

# STELLAR AIRPARK ESTATES II DESIGN GUIDELINES

## **INTRODUCTION**

STELLAR AIRPARK ESTATES II OFFERS THE SOUTHEAST VALLEY A COMMUNITY PLANNED TO PROVIDE A QUALITY OF LIFE ENVISIONED TO LAST FOR MANY YEARS. IT IS WITH THIS PURPOSE THAT THESE ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES ARE WRITTEN AND ADOPTED BY THE STELLAR AIRPARK ESTATES II ARCHITECTURAL COMMITTEE. THE CONCEPT YOU SELECT FOR YOUR HOME AND LANDSCAPING MUST BE THE RESULT OF THOUGHTFUL DESIGN TO BE RESPONSIVE TO THE TOTAL COMMUNITY.

THE INTENT OF THESE GUIDELINES IS TO PROMOTE CREATIVITY AND INDIVIDUALITY WHILE PRESERVING THE ARCHITECTURAL INTEGRITY OF THE HOMES AND DESIGN CONTINUITY OF THE COMMON AREAS AND EXISTING HOMES. AS THESE GUIDELINES ARE FOLLOWED, THE COMMUNITY WILL GROW IN HARMONY. THIS HARMONY WILL NOT ONLY BE EVIDENT IN THE ENVIRONMENTAL QUALITY OF THE NEIGHBORHOOD, BUT WILL ALSO MAINTAIN THE PROPERTY VALUES YOU WOULD EXPECT.

WE TRUST THAT YOU WILL BE ENCOURAGED TO MAKE EVERY EFFORT TO ADHERE TO THESE GUIDELINES, FOR THEY ARE DEVELOPED TO BENEFIT YOU FOR YEARS TO COME.

## **REVIEW AND APPROVAL PROCESS**

### **OVERVIEW**

THE APPLICANT IS RESPONSIBLE FOR OBTAINING FORMAL WRITTEN APPROVAL FROM THE STELLAR AIRPARK ESTATES II ARCHITECTURAL COMMITTEE (THE "ARCHITECTURAL COMMITTEE") AND THE CITY OF CHANDLER. ALL APPROVALS MUST BE COMPLETE AND IN WRITING BEFORE ANY IMPROVEMENTS OR ALTERATIONS ARE MADE TO ANY PROPERTY.

IN ORDER TO MINIMIZE CONFLICTS WITH THE CITY OF CHANDLER APPROVALS, THE APPROVAL PROCESS OF THE ARCHITECTURAL COMMITTEE SHOULD BE INITIATED BY THE APPLICANT AND CARRIED TO A GENERAL LEVEL OF ACCEPTANCE PRIOR TO MAKING A SUBMISSION TO THE CITY OF CHANDLER. SINCE THE DESIGN REVIEW PROCEDURES ARE INDEPENDENT AND DIFFER IN THEIR INTENT FROM THOSE OF THE CITY, APPROVALS BY THE ARCHITECTURAL COMMITTEE ARE SEPARATE AND DISTINCT FROM THE CITY OF CHANDLER.

THE ARCHITECTURAL COMMITTEE SHALL REVIEW PLANS DURING ITS REGULAR MEETINGS OR AT SUCH OTHER TIMES, AS IT DEEMS APPROPRIATE. OWNERS, ARCHITECTS OR BUILDERS SHALL NOT HAVE THE RIGHT TO ATTEND ANY SUCH MEETING UNLESS SPECIFICALLY REQUESTED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL RESPOND IN WRITING 10 WORKING DAYS AFTER REVIEW (BUT NO LATER THAN 30 DAYS AFTER THE SUBMITTAL IS COMPLETE). ALL RESPONSES TO THE ARCHITECTURAL COMMITTEE'S REVIEW SHOULD BE MADE IN WRITING BY THE APPLICANT.

### **SUBMITTAL**

THE PRELIMINARY SUBMITTAL SHALL INCLUDE ALL OF THE FOLLOWING ITEMS:

1. SITE PLAN AT MINIMUM 1/10" = 1'-0" SHOWING THE LOT, ALL SITE IMPROVEMENT, PROPOSED FLOOR ELEVATION AND LOCATION OF TRASH CANS AND MECHANICAL EQUIPMENT.
2. ELEVATIONS OF ALL SIDES OF THE BUILDING SHOWING ALL SITE IMPROVEMENTS (I.E., RETAINING WALLS, SCREEN WALLS, PLANTERS, ETC.)

THE FINAL SUBMITTAL SHALL INCLUDE ALL OF THE FOLLOWING ITEMS:

1. SITE PLAN AT MINIMUM 1/10" = 1'-0" SHOWING THE LOT, ALL SITE IMPROVEMENT, PROPOSED FLOOR ELEVATION AND LOCATION OF TRASH CANS AND MECHANICAL EQUIPMENT.
2. ELEVATIONS OF ALL SIDES OF THE BUILDING SHOWING ALL SITE IMPROVEMENTS (I.E., RETAINING WALLS, SCREEN WALLS, PLANTERS, ETC.)
3. ROOF PLAN SHOWING ALL ROOFS, FLAT OR SLOPED AS WELL AS ANY SCREENED ROOF TOP EQUIPMENT, INTEGRATED SOLAR PANELS OR SKYLIGHTS.
4. BUILDING MATERIAL SAMPLES NECESSARY TO SHOW INTENT.
5. PROPOSED COLOR SAMPLES. THE CHIPS MUST BE AFFIXED TO AN 8.5" X 14" SHEET.
6. LANDSCAPE PLAN, SAME SCALE AS SITE PLAN, SHOWING: AREAS TO BE IRRIGATED, PROPOSED PLANTS AND SIZES THEREOF, DRIVEWAY, POOL, WATER RETENTION BASINS (INCLUDING ENGINEERS CALCULATIONS), DECORATIVE FEATURES, ETC.

### **FIELD REVISIONS**

SHOULD THE OWNER OR BUILDER, DURING THE COURSE OF CONSTRUCTION, DESIRE TO MAKE REVISIONS TO THE APPROVED EXTERIOR DESIGN, MATERIALS, COLOR, ETC. OF A HOUSE, OR IN LANDSCAPING, WRITTEN APPROVAL FOR ANY REVISION MUST BE OBTAINED FROM THE ARCHITECTURAL COMMITTEE.

### **FEEES**

AT ITS DISCRETION THE ARCHITECTURAL COMMITTEE MAY ESTABLISH FEES FOR DESIGN REVIEW. SUCH FEES MAY BE MODIFIED FROM TIME TO TIME. THE COMMITTEE SHALL MAKE A FEE SCHEDULE AVAILABLE TO ALL APPLICANTS. THE CURRENT REVIEW FEE IS \$0.00. THE FEE SHALL BE PAID AT TIME OF PRELIMINARY SUBMITTAL.

### **ARCHITECTURAL DESIGN STANDARDS**

#### **ARCHITECTURAL STYLE**

THE ARCHITECTURAL COMMITTEE HAS THE RIGHT TO DETERMINE WHETHER THE ARCHITECTURAL STYLE, COLOR, TEXTURE AND MATERIALS APPROPRIATE FOR STELLAR AIRPARK ESTATES II. THE GOAL OF THESE GUIDELINES IS NOT TO DICTATE OR DIRECT ARCHITECTURAL STYLE, BUT TO ACHIEVE HARMONY IN THE BUILDING ENVIRONMENT BY STIMULATING A NATURAL AND AGREEABLE DIVERSITY. THE ARCHITECTURAL COMMITTEE BELIEVES THAT PRESERVING THE CHARACTER OF THE STELLAR AIRPARK ESTATES II TO THE GREATEST EXTENT POSSIBLE WILL ALSO PROTECT, PRESERVE, AND ENHANCE QUALITY OF LIFE AND LONG-TERM INVESTMENT OF EACH HOMEOWNER.

TWO STORY HOMES AND BASEMENTS ARE ALLOWED.

NO TERRITORIAL, SANTA FE, ADOBE OR SPANISH TERRITORIAL STYLE HOMES SHALL BE PERMITTED. MEDITERRANEAN, TUSCAN, SANTA BARBARA, AND COUNTRY STYLE, PRAIRIE, AND TRANSITIONAL HOMES AMONG OTHERS ARE ENCOURAGED.

FRONT PORCHES AND PATIOS ARE HIGHLY ENCOURAGED. THESE PROMOTE THE TRUE COMMUNITY FEELING AND APPEAL OF STELLAR AIRPARK ESTATES II.

IT IS IMPORTANT WHEN PLANNING YOUR HOME TO CONSIDER BOTH PLAN AND ELEVATION. AVOID LONG, UNBROKEN WALLS IN PLAN BECAUSE THESE BECOME LONG UNBROKEN PLANES ON THE ELEVATION. AVOID LARGE, SIMPLE, BOXY OR GEOMETRIC FORMS. ALSO AVOID LONG UNINTERRUPTED ROOFLINES OR ROOF PLANES. MULTIPLE BUILDING MASSES

CREATE A MORE INTERESTING OVERALL APPEARANCE BY BREAKING UP LARGE SURFACES INTO SMALLER AREAS. AT LEAST THREE DISTINCT MASSES ARE REQUIRED ON THE FRONT OF EACH HOME. TWO DISTINCT MASSES WILL BE REQUIRED FOR BOTH THE SIDE AND REAR OF EACH HOME.

STRIVE TO ACHIEVE "VISUAL STRENGTH" IN ALL ELEMENTS OF THE DESIGN: THAT IS, ALL COLUMNS MUST BE THICK ENOUGH FOR THEIR HEIGHT, BEAMS DEEP ENOUGH FOR THEIR SPAN, FASCIAS SUBSTANTIAL ENOUGH FOR THEIR LENGTH, AND WALLS THICK ENOUGH FOR THEIR SIZE. RECESS ALL WINDOWS A MINIMUM OF TWO INCHES. DO NOT RELY ON POP-OUTS ALONE TO ACHIEVE VISUAL STRENGTH. IF POP-OUTS ARE USED, THEY MUST BE SUBSTANTIAL IN PROPORTION TO THE OPENING THEY SURROUND AND THE WALL THEY ARE IN.

### **BUILDING SIZE**

NO DWELLING SHALL HAVE A GROUND FLOOR LIVABLE AREA OF LESS THAN TWO-THOUSAND EIGHT-HUNDRED (2,800) SQUARE FEET, EXCLUSIVE OF ACCESSORY BUILDINGS, BREEZEWAYS, SCREENED PORCHES, TERRACES, PATIOS AND GARAGES.

### **ON LOT DRAINAGE**

ALL LOTS WITHIN STELLAR AIRPARK ESTATES II DON'T REQUIRE ON-LOT RETENTION, BUT MUST FOLLOW THE SUBDIVISION GRADING AND DRAINAGE PLAN. SUBMITTALS TO THE ARCHITECTURAL COMMITTEE MUST INCLUDE FLOW LINES FOR DRAINAGE. SUBMITTALS MUST ALSO INCLUDE THE LOCATIONS OF THE HOUSE, DRIVEWAY, SIDEWALK, SWIMMING POOL, LANDSCAPE, BERMS, AND ANY ADDITIONAL STRUCTURES THAT WILL AFFECT THE ON-LOT DRAINAGE PLANS.

### **EXTERIOR WALL FINISH**

NO DWELLING OR ACCESSORY BUILDING CONSTRUCTED ON ANY LOT SHALL BE CONSTRUCTED WITH PLASTIC, ALUMINUM, OR COMPOSITION SIDING.

SAND OR SMOOTH STUCCO FINISHES ARE ENCOURAGED. LACE STUCCO FINISHES ARE PROHIBITED ON BUILDINGS.

THE USE OF UPGRADED WALL MATERIALS OR ACCENTS SUCH AS BRICK OR STONE ARE ENCOURAGED.

WALL MATERIALS, TEXTURES, DETAILING AND VISUAL CHARACTERISTICS SHOULD BE CONSISTENT FROM ONE ELEVATION TO THE NEXT AROUND THE ENTIRE PERIMETER OF THE HOME.

### **COLORS**

ALL COLORS THAT ARE VISIBLE FROM THE STREET, COMMON AREA OR NEIGHBORING LOTS ARE SUBJECT TO ARCHITECTURAL COMMITTEE APPROVAL. THE OBJECTIVE IS TO ADOPT A COLOR PALETTE THAT IS CONSISTENT WITH THE SETTING AND THE ENVIRONMENT IN WHICH THE HOME IS FOUND.

COLORS SHALL BE CONSISTENT FROM ONE ELEVATION TO THE NEXT AROUND THE ENTIRE PERIMETER OF THE HOUSE AND STRUCTURE.

ALL EXTERIOR BUILDING AND IMPROVEMENT COLORS SHALL HAVE A LIGHT REFLECTIVE VALUE (LRV) OF LESS THAN SEVENTY-FOUR (74) AND MUST BE APPROVED BY THE COMMITTEE. THIS INFORMATION IS AVAILABLE FROM MOST PAINT MANUFACTURERS. COLORS MUST BE OF PASTEL GRAYS. WHITES AND CREAMS OR EARTH TONES. NO BRIGHT OR GAUDY COLORS ARE PERMITTED. SUBDUED ACCENT COLORS MAY BE USED. SUBJECT

TO APPROVAL BY THE COMMITTEE. FLAT ROOFS MAY BE SURFACED WITH A MATERIAL WHICH DOES NOT CONTRAST WITH THE BUILDING WALLS OR MAY BE PAINTED TO MATCH THE BUILDING WALLS.

### **ROOF FINISHES**

ALL PITCHED ROOFS SHALL BE CONSTRUCTED WITH EITHER A CLAY, CONCRETE OR SLATE ROOF TILE THAT IS CONSISTENT WITH THE DESIGN AND COLOR OF THE HOUSE. ASPHALT SHINGLE ROOFS ARE PROHIBITED. ALL FLAT ROOFS MUST BE SCREENED WITH A PARAPET WALL UNLESS APPROVED BY ARCHITECTURAL COMMITTEE.

### **GARAGES**

ALL BUILDINGS SHALL HAVE AT LEAST ONE ENCLOSED TWO-CAR GARAGE EQUIPPED WITH AN AUTOMATIC GARAGE DOOR OPENER. GARAGE DOORS SHALL BE SET BACK FROM THE FACE OF THE EXTERIOR WALL A MINIMUM OF 12 INCHES. A THIRD GARAGE DOOR BAY MUST BE OFFSET FROM THE DOUBLE BAY A MINIMUM OF ONE FOOT.

NO DWELLING SHALL HAVE ITS GARAGE DOORS FACING THE STREET UNLESS AN EXCEPTION IS OBTAINED FROM THE ARCHITECTURAL COMMITTEE. THE GARAGE ENTRANCE MAY FACE THE ENTRY SIDE OF THE DWELLING OR THE SIDE LOT LINE.

NO CARPORTS SHALL BE CONSTRUCTION WITHIN THE SUBDIVISION.

### **SETBACKS**

NO BUILDING OTHER THAN THE AIRCRAFT HANGAR SHALL BE LOCATED ON ANY LOT NEARER THAN TWENTY (20) FEET FROM THE FRONT OR REAR LOT LINE. NO BUILDING OTHER THAN THE AIRCRAFT HANGAR SHALL BE LOCATED NEARER THAN TEN (10) FEET FROM ANY INTERIOR LOT LINES, NOR CLOSER THAN TEN (10) FEET FROM A SIDE LOT LINE ADJACENT TO A STREET. AIRCRAFT HANGERS MAY BE CONSTRUCTED UP TO THE SIDE AND REAR LOT LINES, EXCEPT OVER OR IN EASEMENTS. EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS PART OF THE BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANY OTHER LOT, OR CONFLICT WITH ANY CITY OF CHANDLER ZONING CODES.

### **DRIVEWAYS AND WALKS**

ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH CONCRETE OR BRICK PAVERS. STANDARD GRAY CONCRETE FINISHES ARE PROHIBITED. APPROVED DRIVE AND WALKWAY FINISHES INCLUDE COLORED PAVER, SALT FINISHED COLORED CONCRETE, BRICK INLAYS, EXPOSED AGGREGATE, ETC. THE DRIVEWAY SHALL BE NO WIDER THAN 18', IN THE FRONT 10' OF THE LOT

### **ANTENNAS**

THERE SHALL BE NO ROOF-MOUNTED ANTENNAS OR SATELLITE DISHES. ALL SATELLITE DISHES AND ANTENNAS VISIBLE FROM THE STREET OR NEIGHBORING LOT SHALL BE SUBJECT TO ARCHITECTURAL COMMITTEE APPROVAL.

### **NO FREE STANDING FLAGPOLES**

FREE STANDING FLAGPOLES ARE NOT ALLOWED ON ANY LOT IN STELLAR AIRPARK ESTATES II. DISPLAYING THE AMERICAN FLAG IS PERMITTED ONLY IF IT IS HUNG FROM A POLE BRACKET MOUNTED ON THE RESIDENCE. THE SIZE OF THE POLE AND THE FLAG AND THE LOCATION OF THE POLE AND FLAG MUST BE APPROVED BY THE COMMITTEE.

## **AC UNIT**

ALL AIR CONDITIONING, HEATING OR ENVIRONMENTAL ENHANCEMENT DEVICES SHALL BE MOUNTED AT GROUND LEVEL AND SPECIFICALLY NO UNITS OF MECHANICAL DEVICES OF ANY KIND SHALL BE LOCATED ON THE ROOF OF A HOME. ALL GROUND MOUNTED AIR CONDITIONING, HEATING OR ENVIRONMENTAL ENHANCEMENT DEVICES MUST BE SCREENED FROM THE STREET VIEW BY A MASONRY FENCE OR WALL AND MUST NOT BE VISIBLE FROM THE STREET OR NEIGHBORING LOT.

## **SOLAR DEVICES**

SOLAR ENERGY DEVICES MAY BE MOUNTED ON THE ROOF OF THE DWELLING PROVIDED THAT THE SOLAR UNIT IS FULLY SCREENED FROM VIEW TO THE FRONT, SIDE AND REAR SIGHT LINES OF THE LOT.

## **HANGAR DOORS**

HANGER DOORS MUST BE SCHWEISS OR WILSON BIFOLD DOORS. UNLESS A DIFFERENT DOOR IS APPROVED BY THE COMMITTEE.

## **PERIMETER WALLS**

ALL WALLS, INCLUDING FENCES SEPARATING FRONT AND BACK YARDS, SHALL BE A MINIMUM OF SIX (6) FEET AND MAXIMUM OF SEVEN (7) FEET, SHALL BE CONSTRUCTED ACROSS THE REAR AND SIDES OF EACH LOT AND SHALL BE CONSTRUCTED OF 8" THICK MASONRY BLOCK OR BRICK (NO 4" PILASTER FENCES ARE ALLOWED). IN ADDITION, THE FENCE FROM THE DWELLING TO THE SIDE LOT LINE OR IN THE CASE OF A CORNER LOT FROM THE DWELLING TO THE SIDE LOT LINE AND BACK TO THE REAR LOT LINE SHALL BE OF THE SAME ARCHITECTURAL STYLE AS THE HOUSE AND SHALL BE APPROVED BY THE ARCHITECTURAL COMMITTEE. ALL FENCES SHALL BE ERECTED PRIOR TO THE OWNER OF ANY LOT TAKING POSSESSION OF A RESIDENCE AND LOT.

ALL FENCES AND WALLS THAT CAN BE SEEN FROM THE STREET SHALL BE CONSTRUCTED OF SUCH MATERIALS TO MATCH TEXTURE AND COLOR OF THE HOMES EXTERIOR.

EACH LOT SHALL HAVE AT LEAST ONE DUSK-TO-DAWN AUTOMATIC LIGHT MOUNTED ON A COLUMN OR PILLAR NEAR THE DRIVEWAY ENTRANCE, WHICH INCLUDES THE ADDRESS OF THE DWELLING AND COORDINATES WITH THE ARCHITECTURAL STYLE OF THE HOME.

GATES SHALL BE CONSTRUCTED WITH HEAVY-DUTY STEEL JAMBS AND GATE FRAMES AND PAINTED TO MATCH THE ADJACENT FENCE. CEDAR OR REDWOOD SLATS IN GATES MUST BE SEALED TO PREVENT DETERIORATION.

## **TAXIWAY FENCING**

THE FENCES ALONG TAXIWAYS MUST BE CONSISTENT WITH THE PERIMETER FENCE FOR THE PROJECT CONSTRUCTED BY DECLARANT AND MUST COMPLY WITH THE SPECIFICATIONS SET FORTH ON THE TYPICAL TAXIWAY FENCE DETAIL.

## **POOLS AND SPAS**

ALL SWIMMING POOL AND SPA DESIGN MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE AND MUST MEET THE CITY OF CHANDLER AND MARICOPA COUNTY REGULATIONS.

## **BASKETBALL GOALS**

PERMANENT BASKETBALL GOALS AND POLES ARE PROHIBITED FROM ALL FRONT YARDS. PERMANENT BASKETBALL GOALS AND POLES IN REAR YARDS ARE SUBJECT TO ARCHITECTURAL COMMITTEE APPROVAL.

## **SIGNS**

NO ADVERTISING SIGNS SHALL BE DISPLAYED WITH THE EXCEPTION OF "FOR SALE" SIGNS NOT EXCEEDING 24" BY 36

ALL SIGNS MUST BE IN COMPLIANCE WITH CITY OF CHANDLER SIGN ORDINANCES.

## **LANDSCAPE GUIDELINES**

### **OVERVIEW**

STELLAR AIRPARK ESTATES II DEMONSTRATES A VERY LUSH AND GREEN LANDSCAPE CONCEPT. ITS GREEN AND COLORFUL THEME AND GRASS TRULY MAKES IT AN OASIS IN A DESERT VALLEY. ONE CAN OBSERVE IN THE COMMON AREA THE USE OF GRASS, DECIDUOUS AND NON-DECIDUOUS TREES, FLOWING SHRUBS AND SEASONAL PLANTS. THE RANGE OF PLANTS MAKES STELLAR AIRPARK ESTATES II UNIQUE AND OFFERS THE OWNER A WIDE SELECTION OF PLANTS, WHICH ARE COMPATIBLE WITH THE GREEN AND LUSH LANDSCAPE.

BECAUSE IT IS DIFFICULT TO LIST EVERY ACCEPTABLE PLANT MATERIAL, IT IS SUGGESTED THAT THE SELECTION OF PLANTS BE COMPATIBLE WITH AN OASIS CONCEPT AND NOT ROCK AND CACTUS.

PLANT MATERIALS THAT ARE NOT ACCEPTABLE UNDER ANY CIRCUMSTANCES ARE THOSE THAT ARE ILLEGAL, SUCH AS FRUIT-BEARING OLIVE TREES AND MULBERRIES (EXCEPT FOR ALREADY EXISTING VEGETATION).

### **PROHIBITED PLANT LIST**

THE FOLLOWING PLANTS ARE PROHIBITED AND MAY NOT BE PLANTED OR MAINTAINED ANYWHERE IN STELLAR AIRPARK ESTATES II DUE TO THEIR APPEARANCE. EXCESSIVE AMOUNT OF LITTER AND EVASIVE GROWTH:

- AFRICAN SUMAC (RHUS LANCEA)
- CAROB ( CERATONIA SILIQUA)
- COMMON BERMUDA GRASS (CYNODON DACTYLON)
- COTTONWOOD (POPULUS SPP.)
- SISSOO TREE
- EUCALYPTUS ( EUCALYPTUS SPP. EXCEPT E. MICROTHECA)
- FOUNTAIN GRASS (PENNISETUM SETACEUM)
- MEXICAN PALO VERDE (PARKSONIA ACULEATA)
- MULBERRY (MORUS SPP.)
- OLIVE (OLEA SPP. EXCEPT PATENTED FRUITLESS VARIETIES)

- ORNAMENTAL CITRUS (CITRUS AURANTIUM)
- SILK OAK (GREVILLEA ROBUSTA)
- WILLOW (SALIX SPG.)

❖ CITRUS TREES USED FOR FRUIT ARE ACCEPTABLE.

## REQUIREMENTS

THE FOLLOWING ARE MINIMUM REQUIREMENTS FOR ALL LOTS:

1. EVERY LOT SHALL BE REQUIRED TO PLANT A MINIMUM OF TWO 24" AND TWO 36" BOX TREES IN THE FRONT YARD.
2. FRONT YARD GROUND PLANE SHALL BE COVERED WITH A COMBINATION OF GRASS AND/OR LIVING MATERIAL FOR A TOTAL OF 80% COVERAGE AT MATURITY.
3. TURF PLACED WITHIN THE FRONT YARD SHOULD NOT BE LESS THAT 40% OF THE TOTAL FRONT YEAR AREA. ALL FRONT YARD TURF AREAS SHALL BE OVER-SEEDDED FOR WINTER LAWNS.
4. THE TURF SHALL BE PHYSICALLY SEPARATED FROM THE ADJACENT LANDSCAPE AREAS BY A MINIMUM 4-INCH WIDE LANDSCAPE HEADER SUCH AS BRICK OR CONCRETE. WOOD SHALL NOT BE USED AS HEADER MATERIAL. TURF WILL BE SEPARATED FROM ALL PERIMETER MASONRY WALLS BY A MINIMUM OF TWO FEET (NO WATER OVERSPRAY OR PONDING WILL BE ALLOWED TO HIT ANY PERIMETER MASONRY WALLS).
5. ALL LANDSCAPED AREAS SHALL BE COVERED WITH SOME TYPE OF PLANT MATERIAL OR OTHER MATERIAL SUCH AS GRANITE. NO EXPOSED DIRT AREAS WILL BE PERMITTED.
6. NO STATUES, DEPICTIONS OR ARTIFACTS WILL BE PERMITTED IN FRONT OR STREET SIDE YARDS.

EXTERIOR LANDSCAPE ACCENT LIGHTING IS ENCOURAGED BUT MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE.

DECORATIVE WALLS (FREE-STANDING WALLS) SHALL NOT EXCEED 4'-0" IN HEIGHT AND MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE BACK OF CURB. HEIGHT IS MEASURED FROM FINISH GRADE ALONG THE EXTERIOR SIDE (STREET SIDE) OF THE WALL. THE LIGHTED COLUMN REQUIRED UNDER STELLAR AIRPARK ESTATES II CC&R'S MAY BE HIGHER THAN FOUR FEET IF APPROVED BY THE ARCHITECTURAL COMMITTEE.

RETAINING OR RAISED PLANTER WALLS SHALL BE PROPERLY MOISTURE-PROOFED TO AVOID UNSIGHTLY WATER STAINING.

ALL LANDSCAPING MUST UTILIZE AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. SPRAY IRRIGATION SHOULD BE LIMITED TO TURF AND FLOWERBEDS. OVERSPRAY RUNOFF ONTO THE STREET OR NEIGHBORING PROPERTY IS PROHIBITED.

## DRAINAGE

ALL LOTS ARE DESIGNED AND ENGINEERED FOR DRAINAGE. ANY ALTERATION TO EXISTING GRADING MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF CHANDLER ENGINEERING DEPARTMENT AND THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION.



## **CONSTRUCTION REGULATIONS**

### **TRASH**

ALL TRASH MUST BE PLACED IN A TRASH CONTAINER AND THE CONTAINER MUST BE EMPTIED ON A REGULAR BASIS. AT THE END OF EACH WEEK, THE BUILDER SHALL CLEAN THE CONSTRUCTION SITE. TRASH AND DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE. LIGHTWEIGHT MATERIAL, PACKAGING AND OTHER ITEMS SHALL BE COVERED OR WEIGHTED DOWN TO PREVENT THEM FROM BEING BLOW OFF THE CONSTRUCTION SITE. BUILDERS ARE PROHIBITED FROM DUMPING, BURYING, OR BURNING TRASH ANYWHERE IN THE STELLAR AIRPARK ESTATES II. DURING CONSTRUCTION, EACH SITE SHALL BE KEPT NEAT, CLEAN AND PROPERLY POLICED TO PREVENT IT FROM BECOMING A PUBLIC EYESORE. IN THE EVENT THE ASSOCIATION IS REQUIRED TO CLEAN UP THE LOT AND SURROUNDING AREA, THE LOT OWNER SHALL BE CHARGED.

### **SANITARY FACILITIES**

EACH BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SANITARY FACILITIES FOR HIS CONSTRUCTION WORKERS. PORTABLE TOILETS OR SIMILAR FACILITIES SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE AS APPROVED BY THE ARCHITECTURAL COMMITTEE AND MUST BE CLEANED AND EMPTIED NO LESS THAN ONCE PER WEEK.

### **PARKING**

PARKING LOCATIONS FOR VEHICLES AND MACHINERY SHALL BE LIMITED TO STREET AND SUBJECT LOT OR DRIVEWAY FOR EACH PROJECT UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE. CONSTRUCTION DUMPSTERS SHALL BE PARKED ON THE SUBJECT LOT. UNDER NO CIRCUMSTANCES IS ANY STORAGE OR PARKING ALLOWED ON NEIGHBORING LOTS. ALL VEHICLES SHALL BE PARKED SO AS NOT TO INHIBIT TRAFFIC.

### **DUST AND NOISE**

THE BUILDER AND OWNER SHALL BE RESPONSIBLE FOR CONTROLLING DUST, NOISE AND MUSIC FROM THE SITE. THIS INCLUDES EXCESSIVE DIRT ON THE STREETS WITHIN STELLAR AIRPARK ESTATES II.

### **O.S.H.A.**

ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ACT COMPLIANCE) REGULATIONS AND GUIDELINES MUST BE STRICTLY ENFORCED AT ALL TIME.

### **CONSTRUCTION TIME**

ALL CONSTRUCTION ACTIVITY MUST BE COMPLETED WITHOUT INTERRUPTION AND WITHIN A REASONABLE TIME PERIOD. UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE, HOMES MUST BE COMPLETED WITHIN 12 (TWELVE) MONTHS OF THE FOOTING BEING DUG AND LANDSCAPING MUST BE COMPLETED WITHIN 90 DAY OF DWELLING COMPLETION (DATE OF CITY FINAL APPROVAL OR OCCUPANCY CERTIFICATE).

### **COMPLIANCE DEPOSIT**

PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE OWNER SHALL DEPOSIT WITH THE HOMEOWNERS ASSOCIATION A COMPLIANCE DEPOSIT IN THE AMOUNT OF \$5,000.00. THE DEPOSIT SHALL BE RETURNED TO THE OWNER UPON COMPLETION OF ALL APPROVED CONSTRUCTION, INCLUDING HOUSE, LANDSCAPING, POOL, ETC.