Leisure World
Arizona

RESIDENT GUIDE

LEISURE WORLD ARCHITECTURAL CONTROL RULES AND PROCEDURES

Approved by the Leisure World Homeowners Association
Board of Directors

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ARCHITECTURAL CONTROL COMMITTEE (ACC)

Leisure World was designed and built as the premier active adult community in the East Valley when it was constructed, beginning in the 1970's. In order to maintain that position, it is essential that our community and our residents continue to upgrade and modernize our facilities and manors to maintain an attractive and appealing environment. The high-quality character and appearance of our community promotes reinvestment and encourages prospective property owners.

The Architectural Control Committee derives its powers from the LWCA Covenants, Conditions and Restrictions (CC&Rs). The goal of the **Architectural Control Committee** (ACC) is to promote and maintain an atmosphere that is aesthetically pleasing and environmentally harmonious with the character of the Leisure World community.

The purpose of the **Architectural Control Rules and Procedures** is to provide direction and guidance to manor owners as they undertake various projects to upgrade and improve the character and quality of their manors.

MAKEUP OF ACC COMMITTEE MEMBERS & MEETINGS:

1. The ACC is composed of two volunteer owner residents from each of the seven (7) Districts appointed by the Leisure World Community Association (LWCA) Board of Directors. (See Bylaws) Members must reside within the district they are appointed to represent.
2. The service term for each appointee to the ACC shall coincide with the 2-year term in office of the newly elected District Chairperson. Members may be reappointed at the discretion of the District Chair.
3. In order to be considered for appointment to the ACC applicants must complete an ACC Application Form (available at www.lwca.com), and submit it to the Facilities office, to be forwarded to the District Chair for consideration. Given that the ACC meets year-round, full-time residents are preferred for service.
4. A quorum for official business is eight (8) members, or half of the appointed members (in the event of vacancies), plus one.
5. ACC Members meet twice each month (Oct.-Apr.) and once each month (May – Sep.) to review permit requests NOT addressed in Section B and Section C of the ACC Rules and Procedures or requiring revision under these rules. The Facilities Office has a schedule of dates, place, and time of all ACC meetings. Special meetings may be called by the Chair or Vice-Chair as necessary.
6. Minutes of the ACC meetings are sent to the Community Manager, the LWCA Board of Directors, the Facilities Office and the ACC members.

7. One member of the LWCA Board will be appointed by the Board as Chair of the Committee, with a Vice Chair and Secretary to be elected annually in January, by the Committee, who shall serve for that calendar year.
8. Committee minutes and agenda must be distributed to the ACC members and staff no later than 48 hours prior to the next scheduled ACC meeting.
9. Members should contact the Chair if they are unable to attend a scheduled meeting. Three or more unexcused absences may be grounds for removal from the Committee.

GUIDANCE FOR MAKING EXTERIOR MANOR CHANGES

Leisure World CC&Rs require Architectural Control Committee approval for any and all changes to Lots and improvements thereon. Article VI or VIII (depending on Plat CC&R) specifies the following:

Paragraph (a): Except for the purposes of proper maintenance and repairs, no person, persons, entity or entities shall install, erect, attach, apply, paste, hinge, screw, nail, build or construct any signs, lighting, shades, screens, awnings, patio covers, decorations, fences, aerials, antennas, radio or television broadcasting or receiving devices upon any Lot or improvement located thereon.

Paragraph (b): Except for the purposes of proper maintenance and repair, and except as provided in paragraph (c) hereof, no person or entity shall construct or build any signs, walkways, slabs, sidewalks, curbs, gutters, patios, porches, driveways, fences, lighting, decorations, aerials, antennas, radio or television broadcasting or receiving devices, or other structures which are to be constructed concurrently with the construction of the residential dwellings, residential carports or residential garages on the above described property.

Notwithstanding the prohibitions in paragraph (a) and (b), paragraph (c) of Article VI/VIII goes on to grant the ACC authority to "approve or disapprove any alteration, modification, addition, deletion or other proposed form of change" to a Lot or manor as described in paragraph (a) and (b) above.

As a guide for the ACC and to help manor owners determine what can and cannot be done, the Board of Directors has established these ACC Rules and Procedures.

Any rule adopted by the ACC becomes effective after approval by the Board of Directors. If manor owners request a permit for a change to their manor, which is not identified in the rules, the ACC has the authority to use its best judgment as to whether to grant the permit. All decisions of the ACC can be appealed to the Board of Directors. A copy of the appeal procedure is on page 8 of this manual.

All manor owners MUST have an approved permit from the Architectural Control

Committee (ACC), the Facilities Office, or their ACC Member PRIOR to changing anything to their Lot or the exterior (outside) of their manor, except for landscaping. Restoration of any minor element (i.e. fascia trim, repair and/or painting of a portion of an individual wall, crack repair, glass replacement, repair of water or wind damage to roofing, faded paint, light fixtures, etc.) to the existing design, color, appearance, or function resulting from deterioration over time, or damage that has occurred, will be deemed maintenance and/or repair, and a permit will not be required. In those cases, however, when the needed maintenance exceeds more than 25% of the size or value of the structure under repair or involves a significant existing element such as a patio cover, gazebo, perimeter wall, etc., a permit will be required.

There are standard approved items (listed below) that do not require ACC review or County permits. Therefore, ACC permit applications for these items can be processed by the Facilities Office. All work must be in accordance with the requirements of Sections A, B and/or C of this Guide. These Permits will be referred to the appropriate ACC Member for follow-up review.

STANDARD ITEMS WHICH CAN BE APPROVED BY THE FACILITIES OFFICE (Permits required)

1. Screen doors/security doors
2. Front door replacement/painting
3. Window screens
4. Rain gutters and down spouts
5. Roof-mounted turbines
6. Solar tubes
7. Window replacement if same size and style
8. Exterior painting with approved Leisure World colors (See Section B)
9. Trellises which match manor or trim color
10. Air-conditioner replacement (See Section B page 18, and Section C page 26)
11. Replacement of garage doors when the new door is of the same color and design
12. Roof repairs with same type and color
13. Exterior door replacement
14. Mailbox replacement (USPS approved) Mailboxes may not be decorated.
15. Exterior lighting being replaced only

ITEMS WHICH CAN BE APPROVED BY ARCHITECTURAL CONTROL COMMITTEE MEMBERS FOR MANORS WITHIN THEIR DISTRICTS

The proposed changes identified and permitted by the text of these Rules and Procedures.

ITEMS REQUIRING ARCHITECTURAL CONTROL COMMITTEE APPROVAL

The proposed changes not described in the text of these Rules and Procedures and/or require interpretation as to whether or not they are consistent with the intent of these Rules. Also, changes which are specifically identified as requiring a variance.

HOW TO OBTAIN A PERMIT

1. Free permit applications (Form 14) are obtained through the Facilities Office located in the Administration Building, or through the resident website portal at www.lwca.com under the Facilities tab.
2. Emergency Repair Permits may be issued by the Facilities Office for health and safety related repairs (AC units, roof leaks, electrical panels, etc.), an "After the Fact" permit may be issued without penalty.
3. These Rules and Procedures apply to the entire community. Additional requirements apply to condominiums in Districts 1 (Plats 1-5, Manors 1-482) and District 3 (Plat 16/16F, Manors 655-707) (see Section C and check with the Facilities Office).

ACC PERMIT APPLICATION PROCESS

The Facilities Office can assist manor owners in preparing their application permit.

1. Permit applications must include the following:
   a. The signature of the manor owner.
   b. A current working telephone number and email address for the owner and contractor (if used).
   c. A detailed written description of the proposed change including size, dimensions and location in accordance with CC&R Article VI paragraph 1(c)(1)(2) or Article VIII paragraph 1(c)(1)(2).
   d. A picture of the manor incorporating a drawn sketch of the location and description of the proposed change, or a site plan drawing showing the location and a description of the proposed change. If applicable the locations of underground utilities and irrigation lines to be identified for building construction projects.
   e. Supplemental materials such as product specification data sheets, material samples, manufacturer's brochures, etc. describing the construction of the proposed change.
2. The ACC shall act on all requests within 30 days of receipt of complete plans and specifications, or such requests shall be deemed approved.
3. Permits are valid for 180 days from the date of issuance. One extension may be obtained through notification of the Facilities Office to complete work originally approved.
   a. If the project is not completed by the end of the extension period, the homeowner will need to get approval from the Community Manager or its designee, to extend the extension period.
   b. The homeowner must submit a request in writing to an approved representative of the Association, and the request needs to state the following:
      1) **Reason for the delay** - A clear explanation of the specific factors that have prevented timely completion (e.g., contractor scheduling issues, material shortages, unforeseen structural issues, inclement weather, etc.)
      2) **Current project status** - A summary of the work that has been completed to date, along with any supporting documentation or photographs, if required.
      3) **Revised completion timeline** - A realistic and specific projected date by which the project will be fully completed.

4. Orange Permit Notification Cards must be posted on the front of the manor before work begins and must be easily seen from the street.
5. Owner or owner's agent must notify the facilities office or the ACC Representative of the district when the project is complete.
6. An ACC member should review completed work. If work does not conform to the approved permit application, the homeowner will be notified. The ACC member and/or LWCA staff and homeowner will work to resolve the differences.

VARIANCES

1. Variance requests from these guidelines must be submitted via a permit application.
2. If a request for change does not follow the rules as written in this document, the request will be considered a Variance request and will have to be approved by the ACC committee.
3. Each variance request will be considered by the ACC on a case-by-case basis.
   a. Each variance will be evaluated on its own merits. *Variances require a showing of hardship, unusual, or extenuation circumstances.*
4. For a variance to be approved by the ACC a quorum must be present. All variance requests must be acted upon within 30 days of receipt of complete plans and specifications; if longer than 30 days, a request is automatically approved.
5. All decisions of the ACC can be appealed to the Board of Directors. (See Below)

APPEAL PROCEDURE

The determination of the ACC shall be considered final unless appealed through the Community Manager to the Leisure World Board of Directors and they render an alternative decision. The appeal process is as follows:

1. The ACC shall provide the applicant with a written determination of their findings and a decision within fifteen (15) days of the decision being made.
2. The applicant shall have fifteen (15) days to file an appeal for the matter to be heard by the Board of Directors. If an appeal is not received within this timeframe, it will not be accepted.
3. The applicant shall submit a written request and statement to the Community Manager describing why he/she believes the proposed change complies with the purpose, intent and standards described in the Architectural Control Rules and Procedures.
4. The Community Manager will submit a copy of the request to the Chair of the ACC who shall review the request and provide the Community Manager with a written report describing the reasons the request was denied.
5. The Community Manager will present both the request for the variance from the applicant and the reasons the request was denied by the ACC Chair to the Board for their consideration at a special meeting or at their next monthly meeting.
6. The Board may choose to affirm or deny the request or remand the issue back to the ACC for further consideration based on the additional information received at the meeting.

VIOLATIONS OF ACC RULES, PROCEDURES AND PENALTIES

Failure to comply with the following standards will result in the issuance of a fine, and may result in legal action and/or a lien being placed on the property to obtain compliance:

a. Failure to obtain a permit
b. Starting work without a permit posted on manor
c. Failure to comply with written permit application request
d. The Manor Owner will be contacted and an opportunity to be heard and ten (10) calendar days to comply. After notice and an opportunity to be heard, the Board of Directors may impose reasonable monetary penalties on members for violation of the declaration, bylaws and rules of the association.

SCHEDULE OF FINES

Fines established in Chapter 9 – Schedule of Fines – of the LWCA Rules and Regulations are as follows:

Schedule of Fines:

The schedule of fines listed below are general guidelines. Based on the severity or reoccurrence of the offense, the fine could be increased to the maximum of $1000 per violation

1st Violation. $400
2nd Violation. ..... $100 to $400
3rd Violation..... $200 to $600
Additional Violations..... $800
Safety Violation. $1000
Continuing Violation.…..... Daily fines until cured.
Additional sanctions may also be imposed.

When work is done outside without an approved permit, the ACC will have the authority to order the work stopped and reversed at the owner's expense. When a "stop work" order is issued, the manor owner will be notified by the LWCA staff.

If the work continues outside compliance, a Form 4 Letter may be issued by the Community Manager or his/her designee to bring the work into compliance; there is a 30-day grace period to bring the work into compliance.

Failure to comply may result in legal action and/or a property lien to obtain compliance after 90 days. Notwithstanding the foregoing, the Board of Directors has the right to seek immediate compliance through legal action and/or a property lien in any particular case where the Board determines that the foregoing timeframes are not appropriate or will likely result in significant damage or harm.

SECTION A
GENERAL REQUIREMENTS

LWCA APPROVAL REQUIRED FOR PROJECTS AFFECTING COMMONLY OWNED PROPERTY

Prior to the application for, or commencement of, any work which will result in any new temporary or permanent construction or any other new activity which is located on, incorporates, crosses, encumbers, or modifies any of the commonly owned property of a plat or the Leisure World Community Association, it shall be the responsibility of the manor owner to first obtain written permission by the Community Manager (or designee) giving them specific permission to do so.

Any of the above activities which take place on commonly owned property by the plat or the Leisure World Community Association without written approval will be subject to removal and/or termination by the LWCA as a property violation. LWCA properties are community assets and shall not be used for individual personal purposes without specific written approval.

MANOR OWNER FUTURE MAINTENANCE AND RESPONSIBILITY

It is the responsibility of the current and/or future manor owner(s) to maintain any exterior physical modifications made to their individual manor(s) at their own expense and accept liability for any damages which may result from the change. It is understood that LWCA shall not be liable or responsible for any modification made to any manor by any manor owner.

COUNTY PERMITS

It is the manor owner's responsibility to obtain a Maricopa County permit when necessary to complete the work prior to commencement of construction. Approval of an ACC permit does not replace the requirement to obtain a construction permit from Maricopa County, nor does it indicate the proposed work is in compliance with – or will be approved by – Maricopa County as complying with their building codes when a permit is requested. All manor owners and/or contractors are obligated to obtain a building permit for all construction for which they are required. Any questions regarding county permits should be directed to the Maricopa County Planning and Development Department - Phone 602-506-3301, or - ***http://www.maricopa.gov/1674/Residential-Construction***

SETBACK REQUIREMENTS

All proposed structural changes to any freestanding manor shall comply with the setback requirements below unless otherwise provided elsewhere in these Rules and Procedures or required by Arizona law. These requirements apply to room additions, enclosed patios, garages, structural walls, and other permanent structural improvements. Setbacks are

measured from the property line to the footing of any structural wall or covered patio support post. Setbacks do not apply to uncovered patios, sidewalks, or border walls.

a. Front – 15 feet

b. Sides – 5 feet *(Corner lots have additional side-street setback requirements.)*

c. Rear – 10 feet

Shade Structures: Pursuant to Arizona Revised Statutes §33-1816.01, shade structures located within a rear yard—including but not limited to pergolas, gazebos, awnings, canopies, shade sails, and umbrellas—shall maintain a minimum **3-foot setback from the rear and side interior property lines.** Other setbacks may apply to side and/or front shade structures. This setback shall be measured directly from the property line to the closest edge of the shade structure's concrete footing or vertical support post.

Copies of individual subdivision plats are available online through the Maricopa County Assessor's Office at https://maps.mcassessor.maricopa.gov/. These individual neighborhood plat maps show the approved building setbacks for specific manors and must be used if they differ or conflict with the general setbacks described above.

OWNER'S CONTRACTURAL AGREEMENT

The ACC is not a party to any contract between the owner and contractor or supplier nor has any responsibility for quality of workmanship. Owners are encouraged to check references for any proposed contractor and to obtain two bids for any work to be done.

GARAGES AND CARPORTS

Garages and carports may not be converted to dens, hobby rooms, workshops, etc. by the addition of structural elements such as walls, or the removal of garage doors or garage door mechanisms such that the garage or carport cannot continue to serve its original function.

DRAINAGE

Any manor addition such as a rear patio, additional walls, etc. must be constructed in a manner so as not to interfere with, or result in an addition to the drainage of other lots or common areas.

EXTERIOR MATERIALS

Any addition to the manor MUST match existing exterior. New innovative building materials will be considered by the ACC with a variance. (Clarification 02/13/2026)

ROOFING

1. Any addition to existing roofs shall use similar color clay, concrete tile, or fiberglass shingle materials.
2. A change in existing roofing material to tile will require a Maricopa County structural check.

3. Air conditioner section of a tile roof must closely match the tile color.
4. Roof tiles and shingles shall not be painted, unless as described in item 5 below.
5. Replacement of broken or missing roof tiles shall be done with a tile of the same design and color. In the case the color is not available; the replacement tiles shall be painted to match the existing tiles as closely as possible with a paint designed for use on roofing tile.
6. All replacement tile or shingle roofs shall be of a color complementary to the exterior colors of the manor. Upon repainting, the proposed manor color shall complement the roof color.

SOLAR ENERGY SYSTEMS (APPLICABLE TO ALL MANORS)

Arizona statutes limit HOAs like Leisure World to reasonable restrictions that, when imposed, do not effectively prohibit the installation or use of solar energy devices. The following ACC rules are intended to ensure safety, to protect neighbors from undue disturbance and to maintain the community aesthetic.

Note: Installation of a solar energy system requires a permit from Maricopa County Planning and Development, Solar Plan Review Division (Email pndsolar@maricopa.gov for information and guidance or consult a solar contractor.)

1. Requests for permits to install a solar energy system must include detailed plans:
   - Identification and descriptive specifications of all component parts
   - The size, location and configuration of all components to be situated on the outside of the manor
   - A schematic diagram of the electrical and mechanical systems.
2. Ground-based exterior components such as solar collection arrays must be positioned so as not to make noise disturbing neighbors or reflect light or heat on neighboring manors or common areas.
3. Ground-based exterior components should be concealed from view from any street or neighboring manor to the extent possible without impairing the function of system components.
4. Piping and/or conduit attached to manor walls must match wall color.
5. Roof-mounted solar components on condo units require approval from LWCA/Facilities.

SECTION B
ACC REQUIREMENTS APPLICABLE TO ALL DEEDED LOTS

This section applies to "deeded lots" which is a term used to mean those lots within Leisure World that are not condominium units.

STRUCTURAL ADDITIONS

NOTE – A MARICOPA COUNTY BUILDING PERMIT WILL BE REQUIRED

1. Structural additions must match and blend with existing appearance of the manor.
2. Structural modifications including room additions, golf car garages, removal/replacement of existing structural supporting elements, electrical service upgrades and other similar structural changes to the manor must meet all Maricopa County requirements.
3. Structural additions to the front of the manor extending forward of the garage require a variance.
4. The property owner is responsible for contacting utility and service companies of easement and service locations, which may have to be moved at the owner's expense.
5. The property owner is responsible for any additional cost involved in relocating sprinklers and/or resolving any resultant landscape related issues.

PERGOLAS, GAZEBOS AND SHADE STRUCTURES

All shade structures, including but not limited to pergolas, gazebos, awnings, canopies, shade sails, and umbrellas must be commercially produced or professionally manufactured structures.

Pursuant to ARS §33-1816.01, the Association does not prohibit the installation or use of commercially produced or professionally manufactured shade structures in rear yards. Pursuant to ARS §33-1816.01, the Association has authority to enforce standards regarding size, placement, appearance, materials, color, maintenance, structural safety, and security of installation.

Pergolas are open structures comprised of support posts, crossbeams, and a top cover of spaced slats designed to provide filtered shade. Gazebos (or pavilions) are open on the sides but feature a fixed, weatherproof roof.

Pergolas:

1. Pergolas may be installed over front, side, or rear patios and must meet Maricopa County building code requirements.
2. Pergolas must be constructed of synthetic or metal materials. The top or cover of all pergolas shall have evenly spaced slats.
3. Pergolas must either be painted or have an integral color that matches or is complementary to the primary manor stucco or trim color.

4. Protective sheeting over pergolas shall not be visible beyond the edge of the framework and must consist of air-permeable, heavy-duty, non-metallic window screen material.

Gazebos:

1. Gazebos may be installed over front, side, or rear patios and must meet Maricopa County building code requirements.
2. Gazebo support posts must be composed of synthetic material, metal, or stucco. Structural components under cover of the roof may be wood, synthetic, metal, or stucco.
3. Gazebo roofs must match the primary manor roof style and material unless pre-manufactured, in which case the roof color must be strictly compatible with the manor's existing color palette.
4. All other exposed, non-roof areas of a gazebo visible from the streetscape must match or complement the manor's primary exterior colors.

Mandatory Maintenance & Safety Standards: All shade structures must be correctly installed and securely anchored and structurally sound to withstand normal high-wind desert conditions. Homeowners are legally required to maintain all shade structures in excellent condition. Structures must remain free of fabric tears, excessive color fading, rust, or physical deterioration. Failure to maintain the structural or aesthetic integrity of a shade structure will constitute a fineable property violation.

REAR PATIO ENCLOSURES (INSIDE LOT LINE)

1. Enclosures may be open or roofed. Roofed enclosures must meet building setbacks.
2. Solid walls must not exceed four feet, in height, above existing concrete patio floor. The ends of the patio extending from the manor may be solid walls provided they match the existing manor color.
3. The balance of the wall may consist of trellis, screen, open or a combination thereof.

WALLS AND FENCES

- **How to Measure a Wall/Fence**: Find the lowest spot of ground touching the wall on the outside. Measure straight up the face of the wall/fence to the very tiptop. The tape measure must be placed directly against the wall/fence. (REV. 04/22/2026)

FRONT ENCLOSURES AND COURTYARD WALLS

1. **On the same plane as the front of the garage:** Front enclosures and courtyard walls, up to five feet (above grade) may be installed provided they do not extend in front of the garage. Walls shall match the color and texture of the existing manor wall. Portions may be wrought iron, decorative block, or stone. Other complementary materials will be considered by the ACC. No fences are permitted in or surrounding the perimeter of front yards.
2. **Extending no more than 6 feet in front of garage:** Front enclosures or courtyard walls up to four feet (above grade) may be installed provided they do not extend more than 6 feet in front of the garage, when used as a design element of the front yard landscaping of the manor, provided they maintain at least a 10-foot setback from the property line. No fences are permitted in or surrounding the perimeter of front yards.

3. **Extending more than 6 feet in front of garage:** Any enclosure or courtyard wall extending more than 6 feet into the front yard shall be limited to 18" (above grade). No fences are permitted in or surrounding the perimeter of front yards.

REAR AND SIDE YARD WALLS, FENCES, AND GATES

1. Rear and side yard perimeter walls and fencing shall not exceed five feet in height at the highest elevation of the lot on the inside lot line. Rear and side yard walls may extend to the perimeter of the lot. All concrete masonry unit walls must be stucco finished or decorative style block (i.e. slump or split block) and painted to match manor.
2. Rear and side yards may have a combination of wrought iron on top of masonry walls with a total height not to exceed five feet, consistent with other adjacent perimeter walls and/or wrought iron fences.
3. Rear or side yard columns shall not exceed five feet, six inches in height. For manors with a downward sloping rear yard and/or which are adjacent to a golf course or a lake, the rear or side yard perimeter walls that extend past the rear of the manor and/or rear perimeter patio walls shall not exceed five feet in height as measured from the outside (golf course/lake side) of the wall.
4. Wood, wire, or chain-link fences and gates are not permitted. Only rear yards and side yards may have wrought iron or steel fencing. Alternate materials will be considered by the ACC as a variance. Wire mesh (1/4" 3/8" ½") up to four feet in height may be used on the inside of gates to prohibit the passage of animals.
5. When additional fencing is required to comply with pool fencing requirements by Maricopa County in conjunction with the installation of a pool, spa, hot tub, fountain, etc. additional height fencing may be approved with a variance.
6. To facilitate the storage of manor refuse containers in an enclosed area out of sight, an L – shaped, single-walled, gated enclosure is permitted with a variance. The walled enclosure shall be attached to one side of the manor and shall be no larger than five feet in height, 42 inches in width and five feet in length. Enclosures shall be finished with stucco or made of textured block and painted to match the manor.

PAINTING (Paint can be flat, eggshell, semi-gloss or satin finish)

1. Paint colors shall be the existing colors or selected from the current LWCA colors, unless a variance is received. There can be up to three paint colors on a manor: a wall color, a trim color and an accent color. The front door can be painted a complementary color of the owners' choice; however, the garage door shall be painted one of the wall or trim colors chosen, except as provided in item 7 below. The roof and manor colors should be complementary.
2. The Leisure World approved colors are on display at the Facilities Office.
3. Multiplex manors that share a common wall must both be painted the same color. There shall be no more than three paint colors on the entire manor structure, excluding the front door and roof.
4. Manor walls are the front, sides and rear walls of a manor and are considered the primary

structural elements of the manor and must be painted an approved wall color except as provided in item 13 below.

5. Trim is considered to be the permanent structural elements of the manor secondary to the manor walls, such as eaves, pop-outs, caps, fascia, gables and similar elements. Trim may be painted the same as the walls or a color approved for the trim.
6. Accents are small accessory elements attached to the permanent structure of the manor primarily for decorative purposes, such as window trim, awnings, sunshades, faux shutters, and similar elements.
7. Garage doors complementary to the design and colors of the manor may be approved. Garage doors may not be left as white. Alternatives in style or type - such as glass doors, non-conventional designs, etc. will be considered as a variance.
8. Carriage doors with a faux-wood design complementary to the design and wall and trim colors of the manor may be approved.
9. Gates not painted black or the existing house or trim color will require a variance.
10. Electrical conduit, water lines, telephone cable, TV Cable, and associated service boxes must be painted to match the color of the manor to which they are attached.
11. Gutters and downspouts must be painted to match the approved wall or trim color.
12. All manors which were originally constructed with a decorative block or stone design element (i.e. used brick, slump block, split faced block, faux stone, sandstone, etc.) may retain the color of that element, in addition to the three exterior paint colors described above. Should the stone or block element be painted, however, the new paint color shall be either the approved wall or trim color of the Manor.
13. Any new stone or block accent element (i.e. flagstone, field stone, sandstone, stacked block, etc.) added to the structure should be of a design and color complementary to the structure and the exterior wall and trim colors and is not counted as one of the three approved colors.
14. Manors painted with a previously (but no longer) approved ACC color may maintain that color scheme. When repainted, however, the manor must use currently approved LWCA colors.

PAINTING AND TEXTURE FINISH OF COMMUNITY PERIMETER WALL

1. New stamped concrete perimeter walls may not be attached to, altered or painted (2014 & beyond).
2. Owners whose manor lot abuts on untextured and unpainted sections of the interior of the Leisure World perimeter block wall may stucco and/or paint the wall; however, the color must be an ACC approved color.
3. Owners who have already painted the wall a previously approved color may retain that color until repainting is necessary, at which time the wall shall be painted an approved color.

STORAGE SHEDS/GREEN HOUSES AND RAISED PLANTERS

1. Freestanding storage sheds shall not be erected on any part of the property. However, storage bins will be allowed if their placement is not visible to passersby.
2. Green houses are not permitted.
3. Raised brick or block planters will require a variance.

GOLF CAR STORAGE

1. Golf car storage manor additions must conform to the existing manor elevation and blend with the exterior look of the manor as a whole.
2. Golf cars that are not used on a regular basis shall be properly stored in a garage, carport or patio. When protective covers are used for golf cars, the cover shall be a fitted type of cover, designed for golf cars, in neutral, non-fluorescent or non-reflective colors. Tarps, etc. are not allowed. Golf cars may not be parked/stored or driven on landscape unless they are not visible from outside of the lot.

SIDEWALKS, WALKWAYS, DRIVEWAYS AND CONCRETE SLABS

1. Additional patios forward of the garage, driveways and golf car garage driveways require a variance.
2. Walkways, sidewalks, or paved pathways starting from the manor front door/patio and going straight down (parallel to the driveway) to the street/sidewalk are not permitted.
3. Existing sidewalks, walkways, (paved pedestrian walkways) patios and driveways may be modified by replacing them with pavers, (stone, brick or block used as a paving surface), tile or stamped concrete.
4. Construction of an additional sidewalk, per ADA, shall be a minimum of 36", not to exceed 42" in width may be constructed from the existing driveway to connect with a door on the side of the garage and/or a door on the rear of the manor.
5. A variance is required to stain, resurface or seal driveways. Driveways may not be painted.
6. Existing driveways may be extended in width to match the width of the manor garage or two feet on either side of driveway, or four feet on one side of the driveway, whichever is greater, with a non-slip concrete finish, decorative stepping-stones or pavers without a variance.
7. All tiles, pavers, brick, stone and/or stamped concrete used for sidewalks, walkways, driveways and/or concrete slabs shall be of an earth tone color complementary to the exterior colors of the manor.
8. Manor owners with their manor sidewalk attached to the curb may alter the street curb and sidewalk to install a "curb approach/dipped curb cut" at their expense using the Maricopa Association of Governments Construction Detail 250-2 as shown in APPENDIX THREE or Construction Detail 260 shown in APPENDIX FIVE. The minimum concrete strength for this alteration is 2500 PSI. Property owners assume all future maintenance responsibilities for the replacement driveway, including all curb

cuts and modifications. The edge of the proposed replacement driveway must also be located no closer than five (5) feet from the side property line. **No other curb modifications (including but not limited to curb mats, rubber mats, and ramps), are permitted.**

9. Manor owners with their manor sidewalk detached from the curb may alter the street curb and sidewalk to install a "curb approach/dipped curb cut" at their expense using the Maricopa Association of Governments Construction Detail 250-1, as shown in APPENDIX FOUR. Property owners assume all future maintenance responsibilities for the replacement driveway, including all curb cuts and modifications. The edge of the proposed replacement driveway must also be located no closer than five (5) feet from the side property line. **No other curb modifications (including but not limited to curb mats, rubber mats, and ramps), are permitted,**

SWIMMING POOLS, SPAS AND HOT TUBS

Swimming pools, spas and hot tubs may be installed in accordance with the following guidelines:

1. Pool, spa or hot tub and incidental equipment may not be located in the front yard/patio.
2. All installations will meet the current Maricopa County Building codes for electrical service and fencing.
3. Swimming pools will be installed at grade level.
4. Spas and hot tubs may be installed above grade level.
5. All water shall be filtered or changed so as not to become stagnant. Pumps shall be completely surrounded by a wall or other noise-abatement material that is aesthetically compatible with the surroundings.
6. Pool safety elements must be installed as required by Maricopa County.

AIR CONDITIONERS (A/C UNITS) AND EVAPORATIVE COOLERS

1. Air conditioners and evaporative coolers must be plumbed and maintained properly so they do not create a nuisance.
2. Air conditioners and evaporative coolers may be roof-mounted, sidewall-mounted or ground mounted on concrete slab, but shall not create a nuisance to neighbors either by noise or aesthetically.
3. When a roof-mounted unit is replaced, the existing skirting material designed to hide the support structure must be replaced or altered to fit properly. If a roof-mounted unit currently has no skirting around the support structure, skirting must be installed when the unit is next replaced.
4. For roof-mounted HVAC units, all unfinished metal surfaces including the skirting covering the support structure, the ducting and any piping and conduit must be painted to match the HVAC unit itself. Units currently painted the color of the manor or the roof are "grandfathered" until the HVAC unit is next replaced.

FIREPLACES

1. Fireplaces must be in accordance with Maricopa County Building Department permits and requirements.
2. External finish of chimney and/or stack shall match existing manor wall color.

PROPANE FUEL CONTAINERS

All propane tanks shall be outside only, hidden from view, and meet all Maricopa County requirements. Buried propane tanks are not allowed.

MISCELLANEOUS ALTERATIONS

1. Electric/manual rollaway security type screens, roll down sunshades: Shall be permanently attached to the manor and the same color as the adjacent wall. Fabric awnings and shades will be considered on a case-by-case basis given the location, type of material and color of the proposed awning or shade. Material samples should be submitted with the permit application. A Maricopa County permit may be required.
2. Shade Sails, Canopies, and Awnings: Shade structures, including shade sails, fabric canopies, and architectural awnings may be installed within rear yards (or over patios within condominium Limited Common Areas). They may not be installed in front yards. An approved ACC permit is strictly required prior to installation. These structures shall:
    a. Comply with all applicable Maricopa County and municipal building and zoning requirements.
    b. Meet the setback requirements established in Section A.
    c. Be securely anchored and engineered to withstand intense weather and severe high-wind conditions without detaching.
    d. Utilize high-grade commercial outdoor fabrics, materials, and colors that blend with or directly complement the manor's existing stucco or trim.
    e. Be kept in clean, like-new condition, entirely free of wind tears, sagging, sun fading, mold, or hardware rust. A variance is required if a proposed structure exceeds standard community height, setback, or appearance thresholds.
3. Solar screens may be installed on windows or doors provided they blend with the approved wall and/or trim color.
4. TV antennas and TV satellite dishes (smaller than 1 meter in diameter) are permitted. A permit may be granted to licensed shortwave operators for a single pole antenna. However, if any interference occurs to neighbors, whatsoever, the antenna must be removed or appropriate equipment provided by the operator to eliminate the problem. The mast cannot exceed 25 feet in height from the ground.
5. Permanent flagpoles may be installed but must be setback five feet (5) from the sidewalk or curb and maximum height shall be twenty feet (20). Flagpoles to hold up to a flag 3 feet by 5 feet may be attached to the manor. (The flags the Lions Club installs on the holidays are exempt from this rule. The flag base in the ground cannot be used for any other purpose by the manor owner.)
6. Floodlights, spotlights and motion-detector light sources must be installed in a manner to ensure the direct light beams will not exceed the boundary of the lot or affect any

other manors. Security motion detector lights are allowed. All lights must be shielded and pointed not more than 45 degrees above straight down. The exception to this requirement is flag lighting, which must be located on the top of the pole, facing down and not more than 100 watts.

7. All golf ball protective screens shall be commercial grade, framed, securely anchored and not exceed 18 feet in height. Color shall be either the approved color of the manor wall or black**.** Screens over bedroom windows must comply with Maricopa County fire ordinances (with a quick breakaway latch) and painted to match the adjacent wall.
8. Individual mailboxes must remain at the location specified by the Postal Service. When replacement becomes necessary it shall be replaced by manor owner with one of the same style and painted black.
9. Skylights and solar tubes may be installed, provided they are mounted as close to the roof surface as possible. All trim shall be painted the color of the roof material. The top plastic portion does not require painting.
10. Trellis used for landscaping purposes shall be vinyl, metal, composite materials or wood. All trellises must match the manor exterior background color. Lattices are not permitted for fencing or privacy screening.
11. Gravity and/or wind-operated turbine air ventilators may be installed on roofs and must be painted to closely match the roof color. When installed on gabled roofs, ventilators must be installed in such a manner that the distance between the bottom of the ventilator and the high-side surface of the roof does not exceed 6 inches.
12. Water softeners may be installed outside and adjacent to the manor and must be placed on a level concrete base and screened within a permanent enclosure which matches the manor in design and color.
13. Temporary/portable structures and equipment such as storage benches, fireplaces, barbeque grills, pet enclosures, fountains, solar screens, hot tubs and similar items shall not be placed in locations which will create a visual obstruction for/or adversely affect an adjacent property. Such temporary structures and equipment located within 10’ of a property line shall require a variance.
14. Replacement of windows and glass doors for the purpose of energy efficiency as well as for aesthetics and/or function is permitted without a variance. Addition of new windows and doors where none presently exist or removal of existing windows without replacement is also permitted. In the case of new windows and doors, owners must ensure that proper header material is installed to carry the structural load from above.

DISTRICT 7 LWCA MAINTAINED LANDSCAPED AREAS

No new facilities (i.e. sidewalks, flagpoles, sculptures, etc.) or additional landscaping materials shall be placed in the LWCA-maintained landscaped areas without the expressed written consent of the LWCA. If approved, new facilities shall be confined to the area adjacent to the manor and shall be maintained by the owner.

SECTION C

ACC REQUIREMENTS APPLICABLE TO THE CONDOMINIUM AREAS OF DISTRICT 1 (Plats 1-5, Manors 1-482) AND DISTRICT 3 (Plat 16/16F, Manors 655-707)

These requirements are derived from the Restated-Condo-CC&Rs-4-8-2014. Any conflict between the ACC rules and the Restated-Condo-CC&Rs, the Restated-Condo-CC&Rs takes precedent.

In addition to the requirements of Sections A, that do not conflict with the Restated Condo-CC&Rs-4-8-2014, the following specific requirements apply to District 1 (Plats 1-5, Manors 1-482) and the condominium areas of District 3 (Plat 16/16F, Manors 655-707).

LWCA APPROVAL REQUIRED

Prior to the application for, or commencement of, any work which will result in any new temporary or permanent construction, placement of additional landscaping materials, removal of landscape materials, construction of new sidewalks or paved areas or any other new activity which is located on, incorporates, crosses, encumbers, or modifies any of the commonly owned property of the plat or the Leisure World Community Association, it shall be the responsibility of the manor owner to first obtain written permission by the Community Manager (or designee) giving them specific permission to do so.

Any of the above activities which take place on commonly owned property by the plat or the Leisure World Community Association without written approval will be subject to removal and/or termination by the LWCA as a property violation. LWCA properties are community assets and shall not be used for individual personal purposes without specific written approval.

Approval of a request by the ACC does not convey, nor is it intended to give, any manor owner permission to encumber any commonly owned property of the Leisure World Community Association.

MANOR OWNER FUTURE MAINTENANCE AND RESPONSIBILITY

It is the responsibility of the current and/or future manor owner(s) to maintain any exterior physical modifications made to their individual manor(s) at their own expense and accept liability for any damages which may result from the change. It is understood the LWCA shall be no longer liable or responsible for any modification made to any manor by any manor owner. Owner must coordinate with the Facilities Office and complete a Maintenance Responsibility Agreement (MRA), when required, prior to the issuance of a permit.

DEFINITIONS

Common Area:

[For Plats 1 and 2 only:] all of the portion of the project designated as "General Common Elements" on the Plan of the project, together with all improvements thereto, [for plats 3 through 5 and Plat 16 only:] "Common Elements" as contemplated under Arizona Revised Statutes 33-551, and includes the area designated Common Area on the plan, provided that except as used in Article III, Section 2, and Articles II and XVI, the term "Common Area" shall include Limited Common Area as defined below.

Limited Common Area:

"means [for Plats 1 and 2 only] any portion of the Common Area designated as "Limited Common Elements" on the Plan, except as used in Article III, Section 2, and Articles II and [XVI], the term "Common Area" shall include the Limited Common Area, [for plats 3 through 5 only] "Limited Common Elements" as contemplated under Arizona Revised Statutes 33-551, and includes the area designated Limited Common Area on the Plan. [for Plat 16 only] the area designated as Limited Common Area on the Plan. "Any area designated on the Plat as a balcony, patio, carport, storage area, parking space or recreation room, appurtenant to a Unit is Limited Common Area: Subject to the rules of the Council, such areas which are designated on the plan as appurtenant to a Unit by similar numerical or other designation, [for Plats 4 and 5 only] "and any improvements placed thereon by Declarant at the time of the initial construction" are reserved for the exclusive use of the Owners of such Unit but may not be cultivated, added to, modified or altered without the approval of the Architectural Control Committee. Except for normal housekeeping and landscaping maintenance of fenced Limited Common Areas, the Limited Common Areas shall be repaired and maintained by the Council in the same manner as Common Areas". (Restated-Condo-C, C&R's-4-8-2014, Article II)

Condominium:

That area designated on the approved plat plan for each individual manor designated as an individual unit, exclusive of the limited common area. (Article 2 of the CC&R's condo)

STRUCTURAL MODIFICATIONS

1. No person, persons, entity or entities shall make any changes or otherwise alter whatsoever the exterior of any residential dwelling unit, or limited common area, residential carport, or residential garage constructed on or to be constructed on the above-described property. For the purpose of this provision the term "exterior" shall mean any outside walls, outward surfaces, roofs, outside doors, or other outside structures of said residential dwelling units, residential carports and residential garages, including, but not limited to, the roof, outside wall, outward surface, outside doors, and outside structures of all atrium type dwelling units.

2. All proposed, exterior alterations or structural modifications require a variance and shall be confined to the private condominium area and the limited common area. Room additions shall not adversely obstruct the views of adjacent manors. Owners assume full responsibility for the maintenance of any exterior modifications and are required to execute a Maintenance Responsibility Agreement for each item modified.
3. The property owner is responsible for contacting utility and service companies to identify easement and service locations, which may have to be moved at the owner's expense.
4. The property owner is also responsible for any additional cost involved in relocating sprinklers and/or resolving any resultant landscape related issues.
5. Structural modifications must be consistent with the existing appearance of the manor.
6. Structural additions must meet all Maricopa County building code requirements, and the proposed floor level shall match the existing manor grade.
7. New stucco and trim required, must be painted to match existing manor colors.
8. Under the CC&Rs for condos, Leisure World Community Association is responsible for maintaining and painting the exterior walls of the manors in the condo area. The painting of condo exterior walls will be accomplished by the association to maintain control over paint quality, contractors and condo painting schedules, and paid by Condo operation funds or reserves.

PERGOLAS, GAZEBOS AND SHADE STRUCTURES

Pursuant to Arizona Revised Statutes §33-1816.01, the installation or use of shade structures in rear yards shall not be prohibited, **provided that the location of the installation is entirely within the resident's patio in a designated Limited Common Area**. No shade structures of any kind shall be permitted on shared or Association-maintained Common Areas.

All condominium shade structures must be commercially produced or professionally manufactured and shall comply with the architectural, material, and color specifications outlined in Section B of this document.

Additional Condominium Restraints:

1. **No Structural Attachment:** Gazebos, pergolas, and shade structures are permissible within a patio in a designated Limited Common Area but shall not be attached or anchored directly to the condo unit's exterior walls or roof fascia, which are maintained by the Association.
2. **Maintenance Responsibility Agreement (MRA):** Prior to permit issuance, the manor owner must execute a formal Maintenance Responsibility Agreement (MRA) with the Facilities Office, accepting all future liability and maintenance costs for the modification.
3. **Aesthetic Protection:** Structural additions or shade profiles will be reviewed by the ACC to ensure they do not unfairly or adversely obstruct the scenic views or streetscapes of adjacent, closely clustered condominium manors.
4. **Condo Maintenance Enforcement:** In accordance with Section B guidelines, all condo shade structures must be securely anchored for high winds and meticulously maintained. Structures

displaying tears, severe desert fading, rust, or material decay will be subject to immediate enforcement actions, fines, or removal at the owner's expense.

PATIO ENCLOSURES (WITHIN THE LIMITED COMMON AREA)

1. Enclosures may be open or roofed.
2. Solid walls must not exceed 36 inches in height above existing concrete patio floor. The ends of the patio extending from the manor may be solid walls provided they match the existing manor color.
3. The balance of the wall shall consist of trellis, screen, open or a combination thereof.
4. Exposed wood beams in front of a manor over an existing open patio must be covered with stucco.
5. Front patios for Manor Plan 49 (Casa Terraza) may be completely enclosed subject to the following:
   a. All costs for future maintenance due to the change shall be the owner's responsibility.
   b. All new stucco and trim required must be painted to match existing manor colors.
   c. Exposed wood beams in front of manor over existing open patio must be covered with stucco.

WALLS AND FENCES

- **How to Measure a Wall/Fence**:
  Find the lowest spot of ground touching the wall on the outside. Measure straight up the face of the wall/fence to the very tiptop. The tape measure must be placed directly against the wall/fence. (REV. 04/22/2026)

1. Front enclosures or courtyard walls may be installed within the limited common area. Walls shall not exceed 36 inches above grade unless originally constructed otherwise and shall match the color and texture of the existing manor wall unless made of wrought iron in which case it shall be black or the color of the manor or manor trim.
2. Side or rear yard enclosures may be installed within the limited common area provided walls do not exceed 36 inches above grade unless originally constructed otherwise and match the color and texture of the existing manor wall. Portions may be wrought iron, decorative block, stone or other complementary materials, if approved by the ACC.
3. Wood, wire, or chain-link fences and gates are not permitted. Alternate material*s* will be considered by the ACC as a variance. Wire mesh (1/4" 3/8" ½") up to 48 inches in height may be used on the inside of gates to prohibit the passage of animals.

PAINTING AND TEXTURE FINISH OF COMMUNITY PERIMETER WALL

1. New stamped concrete perimeter walls may not be attached to, altered or painted in any way (2014 & beyond).

STORAGE SHEDS/GREENHOUSES

1. Freestanding storage sheds shall not be erected on any part of the property. However, storage bins will be allowed within the limited common area if their placement is not visible to passersby.
2. Greenhouses are not permitted.
3. Raised brick or block planters are permitted within the limited common areas only and will require a variance request.

GOLF CAR STORAGE

Golf cars that are not being used on a regular basis shall be properly stored in a garage, carport or in a patio not visible from the street when such space is available. When protective covers are used for golf cars, the cover shall be a fitted type of cover designed for golf carts, in neutral, non-fluorescent or non-reflective colors. Tarps, etc. are not allowed. Golf carts may not be parked/stored or driven on landscape unless they are not visible from outside of the lot. Any exceptions must be granted in writing by the Community Manager or designee. (Leisure World Rules and Regulations paragraph 3-108)

PATIOS, SIDEWALKS AND DRIVEWAYS

1. Installation or expansion of additional driveways or concrete slabs for the purpose of parking additional vehicles which encroach on Leisure World common property are not allowed.
2. Only developer installed sidewalks, driveways, and concrete slabs forward of the garage lines are permitted. No changes may be made to developer installed curbs.
3. Manor owners may not paint or otherwise alter the surfaces of existing driveways or sidewalks. Walkways from the manor front door to the intersection with the driveway may be altered, however, by the use of brick, stone, decorative stone, epoxy coating or tile. All walkway modifications shall be maintained by the manor owner in good repair.
4. Existing patios within the limited common area may be modified or replaced with pavers, brick, stone, stamped concrete, or tile of an earth tone color complementary to the exterior color of the manor.
5. Manor owners with their manor sidewalk attached to the curb may alter the street curb and sidewalk to install "curb approach/dipped curb cut" at their expense using the Maricopa Association of Governments Construction Detail 250-2 as shown in APPENDIX THREE or Construction Detail 260 as shown in APPENDIX FIVE. The minimum concrete strength for this alteration is 2500 PSI. Property owners assume all future maintenance responsibilities for the replacement driveway, including all curb cuts and modifications. The edge of the proposed replacement driveway must also be located no closer than five (5) feet from the side property line. **No other curb modifications (including but not limited to curb mats, rubber mats, and ramps), are permitted.**

6. Manor owners with their manor sidewalk detached from the curb may alter the street curb and sidewalk to install a "curb approach/dipped curb cut" at their expense using the Maricopa Association of Governments Construction Detail 250-1, as shown in APPENDIX FOUR. Property owners assume all future maintenance responsibilities for the replacement driveway, including all curb cuts and modifications. The edge of the proposed replacement driveway must also be located no closer than five (5) feet from the side property line. **No other curb modifications (including but not limited to curb mats, rubber mats, and ramps), are permitted.**

HOT TUBS AND SPAS

1. Spa or hot tub and incidental equipment may be located in the limited common area only.
2. All installations must meet the current Maricopa County Building codes.
3. All water shall be filtered or changed so as not to become stagnant. Pumps shall be completely surrounded by a wall or other noise-abatement material that is aesthetically compatible with the surroundings.
4. Pool safety elements to be installed as required by Maricopa County.

AIR CONDITIONERS AND EVAPORATIVE COOLERS

1. Air conditioners and evaporative coolers must be plumbed and maintained properly so they do not create a nuisance.
2. Air conditioners and evaporative coolers may be roof-mounted, sidewall-mounted or ground mounted on a concrete slab in the limited common area or common area but shall not create a nuisance to neighbors either by noise or aesthetically.
3. When a roof-mounted unit is replaced, the existing skirting material designed to hide the support structure must be replaced or altered to fit properly. If a roof-mounted unit currently has no skirting around the support structure, skirting must be installed when the unit is next replaced.
4. For roof-mounted HVAC units, all unfinished metal surfaces including the skirting covering the support structure, the ducting and any piping and conduit must be painted to match the manor color or, preferably, the color of the HVAC unit itself. Units currently painted the color of the manor, or the roof are "grandfathered" until the HVAC unit is next replaced.

FIRE PITS AND BARBEQUES

1. Propane above-ground fire pits and barbeques may be located within the limited common area only.
2. Propane tanks shall be outside only, hidden from view, and meet all Maricopa County requirements.

FIREPLACES (Plats 1-5 Only)

1. Fireplaces must be in accordance with Maricopa County Building Department permits and requirements.
2. External finish of chimney and/or stack shall match existing manor wall color.

MISCELLANEOUS ALTERATIONS

1. Electric/manual rollaway security type screens, roll down sunshades: Shall be permanently attached to the manor and the same color as the adjacent wall. Fabric awnings and shades will be considered on a case-by-case basis given the location, type of material and color of the proposed awning or shade. Material samples must be submitted with the permit application. A Maricopa County permit may be required.
2. Shade Sails, Canopies, and Awnings: Shade structures, including shade sails, fabric canopies, and architectural awnings may be installed within rear yards (or over patios within condominium Limited Common Areas). An approved ACC permit is strictly required prior to installation. These structures shall:
    a. Comply with all applicable Maricopa County and municipal building and zoning requirements.
    b. Meet the setback requirements established in Section A.
    c. Be securely anchored and engineered to withstand intense weather and severe high-wind conditions without detaching.
    d. Utilize high-grade commercial outdoor fabrics, materials, and colors that blend with or directly complement the manor's existing stucco or trim.
    e. Be kept in clean, like-new condition, entirely free of wind tears, sagging, sun fading, mold, or hardware rust. A variance is required if a proposed structure exceeds standard community height, setback, or appearance thresholds.
3. Shade screens may be installed on windows or doors provided they match the approved wall and/or trim color.
4. TV antennas and TV satellite dishes (smaller than 1 meter in diameter) are permitted to be placed on the private condominium area or in the limited common area. A permit may be granted to licensed shortwave operators for a single pole antenna. However, if any interference occurs to neighbors, whatsoever, the antenna must be removed or appropriate equipment provided by the operator to eliminate the problem. The mast cannot exceed 25 feet in height from the ground.
5. Permanent flagpoles may be installed within the limited common area but must be setback five feet (5) from the frontage sidewalk and shall be a maximum of 18 feet. Flagpoles holding a flag up to 3 feet by 5 feet may be attached to the manor. (The flags the Lions Club installs on the holidays are exempt from this rule. The flag base in the ground cannot be used for any other purpose by the manor owner.)
6. Floodlights, spotlights and motion-detector light sources must be installed in a manner to ensure the light beams will not exceed the horizon or affect any other manors.
7. Skylights and solar tubes may be installed, provided they are mounted as close to the roof surface as possible. All trim shall be painted the color of the roof material. The top

plastic portion does not require painting.

8. Trellis used for landscaping purposes shall be vinyl, metal, composite materials or wood. All trellises must match the manor exterior background color. Lattices are not permitted for fencing or privacy screening.
9. Gravity and/or wind-operated turbine air ventilators may be installed on roofs and must be painted to closely match the roof color. When installed on gabled roofs, ventilators must be installed in such a manner that the distance between the top of the ventilator and the ridge of the roof is a minimum of two feet.
10. Water softeners may be installed in the common area ONLY if there is no other alternative to installing the unit on a limited common area. The unit must be placed on a leveled concrete base and must be placed within a permanent enclosure which matches the manor in design and color. A license and maintenance agreement will be required to be executed by the owner.
11. Temporary/portable structures and equipment such as fireplaces, barbeque grills, pet enclosures, fountains, shade screens, hot tubs and similar items shall be placed within the limited common area only and shall not create a visual obstruction for or adversely affect an adjacent property.
12. Garage doors and windows must be retained and maintained in their original condition, unless replacement with an alternative door is approved by the ACC.
13. Windows installed in garage walls must be stained, frosted, or obscure glass, or be draped in order that the inside of the garage may not be seen.
14. The district is responsible for repair and/or replacement of mailboxes as needed, with the cost prorated among the mailbox users through the direct service fee.
15. Temporary or portable structures shall not be located on the commonly owned area, except for potted plants located in the shrubbery border.
16. When two or more manors share a common roof structure and roofing material, all manor owners must agree on the color and type of any proposed replacement roofing material, prior to the replacement of any roof in the grouping.

APPENDICES LIST

1. APPENDIX ONE - ACC Architectural Design Checklist
2. APPENDIX TWO –- LWCA Exterior Paint Colors - (Displayed outside the Facilities Office).
3. APPENDIX THREE - Sloped Driveway Design Standards for sidewalks **attached to curbs**
4. APPENDIX FOUR - Sloped Driveway Design Standards for sidewalks **detached from curbs**
5. APPENDIX FIVE – Two-Inch Curb Roll Driveway Design Standard for sidewalks **attached to curbs**

APPENDIX ONE

The ACC Members and the Committee as a group should use the following checklist as a guide in making decisions regarding permit variances.

ACC Architectural Design Checklist	
Describe the **proposed change**	
Item	**Comments**
The design of the existing home	
Location of proposed change on the property	
Modernization/upgrade	
Surrounding manors	

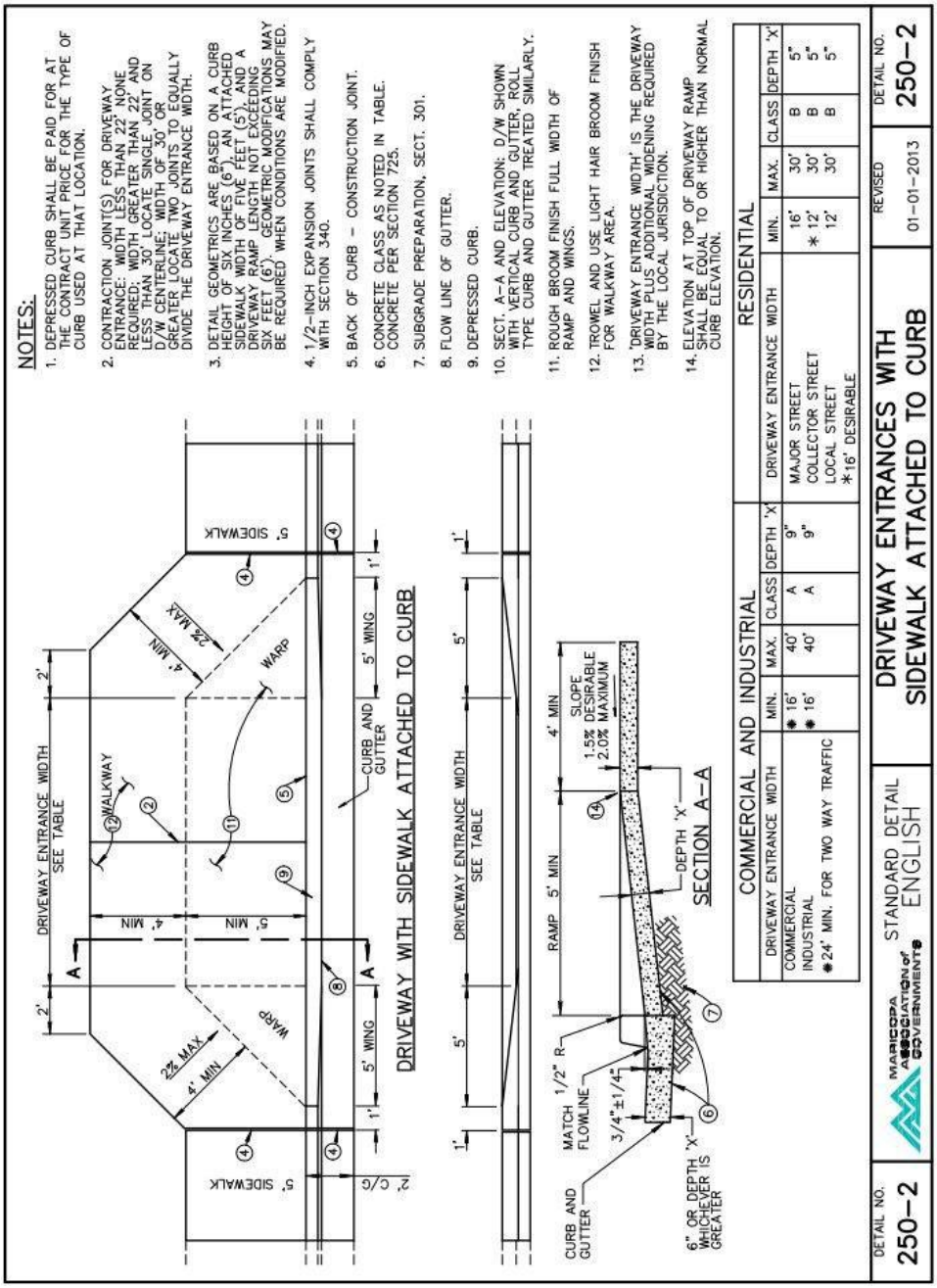
Street view of change	
Effect on neighboring lots	
Similar construction in area	
Streetscape view	
Unique circumstances	

APPENDIX THREE

Driveway Entrances with Sidewalk - **Attached to Curb**

MARICOPA ASSOCIATION OF GOVERNMENTS

CONSTRUCTION DETAIL 250 - 2



Driveway Entrances with Sidewalk - **Attached** to Curb

Illustration



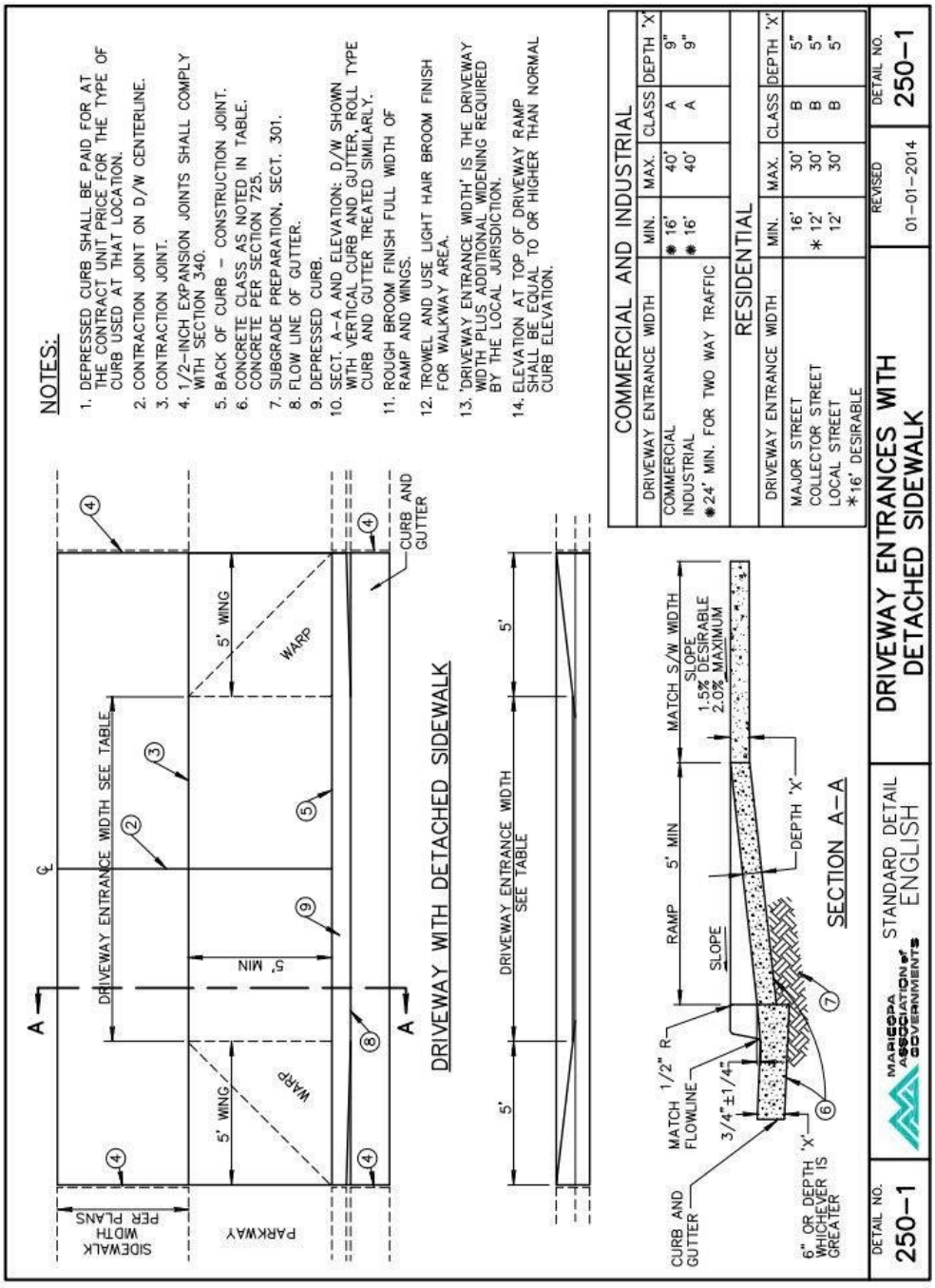
APPENDIX FOUR

Driveway Entrances with Sidewalk

Detached From Curb

MARICOPA ASSOCIATION OF GOVERNMENTS

CONSTRUCTION DETAIL 250 - 1



APPENDIX FIVE

Two-Inch Curb Roll Driveway Design Standard for sidewalks

Attached to curbs

MARICOPA ASSOCIATION OF GOVERNMENTS CONSTRUCTION DETAIL 260

