

**SUNRISE CANYON**  
**ARCHITECTURE DESIGN REFERENCE**  
**EFFECTIVE JUNE 2023**

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## INTRODUCTION

The primary responsibility of the Architecture Committee (AC) is to preserve the appearance of **Sunrise Canyon (SC)** consistent with the standards originally established by Fairfield, the developer. This responsibility is expressed in this Architecture Design Reference (ADR). The authority for the AC to adopt and ensure compliance with the rules and guidelines in the ADR is derived from the CC&Rs.

A second responsibility is to ensure all projects have minimal impact on neighbors, which is expressed in our **Good Neighbor Policy**, and is designed to promote good quality of life and a caring community.

**Good Neighbor Policy:** Sunrise Canyon's HOA strives to promote direct communication with all neighbors who may be impacted by any exterior or internal project, and keep those neighbors informed both before and during a project. This policy will promote good neighbor relations and a caring community. The most effective way to prevent conflict is for neighbors to talk directly and resolve differences through communication and negotiation.

The Architecture Committees goal is to retain consistency throughout the SC neighborhood while allowing for individual choice and expression of individual style and selection by homeowners when undertaking home improvements. Following the ADR preserves the quality of our houses and enhances property values making an outstanding community where our homes are a sound investment.

This Architectural Design Reference was created by researching several nearby Fairfield communities' architectural guidelines and rules and regulations, with a range of higher price to medium price home valuation.

## RENTAL HOMES:

It is the responsibility of Sunrise Canyon homeowners who rent or lease their property to make sure the renter and/or property manager has a copy of this document and that they abide by the rules and regulations set forth herein.

## **Mission Revival Architecture**

The traditional SC look is derived from Mission Revival Architecture. Key characteristics of this architectural style are:

- Ramadas with broad overhanging eaves
- Exposed rafters
- Low-pitched tile roof
- Adobe/slump block brick
- Roof parapets
- Arched entries
- Restrained architectural elements of tile, iron and wood.

## **SC Look and Feel**

Maintains traditional Mission Revival Architecture characteristics as described above.

The ADR is a guide to the maintenance, repair, and remodeling of homes within SC. While not entirely inclusive, the ADR was developed by the AC with approval by the Board of Directors and in accordance with the CC&Rs and should be used as a manual while planning any project.

The ADR includes:

- Rules and guidelines for homeowners and their contractors
- Information about projects requiring approval
- Steps for obtaining approval
- Materials and color selection for construction, repairs, and remodeling projects
- Routine, street-view home inspections
- Resale inspections (RSIs) of homes prior to sale and/or change of ownership
- Resolving disputes with neighbors relating to architecture issues

## **HOMEOWNER RESPONSIBILITIES**

- \* Complying with the CC&Rs, and the current ADR, including the Paint and color chart. (see addendum for color chart)
- \* Consulting with the AC if there are questions. The AC offers guidance and answers questions to facilitate homeowners' compliance with the above.
- \* Ensure that contractors comply with SC regulations for remodeling projects.

## **PROJECTS**

There are two types of projects: Approval not required and Approval required.

### **Approval not Required**

AC approval is not required for:

1. External repainting or touch-up providing approved paint colors are used.
2. Repairs to windows, sliding doors or standard door repairs.
3. Utility repairs or replacements
4. Exterior lighting fixture repair
4. Approval is not required for interior remodeling projects

### **Approval required**

1. Any project that visibly changes, enhances and/or embellishes the exterior of the house requires approval.
2. The use of dumpster on site for remodeling: NOTE: dumpsters on site must be placed in homeowner's driveway. Dumpsters in driveway are limited to four weeks. The AC Committee must be contacted if a time extension is required.

## **OBTAINING PRIOR APPROVAL**

All owners shall be required to obtain the approval of the Architecture Committee prior to making any improvements, including but not limited to, wall modifications, porch enclosures, awnings, swimming pools, hot tubs or spas, driveways, walkways, and wrought iron works, whether such improvements be initial improvement or later alterations, modifications or other changes.

## **ITEMS REQUIRING APPROVAL**

**SIDEWALKS:** A sidewalk (i.e., concrete walkway parallel to the street) fronting the house is the responsibility of the HOA. The HOA is responsible for maintaining and repairing the sidewalk. The HOA also has responsibility for the driveway apron (the section of the sidewalk that connects with the driveway to the road) unless that section is damaged due to actions of the homeowner or contractors hired by the homeowner. Any defects (buckled, offset, broken, cracked and/or otherwise degraded sidewalk sections, especially if such defect may constitute a safety hazard) should be reported to the HOA.

**HOME WALKWAYS:** The walkway is the path from the driveway to the front gate or wall. Any change requires approval.

**SURFACE OR DECOR TILES OR FLAGSTONE:** Material, size and color to be specified prior to installation.

**DRIVEWAYS:** The repair and maintenance of the driveway is the responsibility of the homeowner. For houses without a sidewalk in the front of the house, this includes the entire driveway from the garage to the curb. For houses with a driveway in front, the homeowner is responsible for the driveway except for the apron as described above.

Driveways will be classified as defective and requiring repair or replacement when one or more of these criteria are identified:

- \* There is significant displacement of a slab that could cause a safety hazard.
- \* A significantly cracked slab with loose pieces is defective.
- \* A cracked slab that has maintained its integrity is generally not defective.

**EXTERIOR WINDOW FRAMES, AND SLIDING DOORS:**

Approval is required for metal frame color before replacing sliding doors and/ or windows. In the event an exact original dark bronze match is not offered by the manufacturer, the homeowner must make a good faith effort to get as close as is available. No approval is required for interior frames.

**EXTERIOR LIGHT FIXTURES/SCONCES:**

Approval is required when adding and/or replacing exterior light sconces (light attached to exterior walls)

**POST LAMPS and POLES:**

Approval is required when replacing the front post lamp and/or the pole on which the lamp sits.

**ENCLOSING RAMADAS or ATRIUMS:**

Approval is required for enclosing these spaces. As each is unique, a drawing of the exterior (an elevation drawing) and a photo is to be included showing the view from the street and how it will impact the house as well as the floor plan of the new area.

**WALLS:** Changing height requires approval. Photos of current wall height and increase in height desired must be submitted. Bricks must match current bricks as closely as possible. Gate replacements or new gates in wall must also be submitted for approval as well as placements of gate.

**RAILINGS:** Including safety railings and fencing at top of walls or another exterior placement. All require approval.

**PERMANENT OUTDOOR GRILL ENCLOSURES:** Plans for construction of grill enclosures are to be submitted for approval. The design may not obstruct neighbors view or change exterior structure, including walls, in any significant way.

**CORBELS** (at end of ramada beams) Every effort must be made to preserve in original form if possible. Regular maintenance, ie, painting will help with this. Modifications or repairs require approval.

**SCUPPER REPLACEMENTS WITH CONVENTIONAL GUTTERING:**  
The scuppers are an integral part of our Mission Revival Architecture. If you do feel it is necessary to replace one or more of these with conventional guttering, approval is required. Request shall include photo of scupper to be replaced, reason for replacement, and photo of new guttering system. The color of this guttering shall match any structure that it surrounds.

**AWNINGS, SHADE SAILS, EXTERIOR ROLLINGS SHUTTERS:**  
Manufacturer specifications, color, location on lot, and size to be specified when submitted for approval.

**WATER FEATURES (SWIMMING POOL, HOT TUBS, FOUNTAINS, POOLS)**  
Approval is required for installation, removal, filling and/or complete or substantial partial draining of swimming pools or hot tubs and installation of all other water features (including but not limited to large fountains, ponds, decorative pools, etc.)

Any draining of pools, hot tubs or fountains shall not erode or kill plants in Common Areas. See the Pima County website “Draining Your Swimming Pool & Spa Guidelines”

**RAINWATER COLLECTION SYSTEMS:**  
Plans must be submitted. Any collection system will blend aesthetically with surroundings of home.

#### WATER SOFTENERS:

Approval is required before replacement of existing **outside** water softeners. Water softeners are to be located in the house, garage, or the mechanical room (water heater closet). Homeowners who are replacing existing outside water softeners are to relocate them inside the house, garage, or mechanical room.

#### SOLAR PANEL/PHOTO VOLTAIC ARRAYS:

All photovoltaic (PV) arrays are to be submitted for approval. Solar panels are to be installed on the flat portion of the roof only. **NO PANELS ARE TO BE PLACED ON TILE ROOFS.** The vendor is required to specify the height of the array in relation to the existing parapet of the flat roof. Arrays are not to be seen from the street, if possible. All wires are to be brown/orange; conduits and ancillary electric boxes are to be painted Flagstone (color of stucco walls.)

#### FLAG POLES:

Approval is required. Flags displayed outside of walled property will be mounted off the side of garage opposite wall light and mounted from a flag mounting bracket. Flags mounted on a pole will be installed inside the adobe block wall surrounding the property. Flagpoles are limited in height to 12 to 15 feet in height. The flag flown should not be larger than 3 feet by ~~four~~ feet in size.

#### STRUCTURAL ACCENTS OUTDOORS: (PERMANENT DECOR WITH SUBSTANTIAL VISUAL IMPACT):

Photo of the planned decorative item to be submitted with project application.

#### PERMANENT STRUCTURES PLACED ON PROPERTY REQUIRES APPROVAL:

This includes, but is not limited to, large art installations, TV screens, dog runs, bird aviaries, animal enclosures, or any structure that may negatively impact the beauty of the neighborhood or your neighbor's view.

#### UTILITY BOXES AND ELECTRICAL BOXES:

Ideally these would be painted to blend in with the background upon which these are affixed to give a more cohesive and finished appearance. However, this will be left to owner's discretion at the present time.

#### EXTERIOR LIGHTING GUIDE:

Approval is required for replacement of existing outdoor light fixtures, including front lamp post. Please consider the following when selecting replacement or additional lighting.:

- \* select a fixture compatible with Sunrise Canyon's Mission Revival Architectural style.
- \* When replacing or adding outdoor light fixtures, select new fixtures that match or compliment the color and style of existing outdoor light fixtures to maintain a consistent look and feel to the overall lighting of the property.
- \* Ensure that your outdoor lights are at the lowest possible lumen (brightness) level that still provides adequate lighting.
- \* The lights should be oriented in a way that does not reflect into neighbor's yards or up at the night sky.
- \* Because SC does not have streetlights, residents are required to **leave the front lamp post on from dusk to dawn**. This is for neighborhood nighttime security and safety lighting.

#### DARK SKY POLICY:

Tucson night skies are valued by astronomers and have been designated by the International Dark Association and Pima County Outdoor Lighting Code as an area where **residents must not radiate or reflect excessive light into the night sky**. Additional information is available from the International Dark Sky Association at <http://www.darksky.org>.

#### **APPLYING FOR PROJECT APPROVAL**

A complete Project Application Form is to be submitted. The following items should be included with the application:

- \*\* drawings and/or photos that give an accurate and complete overview of the project, if applicable:
  - 1) Floor plans
  - 2) An elevation drawing which shows how the project will look when viewed at eye level
  - 3) Manufacturer's photo and specifications if applicable.
- \*\*planned ADR-compliant colors
- \*\*materials to be used



Submissions should be made to the SC Architecture Committee via email to gailseale1@gmail.com or first class mail to Gail Seale, Architecture Committee Chair, 5378 N Strada de Rubino, Tucson, AZ, 85750. The Architecture Committee will respond within 30 days, but with email the response is usually faster. Additional information (and/or a site visit by an AC member) or clarification will be requested of the homeowner if needed.

## **EXTERIOR HOME INSPECTIONS**

Exterior home inspections will take place approximately every four months. This is an assessment from the street view only. AC members check for noncompliant items and/or exterior maintenance issues. Findings are documented, and a request is made to correct any problems within a reasonable time.

The AC also may conduct an inspection as part of the process in resolving formal homeowner complaints. See Good Neighbor Policy, page 2.

If a homeowner receives a letter regarding any of the following items, please let the Architecture Committee know your plans to correct said item within 10 days notice. Depending on the complexity of the issue needing correcting, the homeowner will have either 30 days to correct, or a reasonable time extension if requested and deemed necessary.

- \* House needs to be painted completely/or areas of concern to be addressed.
- \* Un-approved paint colors.
- \* Stucco damage to include cracks and mildew or discoloration.
- \* Garage door needs to be replaced.
- \* Garage door and/or surrounding trim need to be painted the same color.
- \* Front door or security screen needs painting or repair.
- \* Perimeter wall needs repair.
- \* Lamp post needs painting/or new lamp.

- \* Gate needs painting or repair.
- \* Roof tiles missing/dislodged or damaged.
- \* Mildew needs to be removed from\_\_\_\_\_.
- \* Sidewalk is lifting and needs to be repaired.
- \* Driveway is lifting and needs to be repaired.
- \* Unauthorized free standing structure.
- \* Any unapproved construction or addition.
- \* Other architectural violations/issues.

Thank you for your efforts to maintain and enhance the appearance of our neighborhood. Together we can insure that Sunrise Canyon remains a desirable community to live in.

## **RESALE INSPECTIONS**

Arizona law requires that homeowners notify the HOA when listing their property for sale. The law requires that the HOA determine whether any alterations or improvements that violate the CC&Rs have been made. This includes paint colors that deviate from approved AC and Board of Directors colors. If any violations are found, the seller is required to correct said violations prior to the close of escrow. ~~After it is determined that a seller is in compliance, the SRC Board will send a letter of of compliance to the title company which then allows the the property to enter escrow.~~

**ADDENDUM:  
COLOR CHART**

