

# Arroyo Vista at Gainey Ranch

Standards and Rules  
*(Updated December 27, 2017)*

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## Accent Stone

Approved 2/09

All requests to add accent stone to the exterior of any residence in Arroyo Vista needs to be reviewed and approved by the Gainey Ranch Architectural Committee and Arroyo Vista Board of Directors before installation. Applications are available at the GRCA Administration Office.

ACCENT STONE:            FLAGSTONE

Needs to be in the brown tones only. No pink, yellow or gray permitted. All pieces are to be the same thickness on all sides of approximately 1”.

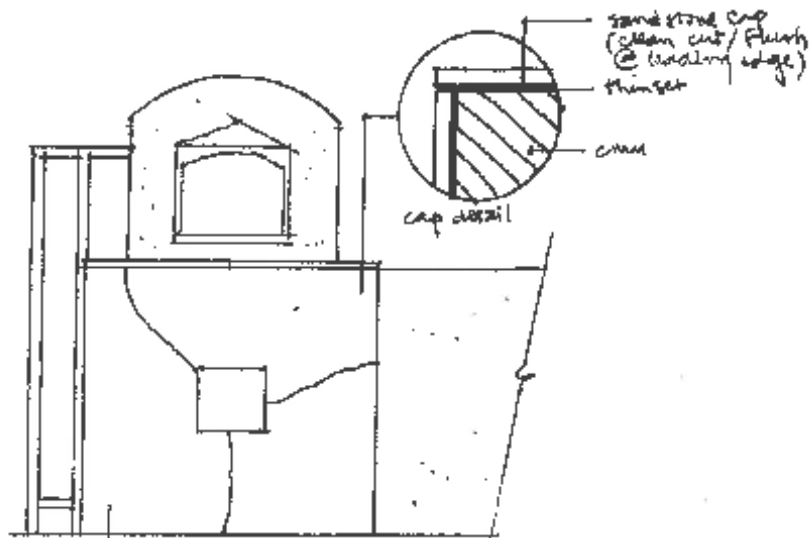
GROUT: In beige to brown tones to compliment stone; width between pieces to be the same throughout installation of approximately ¾” to 1”.

SEE EXHIBIT A on following page

ARROYO VISTA AT GAINNEY RANCH

FLAGSTONE STANDARD

FRONT ENTRY COLUMNS



buff / light brown sandstone w/ "summer wheat" grout

- monolithic look (wrap all sides of column)
- minimize # of cuts/pieces
- loose grout joint on sides @ corner (not on face of column)

ARROYO VISTA

sandstone veneer @ entry columns - n/s

srch 2009

## Gutters and Downspouts

Revised: 9/19/96

1. Gutters and downspouts for Arroyo Vista must be unobtrusive and individually designed for each unit using the standard approved details. The downspouts must be located on the sides or secondary elevation, not on the front elevation. They will also be located at concave corners wherever possible. The downspout must extend vertically, or in an approved manner and terminate in a manner so as not to cause erosion or cause water to become a nuisance to the existing or neighboring properties.
2. All gutters and downspouts installed are considered as an add-on installation and will be reviewed and approved on an individual basis.
3. A complete elevation plan must be submitted showing the location of the gutter and downspout on each individual residence and will be reviewed on an individual basis.
4. All installations must use the standard gutter and downspout details, colors, materials and finishes. Corrugated downspout metal may be used as an alternative downspout provided all other standards are accommodated. All support brackets must be blind mounted. Homeowners are responsible for overseeing the installation to confirm that this standard conforms.
5. The color of the gutter and/or downspout will be determined by matching the surface to which it is mounted. Gutters and downspouts will have a primer and rust-inhibiting paint of a semi-gloss or flat finish.
6. Gutters and downspouts must be kept in a clean, neat, properly painted condition and in good repair at all times.

## Paint Colors

### Scheme 1

Body: Sand Dune (DE6128)  
Pop Outs: Rustic Taupe (DE6129)  
Trim: Wooden Acre (DE6130)  
Front Gate: Mink (DE6392) or Body or Trim color  
Garage Door: Sand Dune (DE6128)

### Scheme 2

Body: Sandal (DEC715)  
Pop Outs: Quicksand (DEC754)  
Trim: Baked Potato (DEC717)  
Front Gate: Mink (DE6392) or Body or Trim color  
Garage Door: Sandal (DEC715)

### Scheme 3

Body: Dover Plains (DE6116)  
Pop Outs: Cliffs View (DEC720)  
Trim: Colorado Trail (DE6117)  
Front Gate: Mink (DE6392) or Body or Trim color  
Garage Door: Dover Plains (DE6116)

### Scheme 4

Body: Whole Wheat (DE6124)  
Pop Outs: Trail Dust (DE6123)  
Trim: Stockhorse (DE6126)  
Front Gate: Mink (DE6392) or Body or Trim color  
Garage Door: Whole Wheat (DE6124)

### Scheme 5

Body: Drifting (DEC770)  
Pop Outs: Thick Fog (DE6058)  
Trim: Barnwood Gray (DET620)  
Front Gate: Mink (DE6392) or Body or Trim color  
Garage Door: Drifting (DEC770)

## Scheme 6

Body: Steveareno Beige (DEC766)  
Pop Outs: Siamese Kitten (DE6121)  
Trim: Kiln Dried (DET692)  
Front Gate: Mink (DE6392) or Body or Trim color  
Garage Door: Steveareno Beige (DEC766)

## Golf Course Fencing

Mink (DE6392)

## Awnings

For color schemes 1-4:

Sunbrella # 4616 Mocha Tweed or  
Sunbrella # 4620 Beige

For color schemes 5-6:

Sunbrella # 4654 Linen Tweed or  
Sunbrella # 4648 Taupe

## Chimneys

Body Color

Dunn Edwards  
8686 N. Frank Lloyd Wright Blvd  
Scottsdale, AZ 85254

## Sun Control Devices

Revised 3/11; 8/12

All sun control devices, not provided by the builder as a standard, require Gainey Ranch Architectural Committee approval prior to any construction or installation. Additional information regarding submittal/approval can be obtained at the Gainey Ranch Community Association office. No other sun control devices are approved.

I. **AWNINGS** are reviewed on an individual basis.

The awnings installed by the builder serve as an architectural accent to enhance the design and appearance of each home. Therefore, homeowners are encouraged to maintain and replace, when needed, the builder supplied awnings in accordance with the awning standards. Moreover, it is mandatory that a properly maintained awning will always be in place on the front elevation either over the casita or garage window, as these awnings form a prominent part of the Arroyo Vista street theme.

- a) Fixed Awnings must be in the shape of the window. Valances, if used, must be straight (not scalloped) at the bottom and edge binding must match the awning color.

For color schemes 1-4:

Sunbrella # 4616 Mocha Tweed or  
Sunbrella # 4620 Beige

For color schemes 5-6:

Sunbrella # 4654 Linen Tweed or  
Sunbrella # 4648 Taupe

Approved Frame: TO MATCH FABRIC COLOR

Fixed awnings are constructed of fabric stretched and wrapped over a painted metal frame, which is permanently attached to the exterior wall.

- b) Retractable Awnings are reviewed on an individual basis and will be approved only for restricted locations based upon architectural compatibility as determined by the GRCA Master Architectural Committee. Valances, if used, must be straight (not scalloped) at the bottom and edge binding must match the awning color.

For color schemes 1-4:

Sunbrella # 4616 Mocha Tweed or  
Sunbrella # 4620 Beige

For color schemes 5-6:

Sunbrella # 4654 Linen Tweed or  
Sunbrella # 4648 Taupe

Approved Frame: TO MATCH FABRIC COLOR

Protective metal hoods as required will be painted to match the adjacent stucco color. No conduit or junction boxes may be exposed on the building exterior.

- II. **SUNSCREENS** are reviewed on an individual basis.
- A. Fixed Screens, including the frame and hardware, are constructed out of bronze finished anodized metal to match the window frame. The approved screen color is dark bronze.
- B. Retractable Screens must be dark bronze in color and only allowed on the rear elevation. Retractable sunscreens will be track-mounted flush against the building within ½" of the window frame and all hardware will be concealed in a protective box matching the color/finish of the building exterior. No conduit or junction box may be exposed on the building exterior.
- III. **UMBRELLAS**, etc., must be kept in good condition. Fabric may not display graphics of any kind or be highly contrasting to adjacent homes. Multi-colored umbrellas are not permitted.



- IV. **RETRACTABLE ROLLING SHUTTERS** are reviewed and approved on an individual basis prior to installation. Shutters must be track-mounted and constructed of pre-painted (baked enamel) slats. Slats and hardware must be housed in a protective box installed directly above the window or door. Box and all other hardware must be painted to match the exterior color of the building. No conduit or junction boxes may be exposed on the building exterior.

Approved Materials: DOUBLE WALLED OR PVC VINYL  
or ALUMINUM SLATS  
Approved Colors: DARK BROWN or BEIGE  
Location: WINDOWS SPECIFICALLY APPROVED

V. **GLASS TREATMENT**

- a. Stained/Colored Glass will be approved on an individual basis for design and location.
- b. Tinted Glass beyond that which has been installed by the builder must be reviewed and approved on an individual basis. Reflective glass and reflective film will not be approved.
- c. No Reflective Material including but not limited to aluminum foil, reflective screens or glass, mirrors or similar type items, are not permitted to be placed on the outside or inside of any windows.

## Zero Lot Line Landscape / Hardscape Construction

The following are construction issues specific to the unique nature of developing in a Z-Lot Line Community. All landscape and pool contractors must have plans approved by the Master Architectural Committee prior to installation and will need to be aware of the following:

1. Final finish grade must conform to the overall Arroyo Vista approved detail for rear and side yard drainage. All water must be directed to the street and no drainage will be allowed on the Golf Course. All roof drainage, pool backwashing and landscape nuisance water must be collected in underground drains and/or surface swaled to drain inlet just inside the side yard wall (provided by Markland). Wall openings in side yard wall are intended to drain only what falls directly on ground surface beyond drain inlet to minimize damage or plant loss in neighbor's front courtyard.
2. Access to rear yard for irrigation, electric, and/or propane service requires that these services cross through the neighbor's front courtyard. All utilities should be located as close to stem wall of garage as possible to maximize the area for neighbor's courtyard landscape development. If the removal or disruption of neighbors existing courtyard landscape occurs, the landscape contractor shall be responsible for restoring the damaged property to its original condition. If the damaged property is not properly restored, the ultimate responsibility for repair shall rest with the homeowner that contracted the work.
3. Landscape lighting that is maintained by each individual homeowner shall be installed on a separate timer and transformer from the front yard landscape lighting that is maintained by the Association.
4. Front yards shall be landscaped by the developer, Markland Properties, Inc., and maintained by the Association. Any plans to install a propane tank in the front yard shall be coordinated with Markland and such plan shall also be submitted to the Master Architectural Committee for review prior to install.