

# Summit at South Mountain

## Design Guidelines – Simplified Resident Guide

*(Summary of HOA Design Guidelines – August 2002)*

This guide summarizes the architectural and property rules for the Summit at South Mountain Community Association. The official governing document should always be consulted for complete requirements.

Most exterior changes to your home or yard **require approval from the HOA Design Review Committee before work begins** .

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## Before Making Changes to Your Property

You must submit an **Architectural Review Application** before making most exterior changes.

Examples that typically require approval include:

- adding structures or improvements
- painting your house a new color
- installing a pool
- Installing patio covers
- modifying walls or fences
- installing playground equipment
- adding HVAC equipment or mechanical equipment
- installing awnings or shade structures

Applications typically require:

- an application form
- site plan or drawing
- material and color information
- photos or product details

The committee has **up to 60 days** to review requests.

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## Construction Rules

- Construction must begin within **90 days of approval** .
  - Once started, projects should be completed within **6 months** .
  - Work should be done neatly and safely.
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## Exterior Appearance

Homes must maintain a consistent appearance within the community.

General guidelines include:

- exterior colors should be **earth tones**
- materials should match the existing home design
- exterior changes should complement neighboring homes

Exterior paint changes **require approval** .

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## Landscaping

### Front Yard Requirements

Front yards should include:

- at least **1 tree**
- multiple shrubs
- ground cover
- irrigation

Front yard landscaping must be installed within **90 days of purchasing the home** if not installed by the builder.

Rock ground cover must be **earth tone colors** .

The following are **not allowed** :

- bright colored rocks
- lava rock
- certain plant species (like mulberry trees and some oleanders)

Front yard turf must be **kept green and maintained** .

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## Backyard Landscaping

Rear yard landscaping must be completed **within one year of purchasing the home** .

Most rear yard landscaping does **not require approval** , unless the property has **view fencing** .

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## Walls and Fences

- Side and rear walls may not exceed **6 feet in height**
  - Decorative walls may not exceed **36 inches**
  - Walls must match existing color and texture
  - Raising wall height requires approval
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## Driveways and Sidewalks

Driveway extensions may be allowed if:

- they are located in the **side yard**
- They meet size limitations
- plans are submitted for approval

Painting driveway surfaces is **not allowed** .

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# Pools and Spas

Pools and spas require **HOA approval before installation** .

Pool equipment must be:

- screened from view
- properly maintained

Pool backwash may **not drain into common areas** .

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# Outdoor Structures

The following requires approval:

- patio covers
- shade structures
- storage sheds
- playground equipment
- Water features in front yards

Storage sheds must:

- not exceed wall height
  - be set back at least **5 feet from rear walls**
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# Play Equipment

Play structures must:

- be located away from property lines

- be approved if taller than certain limits
- use neutral or solid canopy colors

Printed or patterned canopies are **not allowed** .

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## Satellite Dishes and Antennas

Satellite dishes should be installed in locations that **minimize visibility** , such as:

1. backyard screened by landscaping
2. backyard
3. roof below roofline

Wiring must be secured and painted to match the home.

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## Awnings

Awnings must:

- match the house color
  - be installed on side or rear of the home
  - be approved by the HOA
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## Basketball Hoops

Permanent basketball hoops must:

- be pole mounted
- not attached to the house
- be properly maintained

Portable hoops are **only allowed in rear yards** .

Outdoor sports lighting is **not allowed** .

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## Decorative Items

Decorative items visible from neighboring homes may require approval.

Examples include:

- statues
- fountains
- Yard decorations

Front yard water features require approval.

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## Trash and Sanitation

Trash containers must:

- be stored out of sight
- placed at the curb **no earlier than 12 hours before pickup**
- removed **within 12 hours after pickup**

Garbage and debris should not accumulate.

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## Lighting and Security

Outdoor lighting must:

- do not shine into neighboring homes
- be directed downward

Security devices may require HOA approval.

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# Signs

Only certain signs are allowed:

- "For Sale" or "For Rent"
- small security
- required legal notices

Security signs must be:

- no larger than **12 x 12 inches**
- at least **2 feet from the street**

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# Windows and Screens

Windows must have permanent coverings within **60 days of occupancy** .

Allowed coverings include:

- white or off-white shades
- blinds
- shutters

Prohibited items include:

- reflective foil
- mirrored film
- security bars

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# Solar Panels

Solar panels are allowed but must:

- be integrated into the roof design
- minimize visual impact
- follow HOA placement guidelines