

Villa Monterey Unit IV Architectural Guidelines and Requirements

Front Yard

Materials/Plants/Patios/Window Conversions/Front Entry Doors/Lamp Posts/Roofs/Window Awnings

Changes will require submission to VM IV ARC, approval by VM IV Board of Directors (HOA), City of Scottsdale (COS) Historic Preservation Commission (HPC) and a COS Building Permit (if applicable)

Architectural details should be maintained (where feasible) such as: tile, ironwork, vigas, reliefs, etc.

MATERIALS

Yard Surface: Use grass, gravel or groundcover-type plants. Perennial ground cover must be kept below 24 inches in height. Provide edging to keep gravel/dirt off the public sidewalk if necessary.

Driveways: Use paving stones, concrete, decorative unit pavers, stone pavers or brick. Asphalt or gravel is not allowed. Change in placement or widening of driveway is not permitted.

Patios: Use gravel, stone slabs, stone pavers, brick or decorative unit pavers. Grass, concrete or dirt is not allowed. Furniture placement in front yard is only allowed within a defined patio space consisting of a low wall or plantings.

PLANTS

Plantings installed in a front yard should not conceal window openings or primarily obstruct views of the front façade from the sidewalk or street.

Typically VM yards have a mix of lawns, trees, shrubs, ground cover, cacti and flowers. Plants that are native to the area or well adapted to arid climate are preferred due to water usage and wildlife habitat concerns.

Refer to the City of Scottsdale's listings of recommended and prohibited plantings.

PATIOS

New structures should be designed in keeping with the context of the architectural style of the façade. Materials, colors and surface finishes should match or harmonize well with the main body of the house.

Low walls used to create a patio or seating area may not exceed 32 inches in total height. Plants with a mature height of 32 inches may also be used to delineate an area. A patio or seating area may not exceed 40% of the front yard excluding the driveway.

Low walls, plantings or planter beds may be used to conceal utility equipment such as gas meters, electric service panels, water lines, etc.

FRONT ENTRY DOOR

A single door without sidelights is allowed. Stay with the character of the present façade.

FRONT WINDOW CONVERSION TO DOORWAY

Double doors may replace a front window. The color, design and materials of any new door should match the significant aspects of the architectural style of the façade. No solid or single doors may be used.

LAMP POSTS

One black lamp post per yard with a single, clear glass light fixture. Light fixture may have 1 to 3 bulbs. Height of the lamp not to exceed 83 inches including the light fixture and any finials. Must be hard-wired (no solar) with a dusk-to-dawn sensor inconspicuously mounted on the post. No colored bulbs may be used except during holidays.

ROOFS

Maintain the style of the existing roof, particularly parapets and crickets.

WINDOW AWNINGS

Window awnings are acceptable as approved by HOA Board.

NOT PERMITTED

Carport awnings

Carport curtains, sunscreens and blinds of any kind, e.g.: bamboo, plastic, metal, fabric, etc.

Roll-a-shield window blinds of any kind, e.g.: bamboo, plastic, metal, fabric, etc.