

Attachment 1

2.11 Architectural Design Guidelines

The Sincuidados Homeowners Association Architectural Design Guidelines provide exterior architectural and landscape guidelines to homeowners to maintain the integral nature of residences within our beautiful Sonoran Desert environment.

The design Review Committee has the responsibility for ensuring that new homes as well as all external modifications and additions to existing homes comply with the Architectural Design Guidelines and CC & R's for Sincuidados. When a home or lot is purchased within Sincuidados the purchaser agrees to be bound by the requirements of the Design Guidelines and CC & R's. It is important that each owner and any contractors or architects read and understand the Architectural Design Guidelines which govern the design or modifications to your home.

Some of the activities governed by the Architectural Design Guidelines include the following:

- Repainting the exterior of the home even if painting the same color
- Roof coating
- Any exterior construction or modifications
- Window replacement
- Pools
- Perimeter wall construction or modification
- Driveway paver installation
- Solar panel or external antenna installation
- Front Landscaping

Plans are required that illustrate the specifics of the above activities. Such plans are to be submitted and approved by the Design Review Committee before any construction, painting, landscaping or other external revisions are undertaken.

Below is a brief summary of the key requirements of the Architectural Design Guidelines. The complete 61 page Architectural Design Guidelines is available on the Sincuidados website ([link: to be added](#)).

Section A - Introduction and Design Philosophy

- Section A specifies desert appropriate architecture, landscaping and desert earth tone paint colors

Section B - Site Development Guidelines

- Section B.1 specifies property outside the approved Building Envelope is designated Natural Area Open Space (NAOS)
- Driveways to be a maximum of 16 foot width (Section B.5)
- No extended vehicle parking outside of garages (Section B.6)

Section C - Architectural Guidelines for New Structures and Other Improvements

- Exteriors of roof parapets are to be painted to match the same color as the body of the house. The interiors of parapets and flat roofs are preferred to be painted the same color as the house but white flat roofs are permitted (Section C.4)
- Garage door design and materials should complement the style of each individual residence (Section C.10)
- All LED exterior lighting is to be a warm amber color with the **light directed downward** (Section C.12)
- Address Monuments for each home are to be lighted with a downward facing light. Approved Monument light bulbs can be obtained **free of charge** at the Main Gate Guard House.

Section D - Landscape Guidelines

- All areas outside the Building Envelope and all empty lots are defined as NAOS (Section D.1)
- **Invasive plants** anywhere within the NAOS area are to be removed immediately upon identification. This includes Mistletoe, Globe Chamomile and Desert Broom (Section D.1)
- Landscaping within defined transition areas can be done with indigenous plants and pre-approved desert landscaping plants (Section D.1)
- Dried weeds and dead shrubs can be removed from the NAOS within 30 feet of the residential structure and within 20 ft of an outside backyard wall to create a fire break (See sketch in Section D.2)
- Exterior and landscape lighting restrictions are specified in Section D.4
- Decomposed granite (DG) can be installed along the HOA owned eight foot common road corridor in Madison Gold color with 1/2 inch minus size (Section D.7)
- Other rock and granite materials that blend with the existing desert environment can be installed within enclosed backyards and in the transition zones along driveways (Section D.10)
- All modifications to existing landscaping are to be prior **approved by the DRC** (Section D. 16)

Section E - Living Within the Sincuidados Community

- No signage of any kind is allowed within Sincuidados other than security identification and real estate signage installed within the transition area on the property (Section E.1)
- Address monuments are to be lighted by a downward light internal to the monument from dusk till dawn. Such lighting should not hang down so that the bulb is visible from the street. Approved replacement bulbs are available **free of charge** from the gate guard at the main gate (Section E.1)
- Refuse and recycling containers are to be stored within garages or concealed behind walls or fencing. Containers should be removed from the street by the end of the refuse or recycling pickup day (Section E.6)

Section F - The Design Review Process

- Section F is a detailed review of the process and procedures of the Design Review for new construction including the remodeling or renovation of an existing home that involves changes to the exterior of the property

Section G - Construction Process Guidelines

- Section G provides a detailed description of the procedures, requirements and restrictions to be followed by the owner, general contractor and subcontractors during construction either of a new build or renovation or remodeling involving the exterior of a residence

Section H - Fees and Enforcement

- Section H presents the basis of various non-compliance issues that are subject to assessment of fines and fees.

Section I - Forms and Lists Referenced Throughout these Design Guidelines

- Section I has the Application Form and Submittal Checklist for new construction and major renovations and remodels to residence exteriors

Section J - Definitions

- Section J provides a definition of various terms and acronyms used throughout the Design Guidelines

Section K - Plant Lists

- Section K has the lists of indigenous plants, pre-approved desert landscape plants and prohibited plants for use in landscaping within Sincuidados

Section L - Building Envelopes for Each Lot and Recommended Finish Floor Elevations

- Section L lists the size of each lot, the maximum building envelope and recommended finished floor elevation for Phases I and II only. Building envelopes are defined in Section B.2 for Phase III residences

Sincuidados Community Information Booklet

Section M - Sincuidados Exterior Paint Policy

- Exterior paint colors must fall within the **pre-approved Sincuidados Desert Palette of Colors** as shown on the Sincuidados website and available at the Gate Guard house at the Main Gate OR are in harmony with the natural desert environment of earth tones and natural vegetation coloration (Section M.1)

- Exterior paint colors shall have a **Light Reflectivity Value (LRV)** of between 15 and 40 (Section M.2)

- **Flat exterior paint** is permitted on the body of the home in particular the stucco (Section M.2)

- Low gloss or satin sheen finishes are permitted on garage doors (Section M.2)

- Repainting an existing home the same existing color requires **DRC prior approval** (Section M.2)

- All exterior painting requires **approval of the DRC** prior to painting any residence. If a pre-approved color is selected, the DRC will expeditiously approve the selection. Painting of a 24" by 24" inch sample painted in an area that receives full sun exposure is required for **review by the DRC** only if a paint color is selected that is NOT on the pre-approved paint color list (Section M.4)