

**The Greens at Gainey Ranch**  
Architectural Standards and Community Rules  
(updated September 2022; revised November 2024)

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## **The Greens Architectural Standards and Community Rules**

As a satellite in Gainey Ranch, The Greens adheres to the "Oasis in the Desert" theme. Although we are a single-family community, the homes are built on zero lot lines with narrow lots creating a coherent effect. The architectural goal is to maintain a consistency of style, color, landscaping and fixtures while still allowing for a reasonable amount of individuality.

In general, the architectural guidelines and rules shall follow those of the Master Architectural Committee (MAC) and all applications by Greens homeowners shall be made through the Gainey Ranch Architectural Coordinator. Wherever The Greens' Rules are more restrictive than the MAC's, The Greens' Rules shall apply.

No homeowner shall make any changes including but not limited to: house colors, design, window or screen trim, doors, light fixtures and landscaping lighting, garage doors, architectural components in the front and back of the house, landscaping in front, side or rear yards or any change that may be viewed by a neighboring property owner without first completely the proper application and receiving written approval from the Architectural Coordinator.

As times and styles change and history provides lessons, The Greens has a policy of deleting and/or adding certain trees, plants, shrubs and architectural features. Therefore, it is possible to find a certain plant variety or feature that was previously permitted but now not allowed. In these cases, the existing item may be "grandfathered in" at its existing location for the life of the plant or some other time span as approved by The Greens Architectural Committee. In addition, owners are encouraged to present upgrade plans for their home containing ideas beyond the existing approved lists to promote a constant flow of new concepts. Those ideas approved by the Greens Architectural Committee and the MAC shall become a part of the approved guidelines below.

Note:

**Additional rules and procedures that are not stated here but that apply to our community may be found in the Gainey Ranch Rules and in the MAC Design Guidelines and Standards. (*Adherence to Rules, see CC&Rs, Article VI. Section 6.3.*)**

### **Front Yard – Maintenance**

**Article IX, Section 9.1** of The Master Association Declaration (CC&Rs) that address maintenance of the front yards was amended in June 2011. Please refer to that article for clarification on front yard maintenance as to what is and what is not maintained by the Gainey landscape crews.

**Artificial turf** is approved for front, side and backyards on a case-by-case basis. As of July 2022, the approved product is Green Forever Diamond Rye – 80, Luxury Synthetic Grass. A drainage plan along with the architectural application is required prior to installation. Refer to the MAC's Artificial Turf Guidelines for additional requirements.

**Boulders** have been approved as an addition to The Greens front yard landscape theme. Homeowners shall submit a plan showing boulder location for review approval prior to installation.

**Gravel** is the original Madison Gold. However, two updated color choices are Santa Fe Slate which is used throughout Gainey Ranch and is also used in The Greens' common areas; and, Santa Fe Brown. Approval is required and is at the homeowners' expense in refreshing front yard gravel areas. An application is required.

**Hoses** must be kept within a hose container when not in use. The container for the hose must closely match the exterior of the house.

**House signs** were created by Associated Sign Company in Phoenix, AZ. The original artwork is on file at their office (verified April 2021). Homeowners should polish their sign periodically to maintain its luster. Update Fall 2023: A new, square house plaque with block numbers is approved as a replacement. Contact Maintenance for ordering.

**Lighting** in the front yard including solar pathway lights requires written approval through the architectural application process.

As of March 2022, a new light fixture is approved for the garage and front door porch lights: Frolynn 1-Light Oil Rubbed Bronze Lantern Sconce with Etched Glass. It is available through Home Depot. An application is required for this board-approved fixture. Existing light fixtures, if faded, should be updated by painting them with Espresso Macchiato paint by Dunn Edwards.

As of October 2024, a new light fixture is approved for the garage and front door porch lights, including a chandelier option. It is only available by special-order from Valley Light Gallery in Scottsdale. The fixture is #B7601 and the version is **Dark Sky**, specifically for The Greens. *No other bulb option is allowed.*

For existing garage and porch lanterns, no bright white bulbs are allowed. Only a soft white bulb with a maximum of 40watt, or 2700K, and maximum brightness of 300 lumens, is acceptable. Suggested bulb is available from Ace Hardware - base is E12, with a flame tip. One bulb only is perfect for the lantern. Use lower wattage if putting in two bulbs per lantern.

**Tree** Replacement List was updated in September 2020. The following trees have been approved:

1. Mulga
2. Live Oak
3. Red Push Pistache
4. Mastic
5. Rio Salado Mesquite
6. Shamel Ash
7. Purple Plum

Front yards must have one tree – minimum 24” box size except where front lots do not have a tree and have been ‘grandfathered in’; have an approved tree in the front granite area; or, where the front lot is considered too small upon review.

If a front yard’s tree is diseased or dying, the Gainey Ranch maintenance department will inspect it and offer recommendations. Stump removal is not included in their services. The Master Architectural Committee has a specific tree removal policy. Replacement of the tree is at the homeowner’s expense. An

architectural application is required to ensure correct tree selection and installation guidelines.

**Utility cabinets** by each home's front entrance is maintained by the homeowner. New cabinet doors may be custom-ordered online from Home Depot.

**Walkway** pavers are allowed if a homeowner wishes to update their concrete walkways from the driveway to their front door. The recommended paver is Territorial Series by Phoenix Pavers. Other products are reviewed on a case-by-case basis. An application is required.

### **Side Yard Landscaping and Drainage**

The homes in The Greens are built on or very near the lot line. Positive drainage needs to be maintained away from the neighboring home. The City of Scottsdale requires a 4" distance between the grade adjacent to the neighbor's home and the top of the foundation (screened line) in order to protect the interest of each home from potential water damage and mold. Each homeowner is responsible for installing and maintaining a proper drainage system to avoid the flow of nuisance water onto/into the neighboring lot/home.

No penetrations through the rear yard golf course wall are allowed without the approval of the GRCA Architectural Coordinator.

No landscaping is permitted on the wall or roof of the adjacent (neighbor) home located on the lot line. No drilling or permanent plant attachments are allowed on the neighbor's home wall.

### **Backyard Renovations**

Any major changes to landscaping, pool or spa additions require an architectural application as well as attached lighting to the house. Structural changes such as a pergola or fireplace must also be approved by the Master Architectural Committee through the application process.

Improvements to the house such as new doors, gates, windows and exterior painting all require an architectural application.

Metal railings surrounding the backyard may be painted as needed in the approved color, Espresso Macchiato by Dunn Edwards.

The exterior backyard walls that face common areas or the golf course are to be painted with the approved color, Sterling Place. The Maintenance office and the GRCA Architectural Coordinator have the Dunn Edwards formula as the name of this paint is not an official DE color name.

**Golf Carts; Recreational Vehicles; and Personal Cars/Trucks – Storage**  
**(added November 2024)**

As The Greens is a zero-lot line community, no exterior modifications to the property will be considered without first submitting an architectural application\*. The following guidelines apply specifically to the storage of golf carts or any other type of vehicle:

1. Free-standing exterior additions (separate from the main residence) are not permitted.
2. Any proposed attached addition to the original garage must be set back at least three (3) feet from the main garage door.
3. Access to this attached addition must be through the existing garage door. The construction of a second garage door for access from the driveway, yard, or front walkway is not allowed. (Note: Unit 189 is grandfathered, as it was originally built with a three-car garage on an extra-wide lot.)

\*As with all architectural applications, a color rendering and drawing must be submitted with the preliminary application to obtain tentative approval from the Architectural Committee. Final approval to proceed with the construction of an attached addition will be granted upon review of the City of Scottsdale permits and approved schematics.

### **Gutters and Downspouts**

Gutters and downspouts for The Greens 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.

A complete elevation plan must be submitted along with the architectural application showing the location of the gutter and downspout on each individual residence and will be reviewed on an individual basis.

The gutter and downspout will be the same color as the stucco house color.

Gutters and downspouts must be kept in a clean, neat and painted state of repair at all times.

### **Landscape Lighting Guidelines (updated May 2022)**

The lighting footprint of landscape lighting must project downward and cannot project beyond the property boundaries.

The homes of The Greens are in close proximity to each other and the shared walls are low. Therefore, all front and back yard landscape lighting must be indirect, concealed and directed away from neighboring views, their parcels and from common areas including the golf course. Fixtures must have a light shield (i.e., *hooded* or frosted glass) and light levels must be directed away from neighboring properties.

Only 60 watts incandescent, or LED 9 watt/800 lumens/2700k soft white light bulbs may be used. The use of bright white (*higher* than the equivalent of 60 watts incandescent or LED 9 watt/800 lumens/2700K soft white light bulbs), colored decorative, bug deterrent, and other non-conforming light bulb are not allowed anytime.

Security lighting and landscape lighting must be reviewed and approved by the Master Architectural Committee prior to installation. Homeowners are responsible for updating light fixtures and replacing bulbs to meet these requirements.

At any time, the HOA may evaluate unduly bright lights that create a nuisance to adjacent owners or lighting complaints received. Safety considerations will be balanced against aesthetic/nuisance considerations in applying these restrictions.

The Arizona dark sky thanks you!

(See also the Gainey Master Architectural Committee Design Standards and Guidelines>Landscape Lighting.)

### **Paint Color Combinations (edited April 2022)**

A color board of approved exterior and trim colors for the homes in The Greens is available for review in the office of the GRCA Architectural Coordinator. The following Dunn Edwards paint colors are approved:

Exterior house color:

1. Sahara – DEC747; trim options: Candle – DE1040, Wooden Peg – DE6215
2. Candle – DE1040; trim option: Sahara – DEC747
3. Graham Cracker – DE6144; trim options: Golden Gate – DEC739, Cream Washed – DE6149, Wooden Peg – DE6215
4. Chaparral – DEC7451, trim options: Graham Cracker – DE6144, Candle - DE1040; Golden Gate – DEC739
5. Crisp Muslin – DE6212, trim options: Espresso Macchiato - DET680; Wooden Peg – DE6215, Pigeon Grey – DE6214, Barrel Stove – DE6216

Wood beams/Entry trellis/Backyard patio trellis:

1. Espresso Macchiato – DET680 (*only* choice when using Crisp Muslin/Scheme 5 as the base paint)
2. Chic Brick – DE6104
3. Wandering Brown – DE6076



Rear, Side & Golf Course metal railings:

1. Espresso Macchiato – DET680

Front metal gate may be painted in Espresso Macchiato; or, in the base color of the house (except for Crisp Muslin/ Scheme 5 – the gate can *only* be painted in Espresso Macchiato).

### Roof Color

The approved roof tile is Eagle #4646, Sunset Blend of Medium Terra Cotta Brown.

### Sun Control Devices/Windows

All sun control devices require Gainey Ranch Architectural Committee approval prior to any construction or installation.

**Awnings** are reviewed on an individual basis.

**Retractable Flush-Mounted Awnings** are to be track-mounted flush against the home. All hardware must be painted to match the exterior stucco color of the home.

**Sunscreens** are reviewed on an individual basis. The approved screen colors are dark gray, black or dark bronze.

**Glass treatment** is approved on an individual basis including stain and tinted glass. Reflective glass and reflective film are not allowed. No material including but not limited to aluminum foil, reflective screens or glass, mirrors, along with temporary use of cardboard or paper, is not permitted.

**Window** installation requires an architectural application. Window mullions are optional.

### **Speed Limit Recommendations (updated May 2022)**

In order to maintain a tranquil and safe setting within The Greens property, the speed limit is 20 mph. Golf carts should maintain a slower speed to ensure safety around driveways and, in particular, while entering and exiting from the pedestrian path that leads to the driving range.

## References

Architectural Application

Bylaws of The Greens at Gainey Ranch Homeowners Association

Satellite Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for The Greens at Gainey Ranch, a Satellite Community Located at Gainey Ranch, Scottsdale, Arizona

Master Architectural Committee Rules (see Section 4., Article 1 for Design Guidelines and Standards).

Gainey Ranch Rules and Standards

Amended and Restated Bylaws of The Gainey Ranch Community Association

Certificate of Amendment and Restatement of Gainey Ranch Master Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements