

## Hillcrest IX HOA Architectural Guidelines for Exterior Changes to Property

### Pursuant to Section 5-7 of the Declaration of Covenants, Conditions and Restrictions for Hillcrest IX HOA:

5. ARCHITECTURAL CONTROL COMMITTEE: The Architectural Control Committee (“ACC”) shall be composed of the Board of Directors. A majority vote of the members of the ACC is needed for approval of plans.

The Architectural Control Committee shall develop an Architectural Change Request Form (ACRF) which shall set forth the required details and specifications an Owner must submit at least one week prior to the ACC reviewing any application. The ACC may edit or amend the Architectural Change Request Form as needed.

The Board of Directors shall have the authority to develop, adopt and amend architectural Rules and Regulations, including but not limited to, specific architectural guidelines concerning exterior modifications, additions, and/or improvements, approved trim color palette, and the process for approval that the ACC shall follow. The Board shall have the power to amend the architectural Rules and Regulations by a majority vote. Amendments shall be provided to the Owners after adoption.

6. ARCHITECTURAL CONTROL:

- (a) All structure and exterior improvements must be approved by the Architectural Control Committee. An Architectural Change Request Form must be submitted by the Owner to the ACC at least one week prior to a Committee meeting via hand delivery, email or U.S. mail. No structure or building, patios/patio covers, home additions, gazebos, home expansions, driveway additions, walkways, or fencing, etc. shall be erected, placed, or altered on any Lot until the construction plans, detailed specifications and a plan showing the location of the structure and/or improvements have been approved, in writing, by the ACC. When reviewing an application the ACC shall consider whether the requested change is in harmony with the external design and location of the change in relation to surrounding structures, landscaping and topography, as well as the overall aesthetic of the community. The ACC will have the right to examine the work, during and after construction, as to quality of workmanship and materials, harmony of external design with existing structure, height of structures, and as to location with respect to topography and finished grade elevation.
- (b) The only acceptable color for the exterior of homes and fence walls is bright “White.” An Owner shall contact the ACC for its list of acceptable white paints to ensure a uniform color scheme. Additionally, any trim color change to any structure on the Lot must first be submitted to the ACC for approval and all proposed colors must be part of the approved color palette for trim which shall be adopted from time to time by the ACC. Owners are required to keep their home painted in a neat and attractive condition and shall not allow for the paint to fade

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or become deteriorated. Should the paint become faded or deteriorated, the Lot shall be a violation of the Declaration.

- (c) No fence or wall shall be erected, placed or altered on any Lot nearer to any street than the City of Phoenix minimum building setback line unless similarly approved and said fence or wall shall be constructed only with masonry or wrought iron, or a combination of both. Masonry walls must be stucco on both sides in a texture to match that of the house, and must be painted with a bright “White” on both sides and all trim colors must be painted in accordance with an approved color palette developed by the ACC.
- (d) If an Owner shall commence work prior to receiving written approval the Owner shall be in violation of the Declaration and subject to penalties which may include monetary penalties, and/or the Association filing an injunctive relief lawsuit. All attorney fees and costs incurred to enforce compliance with the Declaration shall be the responsibility of the Owner, whether or not suit is filed.

7. **WRITTEN APPROVAL REQUIRED:** The Architectural Control Committee’s approval or disapproval as required in these covenants shall be in writing. In the event the Architectural Control Committee or its designated representative fails to approve or disapprove the submitted plans and specifications within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin (to prohibit or restrain by injunction) the construction has been commenced prior to the completion thereof, approval will not be required, and the improvements shall be deemed to comply fully with the related covenants.

**The purpose of the Architectural Guidelines is to assist Homeowners in better understanding when an Application Form and Approval from the Architectural Control Committee (ACC) is required. If there is any question as to whether approval is required, it is always best to submit an architectural application for approval. ACC meetings are held monthly in conjunction with the general meeting of the Board of Directors. To ensure timely approval of your application, please submit the application a week in advance so that the ACC will have time to review the application and ask any follow up questions prior to voting on it.**

#### **Paint:**

The only acceptable color for the exterior of homes and block wall fences is bright White. Acceptable colors for accent and trim are approved shades of Blue, Green, Brown, and Tan. Acceptable wrought iron fencing is approved black, white, and brown.

The ACC has approved colors from two different suppliers, Dunn Edwards and Behr below. If you or your painting contractor use a different supplier and are unable to match the approved colors, you will need to submit an architectural request with a sample of the paint color(s) to the

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ACC for approval prior to painting. If you apply a color different from the approved colors and no architectural application is submitted and approved, and if the color is deemed unacceptable, any costs to repaint will be the responsibility of the homeowner.

#### **House and block fences:**

- **Whites:**
  - Dunn Edwards – White (DEW380)
  - Behr – Ultra Pure White (1850)

#### **Trim:**

- **Blues:**
  - Dunn Edwards – Irogon Blue (DEC796)
  - Dunn Edwards – Bay View (DE5886)
  - Behr – Jean Jacket Blue (S510-4)
  - Behr – Thunder Cloud (S520-5)
- **Browns:**
  - Dunn Edwards – Dark Chocolate (DE6014)
  - Behr – Dark Truffle (PPU5-19)
- **Greens:**
  - Dunn Edwards – Mother Earth (DE5718)
  - Dunn Edwards – Sycamore Sand (DEC781)
  - Behr – Coney Island (N440-5)
  - Behr – Natures Gift (N410-4)
- **Neutrals:**
  - Dunn Edwards – Apache Tan (DEC746)
  - Behr – Abby Stone (MQ2-56)
  - Behr – Plateau (PPU4-08)

#### **Wrought Iron:**

- **Black:**
  - Dunn Edwards – Black (DEA002)
  - Behr – Black (BLACK)
- **White:**
  - Dunn Edwards – White (DEW380)
  - Behr – Ultra Pure White (1850)
- **Brown:**
  - Dunn Edwards – Northern Territory (DEA158)
  - Behr – Classic Brown (BXC-45)

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#### **Construction of block and wrought iron fences and gate installations:**

ACC approval is required. Please note that homeowners constructing or modifying walls on the property line between adjoining Lots will need to have the adjoining Lot owner's approval. The adjoining Lot owner's approval may be by signature on the architectural application, via email to the Board at [hoaboard@hillcrest9.org](mailto:hoaboard@hillcrest9.org) or by handwritten letter.

#### **Home Additions:**

ACC approval is required. This includes, but is not limited to, room additions, garage extensions, outdoor kitchens, sheds, gazebos, storage units, or any other exterior structural change. Application forms must include applicable drawings, plans, pictures, or literature showing the product and materials.

#### **Landscaping:**

Hillcrest IX HOA does not have any specific restrictions for landscaping, with the exception that yards cannot be bare dirt. Adding gravel, boulders, installing artificial turf, pavestone type garden wall planters, and planting trees, bushes, and other vegetation does not require ACC approval.

#### **Large Yard Features:**

ACC approval is required for patio covers, awnings, gazebos and shade sails. Any structures must not block views of neighbors and shall not pose a nuisance to the public where visible from common areas.

#### **Small Yard and Home Features:**

Small yard features, such as landscape lights, flag mounts, house numbers, etc., do not require ACC approval.

#### **Driveway and Walkway Additions:**

ACC approval is required for all driveways, front yard walkways, and front patio additions, regardless of materials used. Backyard walkway additions (not greater than 4" above grade) do not require ACC approval.

#### **Permanent Yard Structures:**

ACC approval is required for permanent yard structures. This includes, but is not limited to, swimming pools, cement slabs or patios (greater in 4 inches above grade), and water features.

#### **Doors and Windows:**

ACC approval is not required for direct replacement of doors, windows, window screens, or garage doors. Security screens for doors and windows do not need architectural approval so long as the color and design are consistent with the aesthetics of the neighborhood.

*If there are any questions regarding these guidelines, please send an email to [hoaboard@hillcrest9.org](mailto:hoaboard@hillcrest9.org).*