

ARROYO VISTA AT GAINNEY RANCH

Standards and Rules

Revised June 2025

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ACCENT STONE

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 Master Architectural Committee and Arroyo Vista Board of Directors before installation.

Accent Stone: Natural Stone, Flagstone

Needs to be in the brown tones & grey tones. No pink or yellow are permitted. All pieces are to be the same thickness on all sides of approximately $\frac{3}{4}$ to 1 inch. Grout should match the color of the stone.

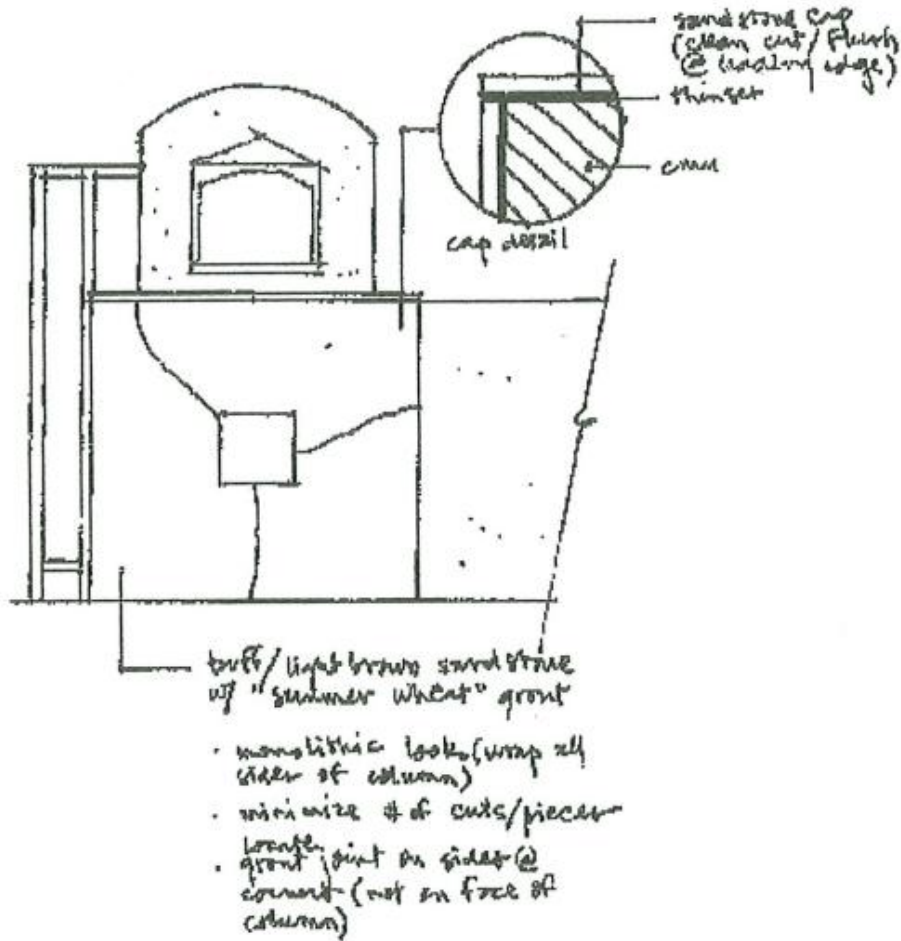
Acceptable colors for brown tone are paint schemes 1-4. Grey tones Permitted for paint schemes 5-7.

See exhibit on following page:

ARROYO VISTA AT GADNEY RANCH

FLAGSTONE STANDARD

FRONT ENTRY COLUMNS



ARROYO VISTA

sandstone veneer @ entry columns - nts

GUTTERS and DOWNSPOUTS

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.

ARROYO VISTA PAINT COLORS

Scheme 1

Body: Sand Dune (DE6128)
Pop Outs: Rustic Taupe (DE6129)
Trim: Wooden Acre (DE6130)
Garage Door: Any of the above
Front Gate: Mink (DE6392) or any of the above
Awnings: Sunbrella #4616 Mocha Tweed or #4620 Beige

Scheme 2

Body: Sandal (DEC715)
Pop Outs: Quicksand (DEC754)
Trim: Baked Potato (DEC717)
Garage Door: Any of the above
Front Gate: Mink (DE6392) or any of the above
Awnings: Sunbrella #4616 Mocha Tweed or #4620 Beige

Scheme 3

Body: Dover Plains (DE6116)
Pop Outs: Cliffs View (DEC720)
Trim: Colorado Trail (DE6117)
Garage Door: Any of the above
Front Gate: Mink (DE6392) or any of the above
Awnings: Sunbrella #4616 Mocha Tweed or #4620 Beige

Scheme 4

Body: Whole Wheat (DE6124)
Pop Outs: Trail Dust (DE6123)
Trim: Stockhorse (DE6126)
Garage Door: Any of the Above
Front Gate: Mink (DE6392) or any of the above
Awnings: Sunbrella #4616 Mocha Tweed or #4620 Beige

Scheme 5

Body: Drifting (DEC770)
Pop Outs: Thick Fog (DE6058)
Trim: Barnwood Grey (DET620)
Garage Door: Any of the above
Front Gate: Mink (DE6392) or any of the above
Awnings: Sunbrella #4654 Linen Tweed, #4648 Taupe, #4615 Smoke, #4833 Silica Gravel

Scheme 5A

Body: Thick Fog (DE6058)
Pop Outs: Drifting (DEC770)
Trim: Barnwood Grey (DET620)
Garage Door: Any of the above
Front Gate: Mink (DE6392) or any of the above
Awnings: Sunbrella #4654 Linen Tweed, #4648 Taupe,
#4615 Smoke, #4833 Silica Gravel

Scheme 6

Body: Steaveareno Beige (DEC766)
Pop Outs: Siamese Kitten (DE6121)
Trim: Kiln Dried (DET692)
Garage Door: Any of the above
Front Gate: Mink (DE6392) or any of the above
Awnings: Sunbrella #4654 Linen Tweed, #4648 Taupe,
#4615 Smoke, #4833 Silica Gravel

Scheme 7

Body: Raindrops (DE6057)
Pop Outs: Thick Fog (DE6058)
Trim: Raindrops (DE6057) 50% darker
Garage Door: Any of the above
Gate: Black (DEA002) Mink (DE6392), or any of the above
Awnings: Sunbrella: #4654 Linen Tweed, #4648 Taupe,
#4615 Smoke, #4833 Silica Gravel

Golf Course Fencing: Mink (DE6392)

Chimneys: Body Color

Awnings:

For color schemes 1-4

Sunbrella #4616 Mocha Tweed or #4620 Beige

For color schemes 5-7

Sunbrella #4654 Linen Tweed, #4648 Taupe, #4615 Smoke, #4833 Silica Gravel

Notes:

The pop outs are **not** mandatory and can be painted the same color as the body.

Homeowners may choose to paint the entire house only the body color.

Entry gates may be painted mink, basecoat, trim or match the front door color.

Doors must be painted to blend with color schemes.

Dunn Edwards

8686 N. Frank Lloyd Wright Blvd.

Scottsdale, AZ 85254

SUN CONTROL DEVICES

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

AWNINGS

Eliminate any mandatory awnings. All awnings are optional.

- Awning structures may be constructed of steel, wood, and covered with fabric selected from the available approved colors. Must be solid colors only. Custom colors and finishes shall be considered on a case-by-case basis.
- Awnings made of fabric must be kept clean and free from fading.
- Awnings must be maintained in original like new condition with no peeling, rust or warping.
- The AV board shall have the right to make homeowners remove or replace fabric awnings that are in disrepair.

For color schemes 1-4

Sunbrella #4616 Mocha Tweed or #4620 Beige

For color schemes 5-7

Sunbrella #4654 Linen Tweed, #4648 Taupe, #4615 Smoke, #4833 Silica Gravel

Approved Frame: To match fabric color

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 #4620 Beige

For color schemes 5-7:

Sunbrella #4654 Linen Tweed, #4648 Taupe, #4615 Smoke, #4833 Silica Gravel

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.

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 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

UMBRELLAS

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.

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, Beige, Grey or Home body color

Location: Windows specifically approved

GLASS TREATMENT

Stained/Colored/Tinted Glass: will be approved on an individual basis for design and location. Reflective glass and reflective film will not be approved. No reflective material including but not limited to aluminum foil, reflective screen or glass, mirrors or similar type items, are not permitted to be placed on the outside or inside of any windows.

COLUMN AND GARAGE EXTERIOR LIGHTS

The light fixtures on our front columns and garages came with a built-in photocell, which automatically turns them on at dusk and off at dawn.

Arroyo Vista is a community in which owners and renters walk at night. These lights serve 2 purposes, Safety and Security. It is imperative that the switches controlling the exterior columns and garages need to be left in the ON position at all times. Please ensure your lights are energized, and if the bulbs are burned out, they will be replaced (if older) lights. If homeowners have replaced these fixtures, they are responsible for replacing burned out bulbs.

All new or replacement fixtures must be approved by the Arroyo Vista Board and MAC. Fixtures should have obscure glass to hide bulbs. No colored glass is allowed. All fixtures shall be scaled properly for the location on the residence, and comply with the most current electrical and building codes.

Energy efficient (LED or compact fluorescent) bulbs are encouraged. Incandescent bulbs of 60 watts or less, or the equivalent LED wattage should be used. All fixtures on the exterior of the residence shall be of a consistent design style. New fixtures should have built-in photocells, and be bronze or black metal.

GARAGE DOORS

- Replacement garage doors with new units shall be allowed as approved.
- New garage doors may have windows as approved.
- Color must compliment the exterior color palette of the house.
- If enlarge garage to 18' structural support beam will be needed. Consult w/ Structural Engineer.
- Garage door photo rendering required for approval.

Here are garage door examples:



DRIVEWAYS and SIDEWALKS to house:

- Driveway and sidewalk (to house), pavers permitted as approved by the AV board.
- Pavers to meet and be level with the existing sidewalks in a color that compliments the exterior color palette of the house.

Here are some **driveway/sidewalk** paver examples but not exhaustive:



FRONT ENTRY GATES

- Front entry gates shall be made of steel and finished in a color that matches the window frames of the house. Custom colors and finishes shall be considered on a case-by-case basis.
- Designs for new gates shall be presented for review and approved on a case-by-case basis. Gates can be removed with approval.
-

Here are some examples, but not exhaustive:



PLANTS AND TREES NOT APPROVED FOR USE IN ARROYO VISTA

Ficus
Fruit Trees
Texas Ebony
Mastic
Natal Plum Bush

Artificial, metal or plastic plants will not be allowed in front yards.

APPROVED PLANTS FOR LANDSCAPING

TREES

Oak
Ironwood
Mulga Acacia
Palo Verde
Rio Salado Mesquite

SHRUBS

Bells of Fire
Orange and Yellow Bells
Bougainvillea
Bird of Paradise
Boxwood
Brittlebush
Callistemon (Little John)
Cape Honeysuckle
Coral Fountain
Dwarf Bottlebrush
Emu
Euonymous
Euphorbia
Fairy Duster
Foxtail and Asparagus Fern
Firecracker
Firestick
Gopher Plant
Hesperaloe
Hibiscus

SHRUBS CONTINUED

Lantana
Myrtle
Nandina (Heavenly Bamboo)
Pittsorum
Privet
Pyracantha
Rosemary
Ruella
Sage
Trumpet Bush
Tecoma Stans
Valentine
Xylosma
Yucca

CACTI AND ACCENTS

Agave
Aloe
Barrel Cactus
Cholla
Columnar Cactus
Desert Spoon
Elephant's Food
Mediterranean Fan
Moroccan Mound
Mexican Fence Post
Nolina
Ocotillo
Organ Pipe
Pygmy Palm
Prickly Pear
Sago Palm
Saguaro
Yucca

GROUND COVERS

Bush Morning Glory
Euphorbia
Trailing Junipers
Trailing Lantana
Myoporum
Wedelia

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 under-ground drains and/or surface swaled to drain inlet just inside the side yard wall. 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. If 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 neighbor's 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 and maintained by the Association. Any plans to install a propane tank in the front yard shall be submitted to the Master Architectural Committee for review prior to install.