

# Golf Villas III at Gainey Ranch

## Rules and Standards

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**GOLF VILLAS III at GAINES**  
**RANCH**

**Approved Color Palette**

**Scheme B**

1. DE6143 Almond Latte - Stucco Main Body & Interior stucco of Party Wall facing their home & exterior stucco fence and columns in the front of the home.
2. DEC753 Almond — Stucco Fascia, Trim & Garage Doors
3. DE6130 Wooded Acre - Stucco Accents
4. DE6134 Dark Pewter (Semi-Gloss) - Gates & Wrought Iron Fencing

**Scheme C**

1. DEC715 Sandal- Stucco Main Body & Interior stucco of Party Wall facing their home & exterior stucco fence and columns in the front of the home.
2. DBC718 Mesa Tan -Stucco Fascia, Trim & Garage Doors
3. DE6128 Sand Dune - Stucco Accents
4. DE6314 Dark Pewter (Semi-Gloss)-Gates & Wrought Iron Fencing

**Scheme D**

1. DE6123 Trail Dust - Stucco Main Body & Interior stucco of Party Wall facing their home & exterior stucco fence and columns in the front of the home.
2. DE6068 Cobblestone Path - Stucco Fascia, Trim & Garage Doors
3. DE6128 Sand Dune -Stucco Accents
4. DE6314 Dark Pewter (Semi-Gloss)-Gates & Wrought Iron Fencing

**Scheme E**

1. DE6130 Wooded Acre - Stucco Main Body & Interior stucco of Party Wall facing their home & exterior stucco fence and column in the front of the home.
2. DE6129 Rustic Taupe - Stucco Fascia, Trim & Garage Doors
3. DE6143 Almond Latte - Stucco Accents
4. DE6314 Dark Pewter (Semi- Gloss) -Gates & Wrought Tron Fencing

**\*\*\*Clarifications**

Colors from the different Schemes B through E are not interchangeable

When choosing the color scheme, the homeowner may want to begin with the base stucco for the main body of the entire house. Then select the color for the garage door. Then look at the color options for the stucco fascia, and trim stucco accents. The decision to paint these areas (stucco fascia, and trim stucco accents) with a color within the selected scheme is optional. Should a color not be selected those areas will remain the color for the stucco main body.

The homeowner is responsible to paint their interior side of the stucco Party Wall facing their home. The homeowner will discuss the choice of color on the top of the Party Wall between their home and their neighbor's home to reach agreement on the color before submitting the Architectural Approval forms.

Examples of front exterior painting that face the street.



The homeowner is responsible to paint the exterior stucco wall and columns in the front of their home facing the street to same color as the Stucco Main Body. Units 11 and 12 will not be required to paint the exterior stucco walls facing the street. The Golf Villas III Association is responsible for painting this exterior facing wall. Units 11 and 12 will only be required to paint the columns and the top of the stucco fence.

Those homeowners with a stucco wall facing the golf course will paint the interior facing side of the wall the Stucco Main Body. The top of the stucco wall facing the golf course will be painted the same color as the Stucco Main Body of the unit.

The homeowner of Unit 1 will not be responsible for the painting of the exterior stucco wall facing the southside of the property. Unit 1 will only be responsible for the interior painting and top of this stucco wall consistent with the Stucco Main Body color selected for Unit 1.

Clarifications adopted June 2021

**GOLF VILLAS III at GAINNEY RANCH**

**SIDE YARDS AND ENTRY WALKWAYS**

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.

TILE  
FLAGSTONE  
PAYERS

GOLF VILLAS III at GAINNEY RANCH

SUN CONTROL DEVICES

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

1. **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 are to be track-mounted flush against the building within 1/2" 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 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** are reviewed on an individual basis.

1. **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 bronze.

2. RETRACTABLE SCREENS must be bronze in color. 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 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. FREE STANDING SHADE STRUCTURES

1. PATIOS & TRELISES 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. May not negatively impact neighboring views.
2. UMBRELLAS etc. must be kept in good condition. Fabric may not display graphics of any kind and highly contrasting colors are not permitted.

E. GLASS TREATMENT

1. STAINED/COLORED GLASS will be 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.

GOLF VILLAS III at GAINNEY RANCH

APROVED EXTERIOR LIGHT FIXTURE

**Hubbardton Forge Banded Outdoor Sconce Item# 305893-1027, in Coastal Burnished Steel with Opal Glass.**

SEE Exhibit A for example.



## PRODUCT SPECIFICATIONS

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### Banded Outdoor Sconce

Base Item #305893  
Configured Item #305893-1027  
305893-SKT-78-GG0034

<b>FINISH</b>	<b>GLASS</b>
Coastal Burnished Steel - 78	Opal Glass (GG)

**LAMPING**  
Incandescent



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**GLASS**  
Opal Glass (GG)

**LAMPING**  
Incandescent  
LED

### OPTIONS

#### FINISH

- Coastal Black - 10
- Coastal Natural Iron - 20
- Coastal Gold - 70
- Coastal Mahogany - 73
- Coastal Bronze - 75
- Coastal Dark Smoke - 77
- Coastal Burnished Steel - 78

### SPECIFICATIONS

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**Banded Outdoor Sconce**  
Base Item #: 305893  
Configured Item #: 305893-1027  
305893-SKT-78-GG0034

Outdoor sconces with glass options: Banded aluminum Handcrafted to order by skilled artisans in Vermont, USA  
Lifetime Limited Warranty when installed in residential setting  
Features our robust Coastal Outdoor finish specifically formulated to



resist some of the harshest environmental conditions.

#### Dimensions

Height	15.80"
Width	7.00"
Projection	5.20"
Product Weight	3.80 lbs
Backplate	7.00" x 15.80"
Vertical Mounting Height	7.90"
Packed Weight	6.00 lbs
Shipping (DIM) Weight	15.00 lbs

#### Incandescent Lamping

Socket: Medium  
Bulb: A-19, 1DOW Max  
Number of Bulbs: 1 (not included)  
IES Files Available: N

#### Location Rating

Outdoor Wet

#### Safety Rating

UL, CUL listed

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THE GOLF VILLAS III AT GAINEY RANCH  
HOMEOWNERS ASSOCIATION

Rule Adoption

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

Trash Containers - All trash, including recycling containers shall be stored within garages or an enclosed area not visible from the street at all times, except to make the same available for collection and then only for the shortest time necessary to effect such collection.

External Storage of Trash Containers - All trash, including recycling containers can be relocated to an external storage area with proper screening to ensure the trash and recycling containers can not be seen from the street or neighbor's property to include views from the second story windows. The wall for the external storage area will be constructed of like-kind materials to the surrounding area so as to blend into the location. The approval of Golf Villas III Board of Directors and the GRCA Architectural Committee are required for any external storage of trash containers.

Adopted June 2021