed at any location on the east or west sides of 91st Avenue, or within fifty (50) yards of 91st Avenue and W. Westbrook Parkway/Country Club Parkway/W. Chino Drive.
 - Directional signs are not permitted to be placed at any location on the north side of Unions Hills Drive or within fifty (50) yards of Union Hills Drive and W. Westbrook Parkway/Country Club Parkway.
 - Directional signs are not permitted to be placed at any location on the south side of Beardsley Road.
 - Directional signs are not permitted to be placed at any location on the west side of 83rd Avenue or within fifty (50) yards of 83rd Avenue/W. Village Parkway.
 - Directional signs are not permitted to be placed on the sidewalks, roadways, medians (any public rights-of-way). Directional signs must be outside of site visibility triangles.
- WVA will pick up non-professional and incorrectly placed signs.

Open House Hours

Open House Hours for a property that is for sale or lease/rent to which the public is invited for a walk in inspection are permitted between the hours of 8:00a.m. and 6:00p.m. any day of the week.

Garage/Estate Sale Hours

Garage/Estate Sale Hours for a property that is hosting a sale to which the public is invited for a walk in inspection are permitted from daylight to dusk any day of the week.

Westbrook Village Association has available, for a deposit and a small rental fee, professional Garage Sale signs for properties hosting a garage sale.

All directional signs must be removed from dusk to daylight.

Signs

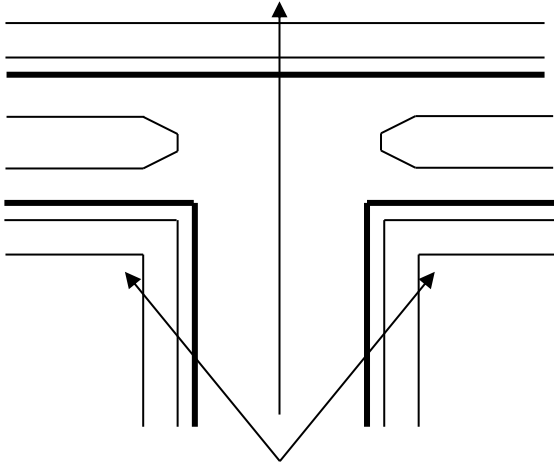
No Soliciting/ No Trespassing (added 7-24-19)

- Only one professionally designed “No Soliciting” or “No Trespassing” sign per residential unit is allowed. The sign is not to exceed 3” inches x 10” inches.
- The professionally designed “No Soliciting” or “No Trespassing” sign shall be Beige colored background with Black lettering. No additional text is permitted.
- The “No Soliciting” or “No Trespassing” sign shall be allowed to be placed on one of the following locations only without the need of an Architectural Change Application:
 - On front entry door.
 - On front security door.
 - On the lower half of a front entry sidelight window.
 - On a front profile window in the lower half, closest to the front door.

Sign Placement Diagram

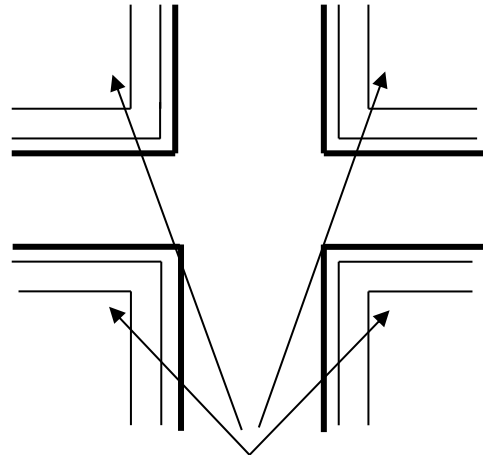
Including For Sale, For Rent, Open House, Garage / Yard Sale, Estate Sale

RESIDENTIAL STREETS



Place signs behind sidewalk ONLY

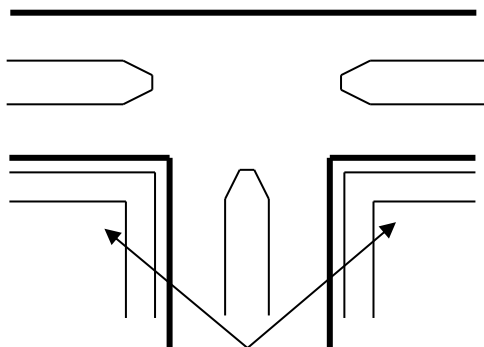
RESIDENTIAL INTERSECTIONS



Place signs behind sidewalk ONLY

DO NOT PLACE ANY SIGNS AT THE FOLLOWING LOCATIONS:

GOLF COURSE OR REC CENTER PROPERTY



Place signs ONLY at corners across from these areas behind sidewalk

WESTBROOK ENTRANCES

NORTH SIDE OF UNION HILLS

WEST SIDE OF 83RD AVE.

SOUTH SIDE OF BEARDSLEY ROAD

EAST or WEST SIDE OF 91ST AVE.

ON THE SIDEWALK, ROADWAY, OR CENTER ISLAND

The City of Peoria does not allow signs to be placed on the sidewalks, roadways, medians (any public rights-of-way) or site visibility triangles.