

CONDENSED & QUICK REFERENCE FINDER

THIS IS NOT THE COMPLETE OR FINAL RULES AND RESTRICTIONS OF:

*Second amended and restated Declaration of Covenants, Conditions,
Restrictions and Easements for Sycamore Springs, dated 01/27/2000.*

on the

Sycamore Springs Design Guidelines, dated May 20, 2002.

*CONTACT THE BOARD AND ACC (Architctural Control Committee) for further
restrictions and rules.*

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- ART I
SEC 11
pg 6 Dwelling unit is all structures on lot.
- ART II
Sec 1
pg 9 Common and easement areas is the sole and limited purpose of underground utilities.
- ART III
Sec 1
pg 9-11 Assoc. has the right to borrow money, make changes in rules, levy fines, suspend members voting rights, dedicate land for utilities etc.
- Common area; to protect, close or limit use for repairs and convey all on part (with 2/3 vote)
- pg 13 No owner can alter the common area in any way without prior written approval of Board.
- ART II
Sec 3
pg 13 Owner can give members of family, tenants and contract purchasers the right to enjoy common area.
- ART III
Sec 1
pg 14 Every owner has voting rights.
- ART IV
Sec 1
pg 15-17 Annual and special assessments charged to land, enforced by lien and foreclosure.
- ART IV
Sec 2
pg 17 Assessments used for operation for repair, maintenance, care of common area, easements, driveways, safety and welfare of residents.
- ART IV
Sec 3 New resolution in effect March 1, 2004. Annual assessment \$600.00. Charged 12% interest if not paid in 15 days. Bill sent December, payment due January; delinquent on January 15, 1st notice sent. Late charge of 10% plus 1% per month if unpaid after 30 days. If unpaid after 90 days, turned over to attorney for action.
- ART V
Sec 1
pg 23, 24 ACC members of three or more are appointed by Board. Design Guidelines is a written guide for construction improvements, used by the ACC members.
- Sec 2
pg 24, 25 Unless plans and specifications have been submitted and approved in writing no structure can be built, improved, altered. No lot can be graded or landscaped.
- ART V
Sec 4
pg 25 Submit building plans to ARC along with fees. Have 12 months to start construction after approval, not to exceed 24 months. You can not clear on stone supplies until a Public Agency permit is issued.

- ART
Sec 4
pg 25 ACC approves or disapproves plans within 30 days and issues a receipt. Approval is deemed denied, if the ACC fails to approve or disapprove a plan in 30 days. By certified mail resubmit plans and if in 30 days you receive no response it is deemed approved.
- Sec 5
pg 25 Need a majority of ACC votes to approve changes and improvements
- Sec 6
pg 26 ACC not liability for any damages.
- Sec 7
pg 26, 27 ACC may grant variance to overcome practical building difficulties.
- ART V
Sec 8
pg 27 Enforcement action will be taken against improvements that do not conform to approved plans.
- ART VI
Sec 1
pg 29-31 The common and easement areas are insured.
- ART VII
pg 32 When misfortune and disaster happens to the common and easement areas, and driveways it is repaired and paid by insurance; if there is not sufficient insurance, the owners pay by special assessment.
- ART VIII
Sec 1
pg 32, 33 Owners are responsible for all maintenance, costs, expenses, repairs, upkeep, taxation, assessment, etc. and the removal of nonconforming structures of his/her dwelling lot.
- ART III
Sec 2
pg 34 Assoc. is responsible for maintenance, repair, and upkeep of driveways, common and easement areas.
Assoc. is responsible for maintenance, control, taxes, and liability of the common, easements areas, private drainage ways and streets.
- ART IX
Sec 3
pg 35, 36 Dwelling units used for residential use only.
Home occupation is permitted for private consultation and advice in trade and professions only.
No conversion of garage into business office or room.
No business involving equipment, machinery, manufacturing, drilling, burning, and wholesaling of services or products.
- ART IX
Sec 4
pg 36 Exterior areas can not be used for storage or trash, and shall be kept clean at all times
- ART IX
Sec 5
pg 36 No temporary structures are allowed.
- ART IX
Sec 5
pg 37 Residence can not be occupied until fully completed.

- ART IX
Sec 6
pg 37
No animals allowed except household pets; can not be kept for commercial purposes on large numbers.
- pg 38
All dogs must be kept on lease and have rabies shots, in compliance with local ordinance.
Owners must remove and dispose of all solid animal waste.
- ART IX
Sec 7
pg 39
No signs of any character, except name and street number plate allowed.
- Sec 8
pg 39
No noxious or offensive activity. Nothing is to be done or placed on lot that causes a nuisance, embarrassment or disturbs and annoys others.
- ART IV
Sec 9
pg 39
No open fires allowed; except barbecue units, interior fireplaces and fire pits.
- pg 40
No loud and annoying sound or offensive odors. Lights should not be bright and glaring.
- ART IX
Sec 11
pg 40
Stored vehicles must be contained behind a wall to cover 50% of vehicle. Plans must be approved by ACC and completed by January 2006.
See new and old rules about storage of ALL VEHICLES
- ART IX
Sec 11
pg 4
No commercial vehicles except for construction and maintenance of common and easement areas.
- Sec 12
pg 41
Retractable clotheslines, dog runs, drying and service yards, wood piles and storage areas are to be shielded from public view.
- Sec 13
pg 41
Place garbage in suitable container and place at curb for pickup no more than 12 continuous hours. Screen trash container from view.
- ART IX
Sec 14
pg 41
Vehicle repair work can only be done within completely enclosed structures/
- ART IX
Sec 14
pg 42
No restrictions on polishing and washing vehicles.
- Sec 15
pg 42
Only buried septic and water storage tanks allowed.
- Sec 16
pg 42
No rent or leases under 90 days. Dwelling can not be used for hotel or transient purposes.
Agreement between owner and lessee subject to rules and regulations; failure defaults lease.
- Sec 17
pg 43
Mail boxes in area must be uniform in appearance and comply with US Postal Services.

- ART IX No exterior speakers horns, whistles, bells and other sound devices allowed.
 Sec 18 No written approval needed for security devices.
 pg 43
- Sec 19 No owner shall permit any condition to exist that breeds and harbors
 pg 44 infectious plant diseases or noxious insects.
- Design Guidelines, May 20, 2002
- pg 2 No prefabricated, manufactured, off site assembled, houses allowed.
 No crawl spaces.
- D Building material acceptable.
 Clay brick, cement stucco over CMV on frame, split face decorative masonry unit block, natural rock, burnt adobe, integrated masonry, rammed earth and panel house.
- Building material unacceptable:
 Exposed concrete block, exposed foundation walls, plywood siding, reflective glazing, metal siding, anodized, non-colored metals, siding with exposed attachments and devices.
- pg 2 Perimeter and building walls are to be built 6 inches width and 6 feet height.
 E No chain link fences permitted, except behind walls concealed from view.
- F Asphalt shingles, gravel roofs, cold finish roofing systems not permitted
 pg 3 on roofs. Cooling and heating units not allowed on roof.
 Solar units require ACC approval.
 Vents and flat roof colors match house. No white or near white color permitted.
- G Submit exterior wall paint color to ACC for approval.
- H Setback for guest houses and accessory buildings are the same as dwellings
 pg 4 and require approval by ACC.
- I Driveways and roadways paved with asphalt, concrete, exposed aggregate or
 pg 4 specialty pavement. Long term exterior parking should be screened and approved by ACC.
- J Utility yards are to be behind walls. No meters shall face streets.
- K Mailboxes are to be uniform in shape, size and color.
- L Entrance and name plates must be approved by ACC
- M Lighting must conform to Pima County Code and design approved by ACC.
- N Mechanical service equipment should be screened using walls matching
 pg 5 house.
- P Re-vegetate underground utility lines.
- Q Signs require approval.

pg 5 III Site Planning

22,000 square feet building envelope is only area you can clean, grade, and improve. Area can not be entirely be enclosed, walled or fenced.

Not allowed to clean, grade, improve outside the building envelope.

pg 5 Houses, swimming pools, sport court, porches, terrace, private yards, non-nature landscaping, handscraping can be built in Private area; walled and screened.

pg 6 B Landscape and re-vegetate between natural area and building area.

Preserve and transplant native vegetation. Non-native vegetation allowed in private area only and requires approval.

Invasive species prohibited. Plants over 25 feet prohibited; owner must remove.

C Grade slopes no steeper than 3 feet. Hand place rip rap no higher than 6 feet.

pg 7 E Building height of one stony house: hip roof 23 feet, Parapet 18 feet.
Building height of two stony house: hip roof 30 feet, Parapet 25 feet.

F Setbacks for all structures from property line front yard 60 feet; rear yard 60 feet, and side yard 50 feet.

IV Plan REview Process

Stage 1: Preliminary Plan Review and Approval.

Stage 2: Construction Plan Review and Approval.

Stage 3: Site Staking Review & Approval

Stage 4: Final Review and Approval

Complete stage 1, 2, 3, before construction.