RANCHO ANTIGUA HOMEOWNERS ASSOCIATI0N
Architectural & General Guidelines

These are the Amended and Restated Architectural Guidelines of Rancho Antigua. These Guidelines supersede and replace the original Guidelines and all amendments thereto as of April 1st, 2025.

Advertising & Security Notification Signs

1. **Advertising signs** are not permitted.
2. **Security notification signs** are permitted but shall not exceed the size of twelve inches by twelve inches (12"x12").

** CC&Rs Article IV; Section 1; M*

Antennas and Satellite Dishes

1. The company/homeowner must use the smallest possible antenna capable of receiving the signal provided by the servicing company.
2. Antennas and dishes must be installed on the gables/eaves of homes as follows:
    - Antennas and dishes must be installed between houses and not overlooking any street.
    - Antennas and dishes must be positioned at the lowest possible vertical point on their mast pole to obtain line-of-sight to the main transmitter antenna.
    - Ground-mounted satellite dishes must not exceed six (6) feet in height.
    - Mounting mast must be cut to match the top of the antenna mounting sleeve.
3. Exterior cable on pre-wired homes must be covered with conduit matching the exterior stucco color.
4. No more than three (3) antennas/satellite dishes may be attached to a house.

**CC&Rs Article IV; Section 1; H*

Basketball Hoops are not permitted to be affixed to the house/garage.

1. **Permanent** basketball hoops must be installed midway between the sidewalk and house on the interior portion of the driveway.
2. **Portable** basketball hoops must be placed so as not to encroach on the sidewalk or street.

** CC&Rs Article IV; Section 1; A*

Children's Play Equipment that do not exceed eight (8) feet in height, from ground level, are pre-approved by the ARC. Any other requires prior written approval of the ARC.

** CC&Rs Article IV; Section 1; A*

Front Yard Plantings shall be maintained in a manner consistent with their original installation and shall be kept free of weeds and debris.

1. Any plants selected from the pre-approved plant list are permitted without approval from the ARC. Any other requires prior written approval of the ARC.
2. No tree, shrub, or planting of any kind on any lot shall be allowed to overhang or otherwise encroach upon any sidewalk, street, pedestrian way, or other area from ground level to a height of eight (8) feet.
3. Dead vegetation and stumps must be removed or cut to ground level.

** CC&Rs Article IV; Section 1; D*

Real Estate Signs
Each owner shall be entitled to place one (1) mounted real estate sign in his or her front yard stating the property is being offered for sale or lease so long as the following conditions are met:

1. The Sign shall be standard real-estate-industry size (approximately 18" x 24").
2. All signs shall be professionally designed and constructed.

**CC&Rs Article IV; Section 1; M*

Seasonal Lightings & Decorations are permitted one (1) month prior to the holiday and shall be removed within one (1) month after the holiday.
** CC&Rs Article IV; Section 1; A*

Second Story Decks - The construction of second-story or roof-top structures, such as viewing decks or tree houses, are not allowed anywhere on a Lot.
** CC&Rs Article IV; Section 1; A*

Solar Panels require prior written approval by the ARC, and must be low profile, roof mounted.
** CC&Rs Article IV; Section 1; A*

Trash and Recyclable Containers must be stored so that they are concealed from public and/or neighboring view during non-collection days. Trash containers/recycle containers may be set out 12 hours prior to a scheduled pick-up and put away the same day after collection. This is consistent with the City's ordinance and additional fines may apply.
** CC&Rs Article IV; Section 1; J*

Awnings and Sun Screens

1. Awnings shall be submitted to the ARC and will be reviewed on a case-by-case basis.
2. Sun screens shall be gray, brown, or black and are pre-approved by the ARC.
3. City site review/permits are required for this project and should be copied and sent to the management company along with the completed ARC form.

** CC&Rs Article IV; Section 1; A*

Front Security Doors/Security Bars

1. Wrought iron doors are pre-approved by the ARC when painted black, white, or match the color of the stucco or fascia.
2. Aluminum and/or wooden screen doors are not permitted.
3. Security bars are pre-approved by the ARC when painted the same color as the stucco.

** CC&Rs Article IV; Section 1; A*

Garage Doors/Front Doors

1. Garage doors/Front Doors and door frames should be painted to match the color of the stucco or fascia. Any other color requires prior written approval of the ARC.
2. Replacement of front doors that deviate from the original front door, such as a custom wooden door, requires prior written approval from the ARC.

** CC&Rs Article IV; Section 1; A*

Gates

1. Gates can be maintained as original or painted to match the color of the facia or stucco of the house. An ARC form for any other gate type or color must be submitted prior. **CC&Rs Article IV; Section 1; G*

Front Yard Gravel Covering

1. Front yard gravel shall be maintained as originally installed with Apache Brown colored gravel.
2. Any change from the original color of Apache Brown requires prior written approval of the ARC.
3. Any other color of gravel such as white, wine, turquoise, etc, or the use of grass is prohibited as ground covering for the entire yard but may be used for decorative landscaping accents.
4. River rock in place of front yard gravel or as decorative landscaping accent (to include the area between the street and the sidewalk) requires prior written approval of the ARC.

** CC&Rs Article IV; Section 1; D*

Exterior Paint Schemes

1. **Changes in original paint colors <u>MUST</u> be approved by the ***<u>Architectural Review Committee (ARC)</u>*** prior to painting. ARC form MUST be submitted with paint samples attached.**
2. Directions for viewing these colors on Dunn-Edwards website are below the paint colors.
3. The large bump out may only be painted the color of the stucco or the color of the fascia. The option to paint the small bump out an accent color was removed as of March 18, 2025 at the scheduled HOA meeting. Prior to painting, if you have any questions, please contact Lorna at Bidegain Realty at 520-886-9877.
4. **If paint does not match the approved color schemes below, you may be required to repaint.**

Approved color schemes are dependent upon your roof color as listed below.

<u>Blue/Gray Roofs Paint Schemes</u>:

	SURFACE	PAINT #	PAINT NAME	NOTES
A	STUCCO	DE6108	ENGLISH SCONE	FORMERLY 5231W…RODEO
	FASCIA	DE5774	THUNDERCLOUD	FORMERLY Q12-35D…DEEP WATER
B	STUCCO	DEC716	STONISH BEIGE	FORMERLY 68…STONEISH BEIGE
	FASCIA	DEC792	CAPE COD BLUE	FORMERLY CAPE COD BLUE
C	STUCCO	DE6221	FLINTSTONE	
	FASCIA	DEC778	BOXWOOD	
D	STUCCO	DE6359	SILVER SETTING	
	FASCIA	DE5818	MIDNIGHT HAZE	
E	STUCCO	DE6354	GRAY WOLF	
	FASCIA	DE6348	DRAW YOUR SWORD	
F	STUCCO	DEC751	ASH GRAY	
	FASCIA	DE6127	FINEST SILK	

Brown Roofs Paint Schemes:

	SURFACE	PAINT #	PAINT NAME	NOTES
A	STUCCO	DEC738	TRAVERTINE	FORMERLY 63…TRAVERTINE
	FASCIA	DE6104	CHIC BRICK	FORMERLY G3-55D…MALTESE
B	STUCCO	DEC709	ADOBE SOUTH	FORMERLY 172…ADOBE SOUTH
	FASCIA	DE6076	WANDERING ROAD	FORMERLY 251…MISSION BROWN
C	STUCCO	DE6115	PRACTICAL TAN	
	FASCIA	DE5215	CARAMEL APPLE	
D	STUCCO	DEC741	BONE WHITE	
	FASCIA	DE6138	DARK SEPIA	
E	STUCCO	DE6130	WOODED ACRE	
	FASCIA	DEC761	COCHISE	
F	STUCCO	DE6143	ALMOND LATTE	
	FASCIA	DE6110	WARM HEARTH	

Directions for Dunn-Edwards Website

1. Rancho Antigua HOA approved colors are now on www.dunnedwards.com. Type in "Rancho Antigua" in the search box and click submit. Choose "Rancho Antigua HOA" to view the color schemes. Discounts available for Rancho Antigua.

Rain Gutters & Downspouts are approved by the ARC. Rain gutters must be painted to match the color of the fascia (surface upon which they are mounted). Downspouts may match either the color of the stucco or the color of the fascia.

1. The ARC reserves the right to determine compliance with the guidelines noted above.

** CC&Rs Article IV; Section 1; A*

Patio Covers requires prior written approval by ARC and meet the following guidelines:

1. Covers shall conform to the materials, colors, character, and detailing established for the existing dwelling.
2. City site review/permits are required for this project and should be copied and sent to the management company along with the completed ARC form.

** CC&Rs Article IV; Section 1; A*

Storage Sheds requires prior written approval by ARC and meet the following guidelines:

1. Sheds must be painted the same color as the dwelling, and roof shingles must match those on the dwelling roof.
2. Sheds shall be located in the enclosed portion of the rear yard so as to minimize visibility from neighboring properties.
3. The ARC requests that homeowners seek the approval of adjacent neighbors as to the placement of the shed.
4. City site review/permits are required for this project and should be copied and sent to the management company along with the completed ARC form.

** CC&Rs Article IV; Section 1; A*

Roofs

1. **Replacing roofs** must be replaced with same color shingles or as close to same color as possible. Alternate color must be approved by ARC. No other material but shingles is acceptable. A sample of the shingle must be submitted with your ARC request.

2. **Roof Turbine Vents** (WhirlyGigs) An ARC form must be completed and approved by the ARC committee prior to installation. Once approved and installed, the unit must be painted the same color as your home's other rooftop venting devices or fascia. Units in disrepair, (squeaking or excessive noise) must be replaced or repaired.

** CC&Rs Article IV; Section 1; A*

Block Walls shall be maintained as originally installed. Any variation or height change from original installation must be submitted to the City for a "Site Review" and/or permit, requires prior written approval by ARC.
The paint color is a custom color "Rancho Antigua Horizon Brick (0044-0226-05191)" and can be purchased at any Dunn-Edwards store.

Other Exterior Improvements including, but not limited to, buildings, ramadas, sunshades, trellises, flag poles, exterior lights, or other items visible from the street or neighboring property shall be subject to prior review and requires prior written approval by ARC.

1. The ARC requires that homeowners seek the approval of adjacent neighbors as to the placement of the improvement.
2. City site review/permits are required for this project and should be copied and sent to the management company along with the completed ARC form.

** CC&Rs Article IV; Section 1; A*