

VILLA MONTEREY UNIT IV ARCHITECTURAL GUIDELINES & REQUIREMENTS

FRONT YARD & DRIVEWAY MATERIALS/PATIOS/PLANTS/LAMP POSTS

FRENCH DOOR INSTALLATIONS/FRONT ENTRY & UTILITY ROOM DOORS/ROOFS

AWNINGS/CARPORT CONVERSION TO GARAGE

Changes will require submission of the ARC application to the VM IV board (filled out completely), approval by the Villa Monterey IV board and/or approval by the City of Scottsdale (COS) and/or Historic Preservation Commission (HPC). A COS building permit may also be required.

FRONT YARD & DRIVEWAY MATERIALS

YARD: Grass, gravel, perennial ground cover, artificial turf (limited area) and drought tolerant plants are permitted. (See City of Scottsdale recommended plant list on website).

DRIVEWAYS: Decorative brick or stone pavers and concrete are permitted. *Asphalt, gravel, epoxy coating with flecks, pool deck coating, dark paint colors and plants ARE NOT permitted.*

PATIOS

Decorative brick, concrete or stone pavers, stone slabs and poured concrete are permitted. Plants with a mature height of 32 inches may also be used to define a border. Gravel, grass and composite decking may be used if in a defined area. Defined area definition to be: “enclosing a specific area using pots, plants, shrubs or a low wall, none to exceed 32 inches in height. Overall structure, design and materials should keep with the context of the architectural style of the façade. Furniture placement in a front yard is **ONLY PERMITTED** within a defined patio space. ***PATIO OR SEATING AREA MAY NOT EXCEED 40% OF THE FRONT YARD, EXCLUDING DRIVEWAY.***

PLANTS

Plantings should not conceal window or door openings or obstruct views of the front façade from the sidewalk or street. Trees, shrubs, grass, ground cover, cacti and flowers are permitted. An automatic watering system is encouraged. Plants native to the area are preferred. **REFER TO THE COS PLANT LIST ON THE WEBSITE**

LAMP POSTS

One black lamp post per yard with a single, clear glass (no design), light fixture is permitted. Light fixture may have 1 to 3 bulbs. Height of the post (including light fixture) is not to exceed 83 inches. Post 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.***

WINDOW CONVERSION TO FRENCH DOORS

Double doors with glass panes (French-style) may replace a front window. The color, design and materials should keep with the context of the architectural style of the façade. ***SOLID DOORS OR SLIDERS ARE NOT PERMITTED.***

FRONT ENTRY & UTILITY ROOM DOORS

FRONT ENTRY: A single door is permitted. The color, design and materials should keep with the context of the architectural style of the façade. Solid doors or doors with glass panel inserts are permitted. ***DOORS WITH SIDELIGHTS ARE NOT PERMITTED.***

UTILITY DOOR: A single door is permitted. The color, design and materials should keep with the context of the architectural style of the façade. Solid doors or doors with glass panel inserts are permitted. ***DOORS WITH SIDELIGHTS ARE NOT PERMITTED.***

ROOFS

Maintain the style of the existing roof, particularly parapets and crickets. Roof material to remain the same, i.e. clay or composite tile, asphalt shingles, coated roofs, etc.

WINDOW AWNINGS

Window awnings are permitted with approval by the HOA board. The color, design and material should keep with the context of the architectural style of the façade. ***CARPORT AWNINGS, CARPORT CURTAINS, CARPORT SCREENS/BLINDS AND CARPORT ROLL-A-SHIELDS OF ANY KIND ARE NOT PERMITTED.*** (Exceptions to carport blinds may be allowed for the homeowners with an East/West exposure upon special approval from the board).

CARPORT CONVERSION TO GARAGE (COS BUILDING PERMITS REQUIRED)

DESIGN AND MATERIALS: The color, design and material should keep with the context of the architectural style of the façade. The same shape and dimension of the original carport must be maintained. The distance of the garage to the street must remain in the same footprint as the current carports' footprint. ***EXISTING ARCHITECTURAL DETAILS SUCH AS TILE, IRON WORK, VIGAS, RELIEFS, ETC. TO BE RETAINED.***

GARAGE DOORS: New overhead, sectional garage doors in a simple style are permitted. The garage door itself is to be painted the same color as the main body of the house. ***CARRIAGE STYLE, DEEP RELIEF PANEL, CONTRASTING HARDWARE AND WINDOWS ARE NOT PERMITTED.***

ENTRY DOOR: If the existing front entry is inside the carport, a new entry passage will be required to reach the front door. **CURRENT BUILDING CODES PROHIBIT GARAGE ACCESS TO A FRONT DOOR.** A single door is permitted. The color, design and material should keep with the context of the architectural style of the façade. Solid doors or doors with glass panel inserts are permitted. ***DOORS WITH SIDELIGHTS ARE NOT PERMITTED.***

The ARC committee will do it's best to work with the homeowner to achieve a mutually satisfactory resolution to any conflict with the Rules & Regulation's that may arise.

****The Board of directors, in its sole discretion, shall have the final authority to approve or disapprove an ARC application*****