SUNLAND VILLAGE EAST

Architectural Control Committee Guidelines

SUNLAND VILLAGE EAST ASSOCIATION
2145 SOUTH FARNSWORTH DRIVE
MESA, AZ 85209

(Approved 10.9.25) This is the date of the final reading and signatures.

This document supersedes the SVE Architectural Control Committee Guidelines – Dated 09.12.2024.

All previous documents are obsolete.

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SUNLAND VILLAGE EAST
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES

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Purpose, Mission, Introduction and Definitions:

1a. Purpose:

The purpose of this document is to ensure all homeowners in Sunland Village East are aware of the general rules and requirements for the maintenance and updating of all homes within the community. This document does not apply to any of the Condominium Homeowners (Golf or Garden Condo's).

1b. Mission Statement:

It is the mission of the ACC to serve the residents of SVE in a friendly, courteous and consistent manner, helping them comply with the Guidelines and the RCC&R's established by the SVE Board of Directors.

1c. Introduction:

The Architectural Control Committee (ACC) is established through Bylaw 8.6 by the Board of Directors (BOD). The ACC's existence and purpose are contained in the SVE Bylaws 8.6 through 8.7.2. These Bylaws as originally adopted empower the ACC to create guidelines to support the Restrictions, Covenants, Conditions and Reservations (RCC&R's) for SVE. Guidelines when written or amended and are adopted by the BOD become enforceable. It is the responsibility of each Homeowner to request authorization from the ACC prior to making any exterior alterations to their property. By doing so, the Homeowner is assured that planned changes are in compliance with the following guidelines and applicable SVE RCC&R's.

The guidelines identified in this document have been recommended by the ACC and approved by the HOA BOD. They supplement the RCC&R's and serve to guide Homeowners in the design of a project and the ACC in its deliberations. Special conditions may, from time to time, occur and will be considered by the ACC on an individual basis. The ACC, on a case-by-case basis, has the discretion to rule on Architectural issues outside the view of the ACC Guidelines.

It is the responsibility of each Homeowner to request authorization from the ACC prior to making **any** exterior additions, alterations, or changes to their property. All ACC Committee Change Requests Forms (ACRF) must be submitted in writing and include a complete description of changes**,** plot plans and appropriate wall forms (if necessary). This includes, but is not limited to, walls/fencing, landscaping, painting, decorative yard art, vegetation, irrigation, ground cover, hardscape elements, decorative lighting, etc. The ACRF will first be reviewed by the Committee to assure all requested information is included before it is submitted to the area team for action.

Architectural Change Request Forms (ACRF) and Wall Forms are available at the Association Office during normal business hours and the SVE Website (www.svehoa.com/forms-documents). Representatives of the Association's ACC will not respond to the request or paperwork submitted by contractors or non-homeowners, i.e., Renters, Property Managers or Property Caretakers. ACC Change Request Form/s or ACC Wall Forms must be submitted by the current homeowner (deed holder). A plot plan, drawings, and specifications must be submitted with each application. No changes or deviations of approved plans and/or specifications may be made without further written approval of the ACC. All documents submitted with the application will become a permanent record

and will not be returned. If required, a City of Mesa building permit is the sole responsibility of the Homeowner or their contractor, a copy of which must be on file in the HOA office prior to the start of construction.

The ACC will approve requests contingent on City of Mesa permitting. The SVE white form for a written approval should be received within a week to ten (10) days following receipt at the Association Office. An approval letter will follow within the thirty (30) days.

The ACC has the authority to stop all work being performed by either the Homeowner and/or his contractor for which an application has not been approved or which is deemed in violation of the SVE RCC&R's. Failure of the Homeowner to comply may be a cause of an action at law or in equity, either for injunction, action for damages or such other remedy as may be available.

(Note: Italicized items are from the RCC&R's)

1c. Definitions:

Architectural Control Committee (The ACC) – A Committee established by the Board to ensure compliance with RCC&R's and Architectural Guidelines approved by the Board (Bylaw 8.7).

Architectural Control Committee Forms -

1). Architectural Committee Request Change Form (ACRF) ACC Doc #01 (Rev 6/2025). A required request form for any changes to the outside of a residential unit (front and back yard) which include, but is not limited; Paint, Walls/Fence modifications, Landscaping changes, Roof Repairs, Replacing Air Conditioner Units, etc;

2.) ACC Concern Form Doc #02 (Rev 6/2025). A notice of concern from a homeowner regarding conditions of other properties, work being performed or maintenance of landscaping;

3.) ACC Residential Visit Form Doc #03 (Rev 6/2025). A notice that the ACC visited a residential unit owner in reference to a request for work on their property;

4.) ACC ~~SVE~~ Wall Form Doc #04 (Rev 6/2025). A form required from a residential unit owner requesting to paint/stucco/or place any articles on a backyard Wall/Fence.

Blue Star Flag: A Blue Star Flag can be displayed by a family to indicate the number of family members serving the war effort as members of the Armed Services.

Concealed From View: Shall mean that a vehicle or other object shall not be visible to a person six feet tall standing on any part of an adjoining Lot or street or any Association property, and at the same elevation as the vehicle or object being viewed (RCC&R 3.1.25).

Decorative Flags: Defined as decorative cloth banners with a design that is exclusive to a particular business product, holiday or event.

Decorative Lights/Yard Lights: Defined as "Other than Holiday Lighting". Decorative Lighting/Yard Lights are lights attached to the roof line of houses, porches and placed throughout the yard or property.

First Responder Flag: A flag that show's support for First responders. First responders are the first people on the scene when you need help. Personnel who help keep our communities safe, generally police, firefighters, and EMS personnel.

Gabion Walls: Steel baskets/cages filled with stones/rocks.

Gazebos or Similar Structures: Defined as a structure intended for human occupancy for scenic viewing, relaxation and shielding from the sun during the day, cannot be used as a guest house or as a sleeping facility.

Gold Star Flag: A Gold Star Flag can be displayed by a family of service members who were killed or died, while serving in the Armed Forces, from causes other than dishonorable. The number of gold stars on the flag corresponds to with the number of individuals who were killed or died.

Heating and Cooling Units: Is the technology of indoor and vehicular environmental comfort. Its goal is to provide thermal comfort and acceptable indoor air quality. Heating and Cooling Units include, Heaters, Air Conditioners (central, wall and window mounted), Evaporative (Swamp) Coolers and Fans.

Official Flags: Flags that are identified in Article 14 of this document and referenced in A.R.S 33.1261 and A.R.S. 1808.

Pergolas: Defined as a structure intended for human occupancy for scenic viewing, relaxation and shielding from the sun during the day, cannot be used as guest house or as a sleeping facility.

Pigeon: Is any bird of the family Columbidae, including Rock Doves, Pigeons, and Doves but excluding domesticated pigeons used for homing, racing, or show or that are pets fed in a cage.

Political Sign: Is a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.

Roof Turbines and Weathervanes/Stations: A roof turbine vent is a **passive ventilation device**. A weathervane is a revolving pointer to show the direction of the wind, typically mounted on top of a building. A weather station is an observation post where weather conditions and meteorological data are observed and recorded.

Storage Sheds and Greenhouses: Storage sheds and greenhouses are defined as a structure **NOT** intended for human occupancy, scenic viewing, relaxation and shielding from the sun during the day. They cannot be used as a guest house or as a sleeping facility.

Greenhouse: Structure for the sole purpose of growing and maintaining plants and vegetables.

Structure: Is something (such as a building) that is constructed; something arranged in a definite pattern of organization.

Storage Shed: Structure for the sole purpose of storing household and garden supplies. Golf cart or other vehicles' storage is NOT allowed. Electricity allowed for lighting only. Plumbing NOT allowed. No storage of Hazardous Materials.

Casitas/Accessory Dwelling Units and Out-Buildings: Structure for the purpose of additional living/sleeping/cooking. These structures are **NOT ALLOWED** on any Residential Lot in Sunland Village East.

Vehicles: Passenger Vehicles shall include automobiles, personal use vans, SUVs motorcycles, golf carts and pickup trucks, the major use of which is to transport people for personal matters. Non-Passenger Vehicles shall mean all other motorized or non-motorized vehicles including but not limited to, trucks intended or identified for commercial use, motor homes, recreational vehicles, trailers of any kind, camper shells, or any other equipment designed to move on wheels.

Water Feature: Architectural elements including water, such as a fountain, water cascade or water pool of standing water.

Public Utility Easement (PUE): An easement for overhead and underground utility facilities provided for the use of the public, including water, storm drainage, sewage, electricity and communication, owned and operated by any person, firm, corporation, municipal department, or board duly authorized by state or municipal regulations. Utility or Utilities as used herein may also refer to such persons, firms, corporations, departments, or boards. In SVE, PUE's vary by property location.

Front Yard: The Front Yard is defined as all areas except the driveway and front patio/porch.

2. Building Additions – RCC&R 4.1.7 states**:** ***No building additions whatsoever, including, but not*** *limited to any add-on improvements or fixtures, carports, utility or storage units or sheds, whether temporary or permanent in nature, and whether or not actually attached to the home ("building addition"), shall be commenced, constructed, placed or stored upon any Lot in Sunland Village East without the prior written approval of the Architectural Control Committee and compliance with the Restrictions.* Additions must be of similar design with materials and colors compatible with the existing residential unit. A City of Mesa building permit if required, shall be on file with the HOA prior to the start of an approved change request. Golf cart garages must be built of the same Architectural design and style to be contiguous with the existing garage. No additional drive or curb openings will be permitted without City of Mesa approval.

2a. New Construction on Residential Lot. Any new construction on a Residential Lot, rebuild or major remodel of a Residential Unit for any cause must meet the following requirements:

- All Residential Units must be a one level, single family structure.
- All Residential Units must meet the requirements listed in:
  - RCC&R 4.1.2 Residential Units
  - RCC&R 4.1.3 New Construction
  - RCC&R 4.1.7 Building Additions
  - RCC&R 4.1.8 Size of Homes
  - RCC&R 4.1.12 Set Back Line Restrictions

3. Antenna and Satellite Dish Restrictions – See RCC&R 4.15. *One meter (39 inches) in diameter or diagonal measurement is regulated by the Telecommunication Act of 1996. Recent FCC rulings have stated that Homeowners Associations are prohibited from enforcing antenna restrictions and rules that 1) prevent or unreasonably delay antenna installation, maintenance or use; 2) unreasonably increase the cost of antenna installation, maintenance or use; or 3) preclude reception of acceptable quality signals. Some invalid provisions include Prohibitions on installing antennas and requirement that an antenna application go through an Architectural Review process.* Based on the above, we cannot require a review of the installation, but to preserve the appearance of our community it is the desire of the HOA that an attempt should be made to place all antennas and satellite dishes on the rear or side elevation of the roof. Remove any satellite dish or antenna not in use.

Please refer to the FCC Consumer Guide for additional information pertaining to the installation of consumer-owned antennas and satellite dishes. https://www.fcc.gov. Installing Consumer-Owned Antennas and Satellite Dishes.

4. Heating and Cooling Equipment - Heating and Cooling units are subject to compatibility with neighboring houses. Replacement of heating and cooling or evaporative (swamp) cooler units require approval of the ACC prior to installation. Window or wall units should not encroach upon accessible walkways. Window or wall units are not allowed on the front facing side of homes and must be hidden from the view of the street. This includes window unit fans. No **new** roof-mounted Heating & Cooling units shall be permitted on houses. (BOD approved 12/9/10). Replacement of an existing, previously approved, roof unit with a similar unit will be approved. The ground mounted units must be concealed from view of the street.

5. Basketball Backboards - None permitted, fixed or portable.

6. Bird Houses and Bird Feeders and the Feeding of Birds (Pigeons) - Bird Houses and bird feeders may be placed in the backyard only and may not exceed six (6) feet high, no larger than one (1) foot square, and no closer than five (5) feet from any lot line and are limited to one solid and one liquid feeder per lot.

Feeding of Birds (Pigeons) The scattering or broadcasting of bird seed is prohibited. City of Mesa Ordinance No 5524 section 3(AB) prohibits the feeding of Pigeons (see definitions for Pigeons). Section 3 (AB) of Ordinance No 5524 states: No person shall knowingly provide bird food to pigeons on any private or public property, except the feeding of birds using practices or devices designed or intended to prevent pigeons from obtaining the bird food. A civil violation of this ordinance is subject to a sanction of not less than $250.00 or more, plus applicable fees as stated in Section 4 (A) or the City of Mesa Ordinance No 5524. No person shall knowingly provide food to pigeons on or around property in SVE, by broadcasting by hand, by a mechanical device or a bird feeder.

7. Clotheslines - Clotheslines should never be visible from the front of the property. Clotheslines and clothes must be concealed from view from ground level from the street(s) running immediately in front of or along the side of property. Clothes must be removed promptly when dry.

8. Concrete - All additional concrete, driveway expansions, sidewalks, patios, and patio extensions after close of escrow must be approved by the ACC. Sidewalks and/or driveways or patios cannot run into easements or onto neighboring property. Any water runoff caused by patio additions or landscaping must be contained to the owner's lot or natural drainage. When adding pavement, or pavers, the flow of water must be on the natural path. If the water flow is not set to meet the natural path/flow, a flood may occur. It is the homeowner's responsibility to identify the easement and natural flow and make repairs to any easements or adjacent properties damaged during the construction process of their project, at the responsible homeowner's expense.

8a. The front patio must not extend more than five (5) feet from the "Original" patio or porch as initially constructed.

9. Holiday Decorations, Holiday Flags, Decorative Flags and Banners -

9a. Christmas Decorations - All Christmas decorations, including lights, shall not be placed in any yard or attached to houses until November 15th of each year and not lighted before Thanksgiving Day. All decorations and lights must be removed by January 15th.

9b. Federally Recognized Holiday – Decorations - All other federally recognized holidays, as well as Valentine 's Day, Easter, St. Patrick's Day, Halloween decorations (including lights) may be placed in any yard or attached to houses no earlier than two weeks (14 days) before the holiday and removed no later than two weeks (14 days) after the holiday.

9c. Decorative Flags - Decorative flags may be no larger than a US flag being flown on the same lot, and must not exceed 3'x5'. Decorative flags, banners, etc. may be displayed only on holidays, and must be removed within two weeks (14 days) after the holiday event.

9d. Sports Team Flags or Banners - Sports team flags or banners may be displayed elsewhere on your property on **game days only.**

10. Decorative Lights/Yard Lights – (Other than Holiday Lighting which is identified in # 9). Decorative Lighting/Yard Lights are clear or white lights attached to the roof line of houses, porches and placed throughout the yard or property. This lighting provides a level of security for a resident, but if used should be placed in such a way that it does not impact their neighbors home (front, side or back yard) or impact their privacy. Decorative Lighting/Yard Lights, like all exterior changes/modifications to a residential property must have ACC approval to ensure the lighting is not negatively impacting the privacy of surrounding residents.

11. Front/Rear Patio/Decks - Furniture placed on front/rear patio/decks are limited to outdoor furniture (Patio type) only. Use of indoor furniture on front/rear patios are not allowed. No appliances (large or small), or cooking shall be allowed on the front porch/patio. Deck boxes/storage cabinets are not allowed to be kept on the front porch/patios. These areas are not to be used for storage or parking of passenger or non-passenger vehicles as defined in SVE RCC&R 4.1.6. "Vehicle Restrictions".

11a. Front yards must remain free of furniture, including but not limited to: chairs, loungers, firepits, table, umbrellas, benches, and similar items, which are more appropriately placed in the rear

or side yard spaces. Homeowners are encouraged to maintain front yard areas with landscaping elements consistent with the SVE Community's design standards. This restriction is in place to preserve the aesthetic integrity, curb appeal and uniform appearance of the SVE community. "The Front Yard is defined as all areas except the driveway and front patio/porch".

12. Driveway, Walks, Patios and Porches - The design, pattern and color must be compatible with the residence and the general community décor.

13. Driveway Barricades - Barricades are permitted only during construction/renovation, repair or coating and must be removed upon completion of construction/renovation. Immediately after construction/renovation, barricade must be removed.

14. Exterior Painting_RCC&R 4.1.16 - *The color selection for all exterior repainting of residential units, additions thereto or structures on a residential lot shall be chosen from Board approved, Body (primary) and Trim color only options, Trim color only options and Accent color only options. Proper selection and use of the three colors will provide a cohesive updated and aesthetically pleasing appearance to SVE. Trim and Accent color options may not be used as a dominant (Body) color.*

The three authorized color selections are defined in the SVE Paint books, available to check out in the SVE HOA office. Preauthorization must be obtained from the HOA ACC prior to repainting regardless of whether it is the same or a change of color selected. If you wish to paint a color that is not a (Dunn-Edwards Brand) SVE Approved paint color~~,~~ a paint chip (sample) matching an approved SVE Color, ~~a paint chip~~ must be attached to the ACRF. **Computer-generated color chips will not be accepted.**

The color and design selection shall be chosen from the BOD approved list available in the HOA office, or the HOA website: https://www.svehoa.com/Architectural-Control.

15. Official Flags - HB 2010 became effective June 6th, 2022. HB 2010 amends A.R.S.33-1261 [Arizona Condominium Act] and A.R.S.33-1808 [planned communities] to include the following flags, in addition to the American flag, in the list of flags the HOA cannot prohibit the outdoor display of:

1. An official or replica of a flag of the United States Army.
2. An official or replica of a flag of the United States Navy.
3. An official or replica of a flag of the United States Air Force.
4. An official or replica of a flag of the United States Marine Corps.
5. An official or replica of a flag of the United States Coast Guard.
6. The POW/MIA Flag.
7. The Arizona State Flag.
8. An Arizona Indian Nations Flag.
9. The Gadsden Flag.
10. First Responder Flag.
11. Blue Star Service Flag or a Gold Star Service Flag.

The outdoor display of the American flag or an official or replica of a flag of the United States Army, Navy Air Force, Marine Corps or Coast Guard, by an association member on that member's property is allowed, if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).

The flag/s must always be flown in good condition (not torn, tattered or dirty) and must not exceed 3 feet by 5 feet. The flag should be lit at all times either from sunlight or by an appropriate light source.

Arizona State law and the SVE HOA limit the display to no more than two (2) flags (of those listed above) at one time on the flagpole.

Decorative flags may be no larger than a US flag being flown on the same lot, and/or must not exceed 3'x5'.

Holiday flags are covered under Holiday Decorations, Holiday Flags and Banners

All other flags are prohibited.

16. Flag Poles - *A.R.S. 33-1808 allows the association to regulate the location and size of flagpoles. The association may limit the member to displaying no more than two flags at once and may limit the height of the flagpole to no more than the height of the rooftop of the member's home.* Flag poles are limited to one (1) per residential unit and no more than two of the "Official Flags" identified in Article 15 above are allowed to be flown on the flagpole. Flag poles shall be limited to no more than the height of the rooftop of the member's residential unit. The flagpole should be neutral in color and located at least eight (8) feet back from the front sidewalk as per Mesa City Code.

Approval to erect a vertical or house mounted flagpole must be obtained from the ACC.

17. Garbage Cans – RCC&R 4.1.20 states: *All garbage cans and similar items must be either kept in the garage or screened from the view of all neighbors, except for when the cans or similar items are placed on the sidewalk or on the front of the residential unit for a limited and reasonable period of time for the purpose of being picked up by the refuse collector servicing the area. (See 3.1.25).*

Garbage and Recycle containers are not to be placed on the street *(curb side)* or in front of the residential unit prior to 4:00 PM the day prior and are to be removed by 6:00 PM the day serviced by collectors.
All garbage and recycle containers must be concealed from view and shall not be visible to a person six (6) feet tall standing on an adjoining Lot or sidewalk or any Association property (see definitions in RCC&R 3.1.25).

18. Gazebos, Pergolas, or Similar Structure -

18a. Gazebos or Similar Structures - Defined as a structure intended for human occupancy for scenic viewing, relaxation and shielding from the sun during the day, cannot be used as a guest house or as a sleeping facility. They may be located in the rear yard, or side of rear yard provided they are behind the rear most part of the dwelling. The structure may not exceed ten (10) feet in height from the natural grade level of the property. The structure shall be located in the rear yard of a corner lot no closer to the street than any dwelling on an adjacent key lot. The setback from the rear lot line shall not be less than five (5) feet. Roof overhangs may project two (2) feet into the minimum setbacks. Factory colors may be approved, providing they are compatible with SVE approved colors.

18b. Pergolas - Defined as a structure intended for human occupancy for scenic viewing, relaxation and shielding from the sun during the day, cannot be used as guest house or as a sleeping facility. They may be located as follows:

(1). Rear yard or side of rear yard provided they are behind the rear most part of the dwelling. The structure may not exceed ten (10) feet in height from the natural grade level of the property. The structure shall be located in the rear yard of a corner lot no closer to the street than any dwelling on an adjacent key lot. The setback from the rear lot line shall not be less than five (5) feet. Roof overhangs may project two (2) feet into the minimum setbacks. Factory colors may be approved, providing they are compatible with SVE approved colors.

(2). Front Patio/Porch pergolas must be attached to the home no higher than the eave/fascia of the house, and the supporting post(s) are not to extend beyond the existing concrete slab. Overhang may project no more than two (2) feet beyond the existing concrete slab. Approved construction materials are aluminum, steel, wood or wrought iron. Factory colors may be approved, providing they are compatible with SVE approved colors.

18c. Outdoor/Exterior Kitchen's and/or Bars - Defined as a structure intended for human occupancy for scenic viewing, relaxation and shielding from the sun during the day, cannot be used as a guest house, storage, or as a sleeping facility. They may be located in the rear yard, or side of rear yard provided they are behind the rear most part of the dwelling. The structure shall not exceed ten (10) feet in height from the natural grade level of the property. The structure shall be located in the rear yard of a corner lot no closer to the street than any dwelling on an adjacent key lot. A City of Mesa building permit if required, shall be on file with the HOA prior to the start of an approved change request. The setback from the rear lot line shall not be less than five (5) feet. Roof overhangs may project two (2) feet into the minimum setbacks. Outdoor/Exterior Kitchen's and/or Bars must meet the requirements listed in 2.a of the ACC Guidelines, as applicable.

18d. Awnings/Shades – Awnings and shades are to be used for shade and shelter only. Awnings/Shades cannot be used as a guest house room or as a sleeping facility. Awnings must be attached to the home and are to be no higher than the eave/fascia of the house. Overhang may project no more than two (2) feet beyond the existing concrete slab.

Awnings/Shades may be located in the front or rear patio/porch area and must be kept in good repair. The color must be the same or similar to the primary or trim color of the house. Striped, flowered or with advertising or logo type awning is not permitted.

18e. Vertical Awnings/Shades - Vertical Awnings/Shades are permitted on the side, rear and front of the structure. Color must match the body or trim of the structure. The color must be the same or similar to the primary or trim color of the house Solid colors only. Striped or flowered and advertising logos are not permitted.

19. Golf Ball Nets - Golf ball nets will be considered on an individual basis. The net should not exceed twenty (20) feet in height and should have proper supporting structure as per Mesa City Code.

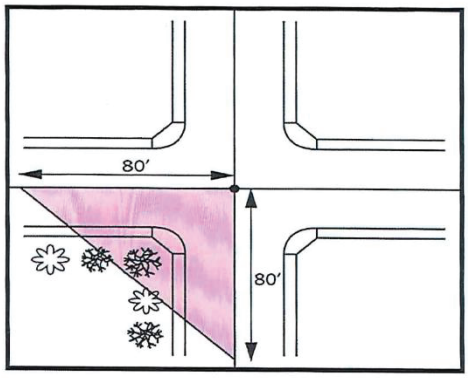
20. Golf Cart Garages – RCC&R 4.1.7 states:– *No building additions whatsoever, including, but not limited to any add-on improvements or fixtures, carports, utility or storage units or sheds whether temporary or permanent in nature, and whether or not actually attached to the home, shall be commenced, constructed, placed or stored upon any lot in Sunland Village East without the prior written approval of the ACC and in compliance with the RCC&R's.*

Golf cart garages must be built of the same Architectural design and style to be contiguous with the existing garage. No additional drive or curb openings will be permitted without City of Mesa approval.

21. Gutters and Down Spouts - Gutters must match trim and down spouts must match the color of the house on which they are mounted. Gutters must follow the contour of the structure and cannot span open spaces or cross blank walls. Downspout extensions may not extend to the neighboring property lot lines.

22. Landscaping - RCC&R 4.1.17 states: Landscaping *and Maintenance of Lot. Each owner shall be responsible at all times for maintaining such required landscaping with a reasonable high standard of care to provide a neat, clean, trimmed and attractive appearance. To satisfy this objective, each owner shall immediately remove from his or her lot all dead, injured or diseased vegetation, weeds, noxious growths, grass clippings, trash and other debris or unsightly materials. In addition, all shrubs, trees, grass, and plantings of every kind on any lot shall at all times be kept neatly trimmed.*
All new or additions to landscaping in either the front or backyards must be reviewed and approved by the ACC. Homeowners should submit plans showing all vegetation, irrigation, ground cover, hardscape elements, yard art and lighting. It is recommended such objects be placed in the backyards only. No yard ornaments, objects or wind driven devices are to be mounted, placed or installed on top of any house roof or walls. This includes both neighboring and SVE common walls. (See also Guideline #26 - Roof Turbines and Weathervanes - The location of plantings shall be planted so that at maturity it does not encroach or grow over lot lines, sidewalks or walls (includes both neighboring and SVE common walls). Planting shall also be limited to density. If desert landscaping is employed, no irrigation is required and therefore should not be used. Removal of tree/s includes removal of the stump/s to below ground level.

The Mesa City Code 8.6.3 requires: "To ensure visibility is not restricted, trim and maintain all trees to at least eight feet over sidewalks and 14 feet over street." The city measures 80 feet in both directions from the center of the corner intersection. This 80-foot triangle on corner lots must keep all bushes trimmed to no more than 30 inches high and trees trimmed and maintained as stated previously. "Although vegetation is the most common visibility limitation on corners, the 80-foot triangle also applies to fences, walls, signs and any other possible obstruction."



23. Fruit Bearing Trees/Vegetation (Citrus, Fig, or any fruit/berry producing vegetation) Keeping fruit trees attractive and productive requires annual maintenance. Prune away dead, damaged or diseased wood and suckers. Keeping fruit trees healthy and allowing light and air into the tree canopy, boosts fruit production and reduces problems with pests and disease. Fruit should be removed when it becomes ready/ripe, not allowed to become over ripe and/or fall on the ground. Problems associated with leaving fruit to overripen on the tree or fall on the ground create a pest control (Roof Rat) problem. Roof Rats are prominent in the southwest, they are strongly arboreal and travel along power lines, trees, vines fences and roofs. Roof Rats eat citrus fruit and other fruit, such as figs, because it serves as both a food and water sources.

Residents are expected to ensure their fruit bearing trees/vegetation are cleaned as soon as the fruit is ripe and not allowed to remain on the trees/vegetation or fall on the ground. Winter residents preparing to leave in March and April are expected to ensure their fruit bearing trees/vegetation are clean of fruit before leaving for the summer.

24. Exterior Decorative Object/Items - Decorative Object/Items include any item besides vegetation and boulders, designed in your approved landscaping plan. Decorative objects/items in the front or side yard visible from the sidewalk are **limited to Eight (8)**. No object/items are to be mounted, placed or installed on any association common walls or any boundary walls. Any object which may be attached to a wall, shall be required to fill out a "SVE Wall Form".

Objects/Items include but may not be limited to:

Wind Chimes	Wind Driven Art
Ornamental Statuary	Bird Baths
Benches	Bridges
Water Features	Wall Ornaments/Art

Wind Chimes – Residents are cautioned to place wind chimes with attention to neighbors. Kindly remove wind chimes when leaving for extended periods and during our windy periods. Wind Chimes are counted in the total limit of Eight (8) decorative objects/items.

Wind Driven Art – Including windsocks and whirligigs, are limited to an overall height of 3 feet and a diameter of 2 feet. Wind Driven Art is counted in the total limit of eight (8) decorative objects/items.

Ornamental Statuary – Includes ornamental statues of people, animals, vegetation or object /items that are symbolic or utilitarian. No more than three (3) statues can be placed in the front yard,

and no more than two (2) statues in the back yard, unless the back yard is entirely enclosed and concealed from view. Ornamental Statues can be a maximum of three (3) feet in height and (3) feet in width. Ornamental Statues are counted in the total limit of eight (8) decorative objects/items.

Flowerpots – Pots over 3 feet are only allowed in front entryway or in an enclosed side or back yard. Pots and flowers, real or artificial must be maintained in acceptable condition (not faded or dead). Flowerpots are counted in the total limit of eight (8) decorative objects/items.

Bridges – Bridges must be maintained in acceptable condition, paint, stain and wood bridges ae counted in the total limit of eight (8) decorative objects/items.

Water Features – Water features include fountains, birdbaths, and water falls and shall not be taller than 3 feet in height. They must be maintained in working condition and free of leaves and debris. Water Features are counted in the total limited of eight (8) decorative objects/items.

Wall Ornaments/Art – Colors are limited to blend with desert colors. Exterior wall of home, visible from any angle on the sidewalk. No more than three, includes anything mounted to exterior wall: Welcome sign, name sign, metal/wood artwork, decorative plate/ceramic/fiber. Wall Ornaments/Art are counted in the total limit of eight (8) decorative objects/items.

Other Objects and Items – Any other object/item not listed but includes wagon wheels, antique water pumps, antique farm equipment and any other object/items not listed above and are counted in the total limit of eight (8) decorative objects/items.

25. Roofs - All replacement roofing material must be the same type as the original roof, or one approved by the ACC. All colors used must be compatible with house or house trim and the surrounding neighborhood. No reflective roof coatings are permitted except in the case of shed or lean to style roofs as over patios that are a roll type of roof covering. Glaring or shiny roof coating materials are prohibited.

11/28/12 The SVE BOD approved the use of steel roofing based on the quality and color. The ACC can approve steel roofing based on both quality and color on a case-by-case basis.

26. Roof Turbines and Weathervanes/Stations - Roof turbines and weathervanes must be placed on the rear slope of the roof not to exceed twenty (20) inches above the roof ridge line. The turbines must be painted to blend into the roof covering material, unless the turbines are manufacturer's mill finish aluminum. Weathervanes/stations cannot be installed on the ridge line of the roof of a residential property or the association common walls.

27. Concealed Hidden from View Items - See RCC&R 3.1.25: *Concealed from view shall mean that a vehicle or other object shall not be visible to a person six feet tall standing on any part of an adjoining Lot or street or any Association property, and at the same elevation as the vehicle or object being viewed.*

The following items must be hidden from view by a six (6) foot tall person standing or walking on the sidewalk in front or street side of the house from property line to property line:

a. Exterior water softener tanks
b. Garbage cans
c. Propane tanks
d. Storage sheds and greenhouses
e. Ground mounted Heating and Cooling Units

f. Pool equipment
g. Trellis's

28. Security Doors, Windows, Sunscreens and Coverings - Allowed colors are black, white, cream or matching the house trim color. The style must have prior approval. Security bars are prohibited on windows located on the front elevation of the home. Mesa City Fire Codes apply to some windows.

29. Security Shades (Metal Roll Down) - Metal security shades must meet Mesa City Fire Codes. The color must be the same, similar or close to the color of the body or trim of the house.

30. Solar Devices - Installation on the front slope of the house is discouraged as locations are governed by Federal regulations.

31. Signs (For Sale, For Lease, For Rent, or Political Signs, etc.) *RCC&R 4.1.5 states: No Signs or Advertising. All advertising signs shall be subject to the Architectural Guidelines. No lot shall be used in any way or for any purpose that may endanger the health or safety of, or unreasonably disturb any Owner or Occupant.*

- One sign is permitted per lot. The sign must advertise only the house on which the sign is placed. Exception: Houses or condominiums on the golf course may display a for sale sign in the front and back of the lot.
- **One "Open House"** sign on the property and one lead in Open House sign on the island portion of Farnsworth Drive and one directional sign at the entrance to SVE and a maximum of two additional OPEN HOUSE signs to guide individuals to the subject property is permitted from 8:00 AM to 6:00 PM on the day of the open house. The sign must state, "OPEN HOUSE", not just the Realtors or other ad. No other "OPEN HOUSE" signs are permitted.
- The use of attention getting devices such as flags, banners, balloons, etc., on any lot, sign or common area is prohibited.
- **Temporary open house signs, for lease/rent signs, and for sale signs** shall conform to industry standard size signs, which shall not exceed eighteen (18) by twenty-four (24) inches, and industry standard size sign riders which shall not exceed six (6) by twenty-four (24) inches.
- "SOLD" signs or other marketing signs shall be removed within five (5) days after close of escrow.
- **"Garage Sale", "Moving Sale", or "Yard Sale"** signs are prohibited. (In the event of death, moving out of state, going to a rest home or a long-term care facility an "ESTATE SALE" sign may be authorized by prior approval from SVE management.) One sign on the property and one sign on the island portion of Farnsworth Drive will be permitted. Estate Sale signs shall not be posted longer than two (2) consecutive days.
- **Licensed Contractor Signs** are permitted during construction phase only. Signs shall be placed no earlier than two (2) weeks before construction and must be removed within two (2) weeks after the end of construction. Signs shall not exceed eighteen (18) inches in any dimension or over twenty-four (24) inches in overall height.

- **Political election signs** are approved and must be in compliance with A.R.S. 33-1808. *A.R.S C states: "Notwithstanding any provision in the community documents, an association shall not prohibit the indoor or outdoor display of a political sign by an association member on that member's property, except that an association may prohibit the display of political signs as follows: 1. Earlier than seventy-one days before the day of a primary election. 2. Later than fifteen days after the day of the general election. 3. For a sign for a candidate in a primary election who does not advance to the general election, later than fifteen days after the primary election".* Political signs may be posted no more than seventy-one (71 days) before an election and removed no later than fifteen (15) days after an election day. "The setback must be fifteen (15) feet from the curb, must meet all City of Mesa regulations and must be removed within fifteen (15) days following said elections."
- A monetary fine for any sign display violation whether real estate, garage sale or non-approved estate sales, will be imposed against the violating person or company by the BOD. The minimum amount of twenty-five dollars ($25.00) may be imposed for a first offense. Fines will double with each additional violation within the same calendar year.
- Signs in violation of these guidelines will be confiscated and turned into the SVE office. The signs may be recovered upon receipt of such imposed fine.
- All window signs and/or attached graphics are prohibited.

32. Storage Sheds, and Greenhouses - Structure Guidelines

Note: RCC&R 3.1.25 applies to all storage sheds and greenhouses. etc.

- Storage sheds and greenhouses are defined as a structure **NOT** intended for human occupancy, scenic viewing, relaxation and shielding from the sun during the day. They cannot be used as a guest house or as a sleeping facility. Storage sheds and greenhouses shall not exceed six (6) feet in height from the natural grade when located in the sides of rear yards and shall be concealed from view by a six (6) foot wall and/or gate. Sheds shall not exceed eight (8) feet in height from the natural grade when located entirely in the rear yard of the residential unit and must be entirely concealed (reference definitions) from view from the street in front or on the side of the house. Mesa City Code requires that the setback from the rear lot line shall not be less than five (5) feet. Eight (8) ft. sheds cannot be any closer to the side lot lines than the residential unit. Roof overhangs may project two (2) feet into the minimum setback.

<u>Storage Shed Limitations</u>

Structure for the sole purpose of storing household and garden supplies. Golf cart or other vehicles' storage is NOT allowed. Electricity allowed for lighting only. Plumbing NOT allowed. No storage of Hazardous Materials.

Backyard Side Lots

No larger than 50 sq. ft. (5' x 10')
Not taller than 6 ft. from "natural grade"
No closer than 5 ft. from "back wall"
Concealed from view by block walls from street and adjoining lots

Backyard Behind House

No larger than 80 sq. ft. (8' x 10')
Not taller than 8 ft. from "natural grade"

No closer than 5 ft. from "back wall"
Concealed from view by block walls from street and adjoining lots

Greenhouse Limitations

Structure for the sole purpose of growing and maintaining plants and vegetables.
Backyard Side Lots
No larger than 50 sq. ft. (5' x 10')
No taller than 6 ft. from "natural grade"
No closer than 5 ft. from "back wall"
Concealed from view by block walls from street and adjoining lots
Backyard Behind the House
No larger than 80 sq. ft. (8' x 10')
Not taller than 8 ft. from "natural grade"
No closer than 5 ft. from "back wall"
Concealed from view by block walls from street and adjoining lots

33. Deck Boxes/Storage Cabinets – Deck boxes/storage cabinets are typically weather-resistant storage containers for pool toys, grill supplies and more; and can also double as serving or seating space. Deck boxes/storage cabinets are to be placed either in the side yard or back yard and back patio, concealed from view and *shall not be visible to a six feet tall person standing on any part of an adjoining Lot, street or any Association property, and at the same elevation as the vehicle or object being viewed (RCC&R 3.1.25)*. Deck boxes/storage cabinets are not allowed on the front porch/patio of any residential unit in SVE.

34. Swimming Pool and Spas - Swimming pools must conform to the Mesa City Building Codes. A plot plan showing location, design of pool and location of pool equipment is required for approval. All equipment must be concealed from view of the street and neighboring property and must be placed in a location where the operation of the pumps does not create a disturbance to the neighbors. A back washing pit is required by Mesa City Code. Back washing into the street, green belt, common areas, golf course or neighboring properties is prohibited.

The ACC will not approve any new or remodeled pools without the requestor showing proof that they have a City of Mesa permit. Mesa City Code requires that the "Waters edge shall not be closer than four (4) feet from any property line. Spas or hot tubs must conform to all the City of Mesa guidelines.

35. Trellises - Trellises may be used to support plants on walls or houses, must be maintained in good condition, and securely fastened. Trellises attached to block walls must never exceed the height of the wall on which it is installed. Fill out a Block Wall form to install trellises on a shared wall.

36. Walls or Fences - See RCC&R 4.1.13. Walls or Fences must meet Mesa City Codes. Maximum height is six (6) feet from the natural grade except on golf course lots. Walls on the golf course lots are restricted to three and one-half (3 ½) feet in height. Gabion walls shall be no taller than 3 ft. Construction fencing materials are colored concrete block, slump block, brick or wrought iron. The color of the block must be buff or other neutral color, compatible with house or neighborhood décor. If the wall is stucco, it must be painted the same as the body color of the

house. If additions to extend or raise; paint or stucco a wall are being considered, permission in writing (SVE Wall Form # ACC Doc #04 (rev 6/2025) from those affected neighbors are required and must be submitted with the ACRF prior to ACC Approval. A wrought iron fence that does not unreasonably block the view can be added to the front patio wall of the dwelling as long as the total height does not exceed three and one-half (3 ½) feet in height from grade, with ACC approval. We recommend that the balusters or spindles have a four (4) inch spacing to prevent small pets or children from getting caught in them. Any painting of interior association common walls must be approved by an Architectural Change Request form submitted/approved by the SVE HOA Manager, prior to ACC Approval.

36a. An ACC SVE Wall Form ~~wall form~~ must be submitted for any and all modifications to an existing wall, and any new walls. Modifications would include painting, adding or removing blocks, decorations and any other modifications.

36b. When adding block to an existing wall, the color and texture must match, even if it would require painting.

36c. The height of a wall is measured vertically from the finished grade on the exterior side of the wall or at the grade lowest point. Raising the finished grade for the purpose of adding additional height of the wall is prohibited.

36d. Homeowners are equally responsible for the maintenance and repair of the walls. If a homeowner's irrigation or modification causes damage to a wall, that homeowner may be liable.

RCC&R 4.1.13 Wall or Fence Restrictions *The Mesa City Code defines Fence, Screen Wall and or Retaining Wall as: Free-standing, self-supporting structure, constructed of durable wood, chain link, metal, masonry or other standard fencing materials, designed to provide privacy, security, screening or bank retention between grade separations.*

No wall or fence shall be erected or maintained on any S.V.E. lot nearer to the front Lot line than the front wall of the dwelling house on the Lot unless the wall or fence is constructed of bricks or blocks and is not more than thirty (30) inches high. No hedge shall be planted or maintained on any Lot more than five (5) feet in from the front wall of the dwelling house on the Lot. No fence, hedge or wall more than three and one-half (3 1/2) feet high shall be constructed, planted, permitted or maintained closer to the rear Lot line than the rear wall of the dwelling house on any house that borders on the golf course. Notwithstanding the foregoing sentence, if there is a swimming pool on a Lot that borders on a golf course, then and in that event, a fence six (6) feet in height (or of such greater height as may be required by any applicable law or ordinance) may enclose the entire backyard of the Lot or such lesser portion thereof that includes the swimming pool as the Owner may determine so long as all the fence (or at least that portion that is more than three and one-half (3 1/2) feet above the ground) is a wrought iron fence that does not unreasonable block the view. No other wall, hedge or fence on Lot shall be higher than six (6) feet.

37. Association Common Areas –

1. No objects or vegetation of any kind may be placed on, affixed to the top, or allowed to grow over any association common walls in the village.

2. In order to avoid deterioration of the common walls, owners shall not allow irrigation water to spray, permeate or flood on association common walls in any way. Damage caused by homeowner will be repaired at homeowner's expense. on association common walls in any way.

Any painting of interior association common walls must be approved by an Architectural Change Request form submitted to the SVE HOA Manager.

Weathervanes/stations cannot be installed on the ridge line of the roof of a residential property or the association common walls.

38. Parking (Added 12/11/14) Vehicle Restrictions – RCC&R 4.1.6 and 4.1.6.1-4.1.6.5 states: **4.1.6** - ***Passenger Vehicles*** *shall include automobiles, personal use vans, SUVs motorcycles, golf carts and pickup trucks the major use of which is to transport people for personal matters.* ***Non-Passenger Vehicles*** *shall mean all other motorized or non-motorized vehicles including but not limited to, trucks intended or identified for commercial use, motor homes, recreational vehicles, trailers of any kind, camper shells, or any other equipment designed to move on wheels. Where possible, all Passenger Vehicles shall be kept, stored or parked in a garage or carport. Prolonged parking of passenger vehicles in a space such as the driveway shall be discouraged;* ***4.1.6.1 - Temporary Parking on a Lot****. No Non-passenger vehicle shall be stored on any Lot in Sunland Village East. Complaints relating to this provision shall be referred to the Board;* ***4.1.6.2 - Temporary Parking on a City of Mesa Street.*** *No non-Passenger vehicle shall be parked on any City of Mesa Street for a cumulative period of more than 48 hours;* ***4.1.6.3 - Prohibition of Use of Sleeping Quarters.*** *No vehicle as defined under VEHICLE RESTRICTIONS shall be used for sleeping quarters while on any Lot or in any street in Sunland Village East****; 4.1.6.4 - Parking in Easement or Drainage.*** *No vehicle as defined under VEHICLE RESTRICTIONS shall be parked or stored in any easement or draining in Sunland Village East, regardless of whether the easement or drainage is on public property or private property, or common areas, unless such property has been so designated by the Association and properly zoned for the parking or storage of such vehicles;* ***4.1.6.5. - Repairs and Construction, and Abandoned Vehicles****. No vehicle or any type or part thereof which is abandoned, under repair, construction, or re-construction, unsightly in appearance or kept in an inoperable condition shall be permitted to be placed, parked, kept, stored, repaired constructed or e-constructed at any time whatsoever on any Lot or street, including any front, side or rear yard in Sunland Village East, except in an enclosed garage with the garage door closed.*

38a. Parking or Storage

Parking or Storage of any Passenger or non-passenger vehicle, RV's or boats on the side lot or backyard of homes is not allowed. (See RCC&R #4.1.6, 4.1.6.1 – 4.1.6.5).

38b. RV Parking

RV Parking on the City of Mesa streets is limited to 48 hours. This allows for packing and unpacking only. After 48 hours it must be moved per the Mesa City Code, or the RV is subject to being towed. If reported to the police several times, it is considered a nuisance and can be towed away.

39. Storage Pods, Construction Trailer's, etc.

Use of storage pods, construction trailers, dumpsters, etc. are to be reported to the SVE Office.

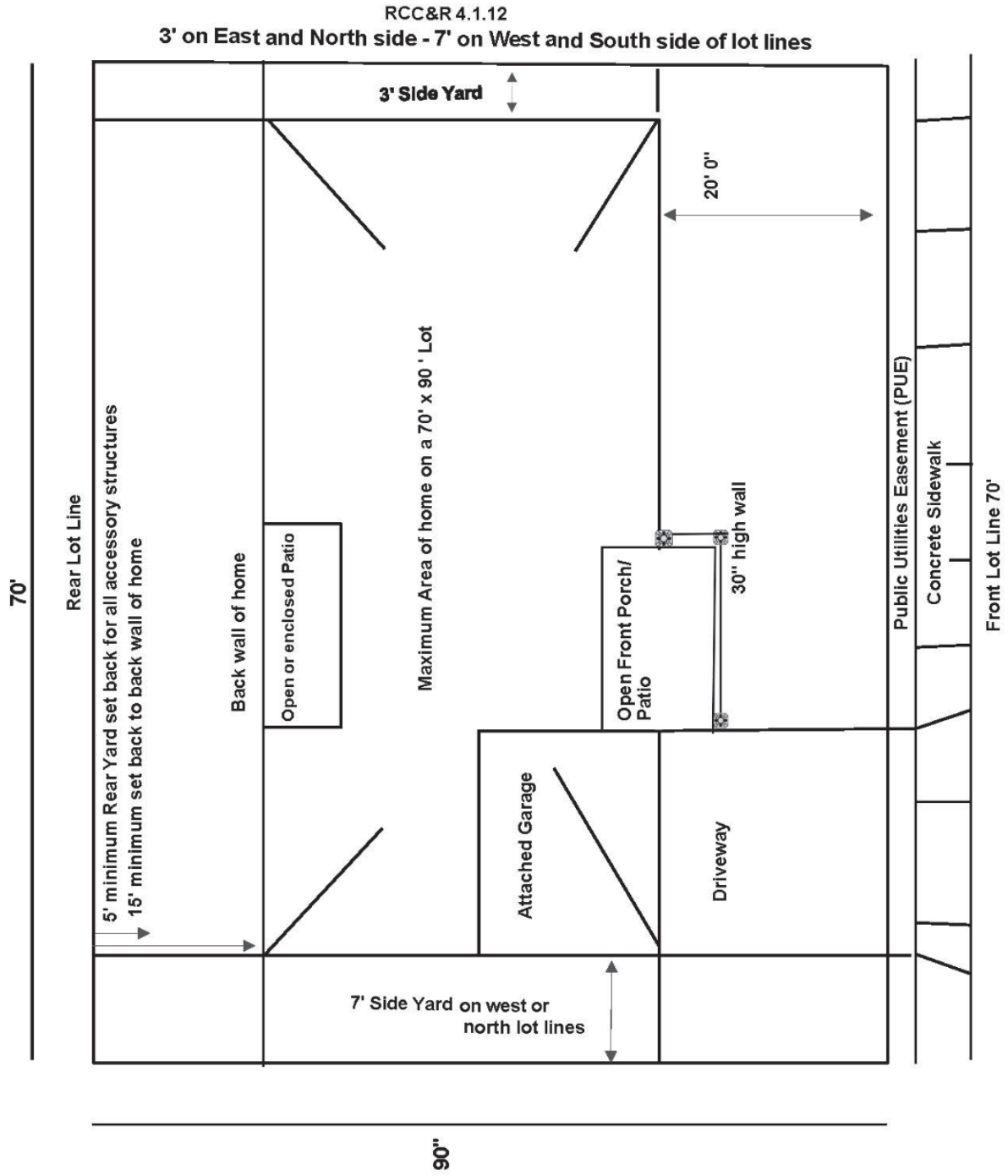
39a. Use of storage pod containers are to be reported to the SVE Office, in writing. In accordance with the City of Mesa regulations, containers may be placed in the driveway no longer than 7 days. If necessary to be more than 7 days, the resident will be required to call the City of Mesa for any extension and notify the SVE Office in writing of any additional time granted by the City of Mesa. The ACC will assist the SVE Office on violations of this requirement.

39b. Construction trailers, dumpsters, moving vans (U-Haul or similar): Items as stated that need to be parked in the driveway, shall be reported to the SVE Office. The item in question may be parked in the driveway no more than 30 days. If more time is needed, than at 30 day intervals, the resident shall contact the SVE Office with a request and reason of any additional time granted by The City of Mesa. The ACC will assist the SVE Office on violations of this requirement.

40. Home Standby Generator Requirements:

- Must operate by liquid propane only.
- Must operate in the range of 10 kw to a maximum of 26 kw.
- Must operate at a noise level not to exceed 75 DBA.
- The generator must be permanantly placed on a concrete pad.
- The generator must be placed at the rear of the property away from any neighboring sleeping or living areas.
- The generator must be at ground level, preferably in the farthest corner of the property close to a wall.
- The generator cannot operate above a maximum level of 75 DBA during overnight hours.
- The generator test mode must be programable for testing during daylight hours only.
- The liquid propane tank cannot have a capacity over 125 gallons – water capacity.
- Containers can be placed on property when there is a 6 ft. masonary wall that divides property.
- LPG contaners with a compacity of 125 gallons may be stored and/or used alongside a building they service when following criteria established by DOT-ASME.
- LPG containers stored in side yards must be hidden from view.

41. Typical Layout of Residential Plot in SVE



42. SUGGESTED LIST OF LANDSCAPING TREES - If you are planning to add some trees to your landscaping, we would like you to consider the following list as suggestions for that purpose. Keep in mind what you expect your landscaping to look like when it reaches maturity. We highly recommend the following trees be avoided: pine trees, eucalyptus trees, olive trees, jacaranda trees, mesquite trees (all varieties), Chinese Elm and Sissoo Trees.

The following list was taken from the arizona Department of Water Resources "Drought Tollerant/Low Water Use Plan List" Phoenix Active Management Area booklet. The complete booklist is available at various local nurseries and the local library.

COMMON NAME OF TREE	SIZE (FT)	WATER	COMMENTS
Leather Leaf Acacia	10 x 8	Very Low	Low litter, no thorns
Sweet Acacia	20 x 20	Low	Moderate litter, small thorns
Blackbrush Acacia	12 x 12	Very Low	Low litter, medium thorns
Shoestring Acacia	30 x 30	Very Low	Low litter, no thorns
Palo Blanco	20 x 10	Very Low	Low litter, no thorns
Anacacho Orchid Tree	8 x 6	Low	Low litter, no thorns
Mexican Blue Palm	15 x 8	Low	Low litter, no thorns
Foothill Palo Verde	15 x 15	Very Low	Seasonal litter, thorns
Mediteranean Fan Palm	10 x 10	Moderate	Low litter, thorns on leaves
Mastic Tree	15 x 20	Low	Low litter, no thorns
Texas Mountain Laurel	8 x 6	Moderate	Low litter, no thorns

SUNLAND VILLAGE EAST
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES

Adopted by Sunland Village East Board of Directors
10.09.2025

Courtney Bohlender, President

Carmella Mongold,
Vice President

Gary Nault, Secretary

Michael Lauer, Treasurer

Denise Lefler
Architectural Control Committee

Ted Heel,
Security and Safety

Theodore Boehm, Member at Large

This document supersedes the SVE Architectural Control Committee Guidelines – Updated 09/12/2024

All previous documents are obsolete.