Golf Villas at Gainey Ranch

Standards and Rules

(Updated May 14, 2026)

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Backyard Amenities

(Adopted: June 20, 2017)

The Golf Villas are patio homes, sharing a common house wall on one side and backyard patio walls on both sides. The concept was to provide single family ownership in a smaller condominium size footprint. The rear yards are small, and walls are limited in height per building codes. Golf course lots have lower walls with view fences to provide maximum visibility for owners. The close proximity of neighbors requires trade-offs and consideration to afford privacy and enjoyment of use simultaneously.

Therefore, in keeping with the original design concept for the Golf Villas:

1. All pools and spas must be in ground. No above ground pools, spas, or hot tubs are permitted.
2. Structures to provide shade must be adjacent to the house. No unattached permanent awnings, ramadas, or pergolas are permitted. Collapsible, movable umbrellas are permitted.
3. Recreational equipment, when idle or in normal use, must not be visible from neighboring lots, the golf course or street. No basketball backboards, climbing walls, trampolines, jungle gyms, etc., are permitted.
4. Outside patio furniture and personal property should be maintained in good condition and not visibly torn, ripped or damaged in appearance. This includes but is not limited to furniture, umbrellas, rugs, heaters, appliances and decorative items.
5. Rear landscaping should be maintained in good condition at all times. Fallen fruit, debris and dirt should not be allowed to accumulate attracting rodents or insects.

Exterior Light Fixture

Kembra Collection
Slate Copper
19" High
Outdoor Wall Sconce (70110)

Outdoor wall light. Natural slate with copper finish. Includes one 75-watt T4 halogen. 19" high, 8" wide. Extends 6" from the wall.

Kembra Slate Copper 19" High Outdoor Wall Sconce

LAMPS PLUS
9020 Indian Bend Rd.
Scottsdale, AZ 85250
(480) 483-7385



Exterior Paint Colors

Colors Are Not Interchangeable

(Adopted: May 14, 2026)

Scheme #1
Body: Almond Latte (DE6143)
Trim/Garage: Almond (DEC753)
Accent: Wooded Acre (DE6130)

Scheme #2
Body: Almond (DEC753)
Trim/Garage: Almond Latte (DE6143)
Accent: Trail Dust (DE6123)

Scheme #3
Body: Heather (DEC773)
Accent/Trim/Garage: Free Spirited (DEGR09)

Scheme #4
Body: Pewter Patter (DET627)
Accent/Trim/Garage: Free Spirited (DEGR09)

Scheme #5
Body & Garage Door: Fine Grain (DE6213)
Trim: White Picket Fence (DET648)

Scheme #6
Body & Garage Door: Drifting (DEC770);
Trim: White Picket Fence (DET648)

Wrought Iron Fencing & Gates Facing Street

- Dark Pewter (DE6314) or Wandering Road (DEC6076)
- Wrought Iron Facing Golf Course Must be Dark Pewter (DE6314)

Below schemes eliminated May 2026

Body: Sandal (DEC715)
Trim/Garage: Mesa Tan (DEC718)
Accent: Sand Dune (DEC6128)

Body: Wooded Acre (DE6130)
Trim/Garage: Rustic Taupe (DE6129)
Accent: Almond Latte (DE6134)

Side Yards and Entry Walkways

(Adopted: 8/22/07)

All modifications to the Golf Villas builder-installed concrete walkways in the side yards, entries, and the driveways will need approval by the Golf Villas Board of Directors and the Gainey Ranch Master Architectural Committee before installation.

All homeowners requesting modifications to the walkways will need to supply a sample of the material and complete a GRCA Architectural Committee Application that should include the color, size, design and location of the proposed changes.

The following materials have been approved by the Golf Villas Board of Directors for covering or replacing concrete walkways and entry areas. Any other product will be approved on a case-by-case basis.

Approved Materials:

- Tile
- Flagstone
- Pavers

Sun Control Devices

(Adopted: 4/27/88)

All sun control devices require Gainey Ranch Master Architectural Committee approval prior to any construction or installation. Additional information regarding submittal/approval can be obtained at the Gainey Ranch Association Office.

A. AWNINGS

- Awnings are approved on an individual basis.
- Awnings over arched windows must be curved to match.
- Awnings over square or rectangular windows must be square or rectangular, respectively.
- Valances, if used, must be straight (not scalloped) and edge binding must match the awning color.

Approved Specifications

- Approved Fabric: Sunbrella #4616
- Approved Color: Mocha
- Approved Frame: Bronze finished metal

1. Fixed Awning
   Fixed awnings are constructed of fabric stretched and wrapped over an anodized metal frame, which is permanently fixed to the exterior wall. No framework may be exposed.

2. Retractable Flush Mounted Awnings
   - Retractable flush mounted awnings are to be track-mounted flush against the building within ½" of the window frame.
   - All operative hardware will be enclosed in a protective box, which matches the color of the building exterior.
   - No conduit or junction boxes may be exposed on the building exterior.

3. Retractable Extended Awnings
   - Retractable extended awnings must have a finished look when folded.
   - All operative hardware will be enclosed in a protective box, which matches the color of the building exterior.
   - No conduit or junction boxes may be exposed on the building exterior.

B. Sunscreens
   1. Fixed Screens
      Fixed screens including the frame and hardware are constructed out of bronze finished anodized metal to match the window frame. Approved screen color is bronze.

   2. Retractable Screens

      Retractable sunscreens will be track mounted in the same manner as retractable awnings and all hardware will be concealed in a protective box matching the color/finish of the building exterior. No conduit or junction boxes may be exposed on the building exterior.

C. Retractable Rolling Shutters
   Retractable rolling shutters must be constructed of metal and be track mounted. Other panel materials must be specifically approved. The retractable panels and all hardware must be painted to match the building exterior.No conduit or junction boxes may be exposed on the building exterior.

D. Fre Standing Shade Structures
   1. Patios & Trellises
      Patios and trellises are reviewed on an individual basis for location, size and design. Generally:
      - Trellis supports will be 16” x 16” masonry columns, stuccoed and painted to match the building exterior (Universal #6-DC2, Chico)
      - Any tile used will match the roof tile
      - Any wood members will be a minimum of 4” x 6” and stained to match the building exterior
      - Location of these structures should not negatively impact neighboring views

   2. Umbrellas
      - Umbrellas must be kept in good condition.
      - Fabric may not display graphics of any kind
      - Highly contrasting colors are not permitted

E. Glass Treatment
   1. Stained/Colored Glass
      Reviewed on an individual basis for color, design and location.

   2. Tinted Glass
      Will not be allowed beyond that which is provided by the builder.

Trash Containers

(Adopted: June 8, 2007)

Pursuant to the authority granted by Section 5.09 of the Golf Villas Declaration, the Board of Directors hereby adopts the following Rule:

All trash, including recycling containers, shall be stored within garages at all times, except to make the same available for collection and then only for the shortest time necessary to effect such collection.