

Desert Crossings Homeowners Association Design Guidelines

The Declaration of Covenants, Conditions and Restrictions for the Desert Crossings Homeowners Association (the "Declaration") provides for an Architectural Control Committee (the "ACC") appointed by the Board of Directors of the Desert Crossings Homeowners Association to review additions, modifications and alterations (referred to in this document as an "Alteration") to all lots within the Desert Crossings community and to establish rules and guidelines for such Alterations so that a uniform standard for maintenance can be achieved. This is achieved by balancing individual rights with the community needs and values. Capitalized words in this document not otherwise defined shall have the same meaning as described in the Declaration.

The Desert Crossings Homeowners Association Board of Directors may add to the requirements of the Tucson Unified Development Code regarding Alterations and minimum standards but may not take away requirements set forth in Section 16 of that code. The purpose of Section 16 is "to promote and preserve the health, safety and welfare of the citizens of Tucson, Arizona, and to protect residents and neighborhoods against hazardous, blighting and deteriorating influences or conditions that diminish quality of life and contribute to the downgrading of the neighborhood property values."

The Architectural Control Committee (ACC) Design Guidelines may eliminate the need to submit certain Alterations for approval, but if an owner believes or is unsure an approval is necessary after reading the Declaration and the ACC Design Guidelines, the Owner shall submit the following to the Desert Crossings Homeowners Association Property Management Company (website or email address here) to be forwarded to the ACC for approval prior to construction or installation of the Alteration:

- 1: The completed Architectural Request Form (ARC) (Appendix A)
- 2: Plans and specifications for the proposed work, including if applicable:
 - a. Site plan for the lot showing the Alteration in its proposed location along with the other structures on the lot (house, driveway, pool, etc.). Dimensions from the Alteration to the nearest existing structure should also be shown. If plants are a part of the Alteration, the type of plant(s) should be shown on the site plan.
 - b. Plans and specifications for all above-ground construction (i.e., shed, patio cover, gazebo, etc.) showing the materials, height, width, and paint color(s) with swatches.
 - c. Paint swatches are required when painting is proposed on the ARC.
 - d. The time frame for the beginning and completion of the proposed construction or Alteration installation.
3. Each subsequent Alteration needing approval requires a separate ARC.

Multiple Alterations done simultaneous may be submitted on a single ARC.

Additional information may be requested by the ACC.

The ACC reserves the right to request “reasonable” modifications to any Alteration if deemed appropriate.

Lighting

Accent type lighting shall not require approval if less than 15 lights are installed, and the bulbs are white and not exceeding 18 watts/270 lumen per bulb.

All lights must meet the following requirements:

1. Carriage style light fixtures (with the light source surrounded by glass or other material) must utilize either a translucent bulb or translucent glass or other material to obscure the visibility of the light source.
2. The lights may not exceed the following rated watts or lumens value:
 - a. Incandescent bulbs (total for each fixture) = 60 watts
 - b. Compact fluorescent bulbs (total for each fixture) = 840 lumens
 - c. LED bulbs (total for each fixture) = 840 lumens

All other exterior lighting must use low voltage lamps or incandescent, compact fluorescent or LED lamps. Each fixture regardless of the number of bulbs shall have a total rated lumens initial value equal to or less than a standard incandescent general service 60 watts (3000K) bulb. All exterior lighting to have a maximum color temperature of 3000K.

The light emitting element and reflective device of all lighting or illumination units shall be hooded or shielded so that it does not shine on any adjacent lot or property.

Lights or illuminating units shall not direct light, either directly or through a reflecting device, upon an adjacent property.

Motion sensor lights must turn off within five (5) minutes.

No color light bulbs are permitted in the front yard except yellow bug lights.

Holiday Lighting and Decorations

Holiday lighting and decorations may be installed no earlier than thirty (30) days prior to the holiday and must be removed fifteen (15) days after the holiday associated with the lighting and decorations.

Front Yard Landscaping Alterations or Improvements

New front yard landscaping shall not require approval of the ACC if replacing or replenishing existing or like material/plants and if it conforms to the following general guidelines:

1. Irrigation of plant material is provided by a permanent, underground watering system.
2. All areas visible from neighboring property are covered by decorative rock or plant material (no bare earth surfaces are visible).
3. Artificial turf or artificially colored rock are not permitted. Rock shall be in the muted desert hues tone.

Berms may be used to accent the landscaping if the water drainage flow of the adjacent property is considered.

Hardscape accents such as Saltillo tile, brick pavers, and flagstone may be used to construct steppingstones and borders if the colors are compatible with the community, and they do not interfere with the existing sidewalk. Acceptable colors include muted desert hues and other natural colors.

Boulders may be placed in the curb strip between the road and the sidewalk. Boulders may not be larger than 32" (length) x 22" (width) x 10" (height) and are permitted in the muted desert hues tones.

The following front yard landscaping shall require approval of the ACC prior to the installation:

Hardscape materials such as concrete, brick, flagstone and tile used to construct:

1. New or modified walkways
2. New driveways or driveway extensions
3. Free standing walls or retaining walls
4. Porch, patio, or seating areas

Yard ornaments and objects such as figurines, windmills, bird baths, bird feeders, fountains and statues are acceptable, but may not exceed a quantity of four (4).

Decorative wood logs are not permitted in the front yard. When trees are removed, the tree stump must also be removed with no visible stump remaining.

Non-deciduous trees must be used for the side and front yards. All trees must be planted at least five (5) feet from any wall or structure.

Front and side yards must be kept clean and clear of leaves, weeds, and other debris.

Decorative gravel and other debris must be swept and kept cleared from the sidewalk.

Vegetation may not extend over or under the sidewalk space or roadway in a manner that may interfere with the reasonable use of the street, sidewalk, or alley for pedestrian or vehicular traffic or any kind or that may obstruct the view or light distribution of traffic-

control devices or luminaries. Vegetation must be trimmed and maintained to provide an unobstructed pedestrian path a minimum of forty-eight (48) inches in width and eighty (80) inches in height from grade.

Repainting the House and Walls

Homeowners may paint their homes with the following options:

1. Using the existing home color(s)
2. Using the Board approved color schemes from Sherwin Williams (colors may be seen at the Sherwin Williams location at the corner of Rita Rd and Houghton Rd or on their website).
3. Using a combination chosen by the homeowner and approved by the Board of Directors.
4. Form must be completed and signed by the homeowner or authorized property management agent.

Regardless of the option chosen, an ARC must be submitted to the Desert Crossing Homeowners Association (HOA) Management Company prior to the work being started.

Using the existing home color(s) or the Board approved Sherwin Williams color(s), homeowners shall:

1. Complete Part 1 of the ARC Form and sign the form
2. Include paint swatches with color name(s), color code(s), and the supplier.
3. Completion of Part 2 of the ARC Form is not required

Using a combination of paint colors other than the existing color(s) or the Board approved Sherwin Williams color(s), homeowners shall:

1. Complete Part 1 of the ARC Form and sign the form
2. Include paint swatches with color name(s), color code(s), and the supplier.
3. Complete Part 2 of the ARC Form
4. Form must be completed and signed by the homeowner only.
5. The ARC Form must be approved by the Desert Crossings HOA Board prior to the painting being started.

Garage doors and front doors are not permitted to be painted in a checkered board or square pattern.

If outer wall is already painted, it must match the body color of the house. If painting an unpainted wall, it must match the body color of the house.

Whether using the existing colors, the Sherwin Williams board approved colors, or a combination of the homeowner's choosing, painting will adhere to the following structure:

1. Body- frame of the house
2. Trim- eaves and fascia of the house
3. Accent- pop outs of the house
4. Wall- outer cinder block wall
5. No more than three colors on the house

Rear/Side Yard Landscaping Alterations or Improvements

Rear and side yard Alterations (within the wall enclosing the rear yard and not visible from the neighboring property) shall not require approval of the Desert Crossing HOA Board of Directors. However, the following shall apply to any construction or installation project proposed:

1. Any walls removed during construction of a pool, spa or other Alteration shall be the walls situated on the owner's lot: removal of walls abutting a common area shall not be allowed without ACC approval. Any wall removed shall be replaced in its original state immediately after construction is complete, including stucco and paint (if originally constructed with stucco and paint).
2. Backwashing of pools must be contained wholly on the owner's lot. The use of a dry well to retain backwash is recommended. Backwashed water shall not be permitted to seep on an adjoining lot, common area, or street.
3. Rear and side yard lighting shall be confined to patio and pool areas and shall cause excessive glare of light spillage onto adjacent lots.
4. Any wiring must be concealed from the sight of neighboring properties.

The following rear and side yard Alterations shall require approval from the Desert Crossings HOA Board of Directors with the ARC Form:

1. Any plans that may affect the drainage of the lot.
2. Ancillary components of pools and spas (i.e., solar heaters, gazebos, etc.) if they are visible from the neighboring property. Patio covers must match the existing architecture.
3. Any wall extensions surrounding the property. Only cinder blocks are allowed to extend the height of the wall whether attached or adjacent to the wall.
4. Sunshades, tarps, or sail shades.

Homeowners shall maintain a property, so it is free of the accumulation or untended growth of vegetation. The accumulation or untended growth of vegetation means the presence of plants on property that create a fire, safety, or health hazard, or that attract vermin either on the property, on neighboring properties, or on both and includes but not limited to:

1. Grass and weeds that exceed six (6) inches in height.
2. Dead trees or dead shrubs.

3. Dead palm fronds within ten (10) feet of the ground, a structure, a fence or wall, or any combustible other than the tree from which the fronds have grown.

Homeowners shall maintain a property, so it is free of accumulated refuse (all waste materials, including but not limited to green waste, garbage, waste generated by animals or pets, or recyclables) and debris (a substance of little to no apparent economic value, including but not limited to, deteriorated lumber, old newspapers, furniture parts, appliance parts, discarded sinks, cabinets, discarded household fixtures, car parts, tires, discarded clothing, abandoned, broken or neglected equipment, or the scattered remains of items).

Outdoor storage on residential properties is prohibited under the following conditions:

1. When stored in the rear yard and is not screened by a minimum five (5) foot high solid wall or opaque fence.
2. When exceeds twenty-five (25) percent of the total lot area.
3. When stored in an open area or porch that is visible from beyond the boundaries of the lot.
4. When storage items include garbage, refuse, or debris. This includes refrigerators or other containers with a capacity of one and one-half (1 ½) cubic feet or greater that have an attached door or lid, snaplock or other locking device that may not be released from the inside and that are abandoned, discarded or longer used for refrigeration and are in a place accessible to children.

Pools or other contained body of water that contains eighteen (18) inches or more in depth at any point and that is wider than four (4) feet at any point and is intended for swimming must be properly secured and maintained so as not to create a hazard to public safety, a health hazard or attractive nuisance, and shall be entirely enclosed by a wall, fence, or other barrier that is adequate to prevent access by children. **Water shall not be allowed to stagnate or to harbor insect infestation.**

Solar Devices

Solar devices are allowed subject to the following rules, provided that the rules do not impair the functionality of the devices, restrict their use, or adversely affect their cost or efficiency. To the greatest extent possible:

1. Locate and install devices to minimize their appearance on the house and visibility from other properties and the street.
2. Place roof devices close to the roof at the back of the house or roof in a neat and aligned position.
3. Minimize visibility of framing, piping, control devices, plumbing, and wiring.
4. Paint all conduits, pipes, and other parts of the device attached to the wall of the house the same color as the body of the house and trim.

Homeowners must submit the following for approval as part of the ARC Form:

1. A copy of the site plan showing the house, roof diagram, and proposed location of the solar devices and auxiliary equipment.
2. Manufacturer photographs and cut sheet of all components including dimensions, colors, and materials.

Replacing existing Desert Crossings HOA Board of Directors approved solar devices with new devices shall require the submission of a new ARC Form.

Display of Flags

Flags shall be permitted only by bracket mounting on the garage portion of the house.

Flag poles shall require the submission of an ARC Form and approval by the Desert Crossings HOA Board of Directors prior to installation and they must be installed properly.

The following flags are approved for display:

1. American flag
2. United States Air Force, Army, Marine Corp, Navy, or Coast Guard flags
3. POW/MIA flag
4. Arizona State flag
5. Arizona Indian Nation's flag
6. Gadsden flag (Don't Tread on Me)

Other flags require an ARC form submission and approval by the Desert Crossings HOA Board of Directors.

No more than two (2) of the approved flags can be mounted on the house or posted on the property.

Temporary/Permanent Basketball Standards/Hoops

Temporary basketball hoops shall not require approval; however, homeowners must adhere to the general guidelines below:

1. No temporary basketball hoop shall be placed in the curb strip (the area between the road and the sidewalk).
2. No temporary basketball hoop shall be placed on the sidewalk or placed in such a manner as to obstruct the sidewalk per the City of Tucson Code of Ordinances, Chapter 25, Sections 25-51.
3. All temporary basketball hoops must remain in a mobile state and may not be permanently secured to any permanent structure or in the earth.
4. Temporary basketball hoops may only be placed on the driveway or on the landscaping on either side of the driveway.

5. All temporary basketball hoops must either be stored in an upright position or stored out of sight from the street or neighboring properties.

Permanent basketball hoops shall be mounted on a pole and shall require an ARC Form submission and approval from the Desert Crossings HOA Board of Directors and the immediate adjacent homeowner(s) prior to the Alteration project beginning.

Basketball backboards shall not be attached to the home.

Additionally, the only location that will be considered is the back yard.

Basketball may only be played from 8:00 am to 9:00 pm Mountain Standard Time.

The responsibility to resolve any property damage will remain between the neighbors and/or homeowners.

Gutters and Downspouts

The installation of gutters and downspouts shall not require approval from the Desert Crossings HOA Board of Directors if they are painted to match the color of the house or trim adjacent to where the Alteration occurs.

Shutters and Screens

Rolling shutters painted to match the color of the home shall not require approval of the Desert Crossings HOA Board of Directors.

Screens shall not require approval if they are black, beige, or gray in color.

Window Coverings

Only proper window coverings in good condition are allowed.

Reflective materials, including but not limited to aluminum foil, reflective screens, glass mirrors are not permitted.

Sheets, blankets, or other similar type of items are not acceptable window coverings and are not permitted.

Broken blinds, ripped curtains, etc., shall be replaced in a timely manner. Curtains visible from the street shall be of a color and design that accent the community.

This includes garage door window coverings.

Gates

Repainting gates shall not require the approval of the Desert Crossings HOA Board of Directors if they are:

1. The color originally installed
2. The same color as the cinder block wall
3. The same color as the body of the house

Enhancements to the gates such as wood slabs and mesh coverings shall not require the approval of the Desert Crossings HOA Board of directors. Enhancements shall:

1. Not be higher than the cinder block wall
2. Be maintained in good repair

New gate Alterations must be the same as those originally installed by the builder or shall require the submission of an ARC Form and the approved by the Desert Crossings HOA Board of Directors prior to the work beginning.

Antennas / Satellite Dishes

Antennas/Satellite Dishes are allowed subject to the following rules, provided that the rules do not impair the functionality of the devices, restrict their use, or adversely affect their cost or efficiency.

To the greatest extent possible:

1. Locate and install the devices to minimize their appearance on the house and the visibility from other properties and the street.
2. Place roof devices close to the roof, at the back of the house or roof and in a neat and aligned position.
3. Minimize the visibility of framing, piping, control devices, and wiring.

Paint all conduits, pipes, wiring and other parts of the device attached to the wall of the house to match the color of the house body and trim.

Swing Sets / Play Sets (Play Equipment)

Play equipment that does not exceed the height of eight (8) feet from the ground level to the cross bar or the highest point and is placed a minimum of five (5) feet from all neighboring boundaries shall not require an ARC Form and approval.

Play equipment shall meet the following requirements:

1. Climbing platforms and slides shall not be higher than two (2) feet below the highest point of the neighbors' yard fence to protect the privacy of the neighboring homeowners.

2. Brightly colored canopies, roofs, or other visual distractions which are attached to the play equipment shall not be visible from the neighboring property.
3. Any lights on the play equipment shall meet the requirements listed in the Lighting section of these Design Guidelines.

Play equipment shall require an ARC Form and approval from the Desert Crossings HOA Board of Directors and the adjacent homeowners if:

1. The equipment exceeds the height of eight (8) feet from the ground level to the cross bar or highest point.
2. The equipment cannot be placed at least a minimum of five (5) feet from all neighboring boundaries.

Roof Top

Asphalt Shingles shall not require approval if muted desert hues tones are used.

Replacement roofs of any other material shall require written approval from the Desert Crossings HOA Board of Directors and shall still be in the muted desert hues tones.

Storage Sheds

All sheds that exceed the height of the property wall shall require the submission of the ARC Form and approval from the Desert Crossings HOA Board of Directors prior to any work beginning.

Additionally, sheds that exceed the height of the property wall shall meet the following requirements:

1. The shed shall not exceed nine foot six inches (9'6") feet at the highest point.
2. All ventilators must also be painted to match the home.
3. The shed shall be painted and roofed with the same color of paint and matching shingles/or material as the home.
4. The shed must be located a minimum of ___ feet away from the back and side cinder block walls.
5. If placed against the home, sheds shall not block windows or exit points.

Screen and Security Doors

Screen and security doors shall not require the approval of the Desert Crossings HOA Board of Directors if they are wrought iron and painted:

1. The same color as the house
2. The same color as the window frames

Designs on the doors shall not require approval if they are painted the same color as the screen or security door.

Storm doors and screen or security doors constructed of any other material or color shall require the submission of an ARC Form and the approval of the Desert Crossings HOA Board of Directors prior to any work being started.

Signs in Common Areas

“Open House” and “Garage Sale” signs in Common Areas are permitted and shall not require the approval of the Desert Crossings HOA Board of Directors if:

1. The “Open House” sign is professionally made and placed in the Common Area by a professional residential brokerage company.
2. The “Open House” or “Garage Sale” signs have been purchased or made by a Homeowner. However, the Desert Crossings HOA Board of Directors shall reserve the right to request reasonable modifications of such signage, if deemed appropriate.
3. Signs in Common Areas must not block any sidewalk traffic.
4. Signs in Common Areas must be placed no sooner than sunrise and removed no later than sunset of the same day.
5. No more than three (3) signs may be used for any one event on the same day.

Signs Allowed on Lots

Signs shall not require the approval of the Desert Crossings HOA Board of Directors if they meet the following:

1. One “For Sale” or “For Rent” sign is placed by a residential brokerage company.
2. One “For Sale”, “For Rent”, “Open House”, or “Garage Sale” sign that has been purchased or made and is placed by the homeowner.
3. Signs shall not block any sidewalk traffic.

Homeowners are permitted to have one (1) security sign on their property which includes information related to a home security system in use at that property. Signs shall not require approval if:

1. The Total surface area on the display side of the sign does not exceed one hundred and ten (110) square inches.
2. The top of the sign shall not be higher than eighteen (18) inches from the surface of the walkway, gravel, ground, etc.
3. The sign shall face the street and shall be located not more than twenty-four (24) inches from the structure.

Yard / Garage / Estate Sales

All yard, garage, and estate sales must adhere to the regulations and the Desert Crossings HOA CC&R's Article 3, Section 1, Subsection W, Point iii- Criterial for Home Business.

No more than one sale per quarter shall be held on any property.

All signage advertising the sale shall not be placed earlier than 24 hours prior to the sale and all signage must be removed the same day as the sale.

Trash Cans

Exterior trash cans and recycle bins shall be stored behind the plane of the garage door, next to the home on the driveway side, opposite of the front door.

Trash cans shall not be overflowing.

Trash cans and recycle bins shall not be placed at the curb prior to 6:00 pm the day prior to the trash collection and must be removed and stored in the proper place by the end of that same day in accordance with the Tucson Residential Trash Collection Requirements.

Approved by the Board of Directors
Desert Crossings Homeowners Association
September 28, 2021