

ARCHITECTURAL REVIEW COMMITTEE PROCEDURES AND GUIDELINES

Ahwatukee Board of Management, Inc.



The Ahwatukee Board of Management (“ABM”) Architectural Guidelines apply to all lots which do not have a sub-association. Architectural Guidelines are applicable *in addition* to Covenants Conditions and Restrictions (CCRs) and Rules. Architectural Guidelines provide general information for any exterior home modification, improvement, reconstruction or destruction, or maintenance which may be visible from the street or neighboring properties. Members of the Architectural Review Committee (“ARC”) are appointed by the ABM Board of Directors and make decisions based on guidelines established by the Board of Directors. The guidelines provide general criteria for reference purposes and shall not represent an approval or denial of any project. All approvals or denials shall be in writing. Submission for approval to the ARC is always required before any work may commence. Decisions include, but are not limited to, restrictions or requirements contained herein. Cooperation on the part of all residents in following these rules will continue to make the community aesthetics more pleasing and living in the homeowners association more enjoyable.

**AHWATUKEE BOARD OF MANAGEMENT
ARCHITECTURAL REVIEW COMMITTEE PROCEDURES AND GUIDELINES
AMENDED AND RESTATED November 19, 2025
EFFECTIVE December 17, 2025**

AUTHORITY

Article IV, Section 2, Powers and Duties, of the By-laws states:

“The powers of the Board of Directors shall include, but not be limited to, all of the rights and duties of the Board of Directors as set forth elsewhere in these Bylaws and the Articles of Incorporation, and in the Covenants, Conditions and Restrictions applicable to the property described in Article II above, and shall also include the power to promulgate such Rules and Regulations pertaining to such rights and duties as may be deemed proper and which are consistent with the foregoing. The Board of Directors may delegate such duties as appear in the best interests of the Corporation and to the extent permitted by law.”

Article V, Section 4, President, of the By-laws states:

“The President shall have the power to appoint committee from among the members from time to time as he/she may in his/her discretion decide is appropriate to assist in the conduct of the affairs of the Corporation.”

“The President, with input from the Board of Directors, shall appoint a minimum of three (3) members with a maximum of seven (7) members to serve on the Architectural Review Committee (ARC). If the Committee is comprised of an even number of members, the Executive Director will exercise a vote in the event of a tie. The Committee will function within the parameters established under the guidelines.”

PURPOSE: The purpose of the ARC is to ensure a fair and consistent application of the Committee’s guidelines while protecting aesthetic quality within the neighborhood.

SCOPE: Any proposed project must be compatible with the design characteristics of the property itself and adjoining properties within the same sub-division. The Committee will take into consideration the entire property, from roof to landscaping, when reviewing a project, and/or materials used. Additionally, new developing products (i.e., garage doors, windows, facades) may be considered. Compatibility is defined as harmony in style, design, scale, materials, color and the original intent of the developed master plan.

In the event that you have architectural control through a sub-association, their guidelines will take precedence.

AWNINGS

Awnings shall be permitted with ARC approval. The awning size, shape, fabric color, pattern and method of attachment shall be in harmony to ensure consistent visual aesthetics within the subdivision.

Submittal requirements:

- Photo/image of house to show the location of the awnings
- Fabric swatch, photo or brochure to show the color and style
- Dimensions of the awning
- Method of attachment

ELEVATED DECKS

Front yard and rear yard elevated decks may be allowed at the sole discretion of the ARC. Rear yard decks may require neighbor input with respect to impact on privacy or view obstruction. The ARC may use such input in determining approval or disapproval of the deck.

Submittal requirements:

- Plot plan/Google maps image to show the location of the deck
- Dimensions of the deck
- Dimensions to the side and back property lines for rear yard decks
- Drawing/brochure to show the style of the deck to include material and color

FENCES

Walls and fences are to be repaired, replaced or installed with ARC approval. Walls and fences shall satisfy all ABM setbacks and lot coverage requirements. No new chain link or wood fencing shall be permitted. Walls and fences shall further be designed to maintain a uniform appearance with the existing wall or fence and shall not exceed (6) feet in height from developer grade. Existing fences bordering the golf course must be kept in compliance with the Declaration of the applicable subdivision, the Rules and Regulations, and the ARC Guidelines. New fences must be installed on the property line, with neighbor approval. ABM will contact the applicable neighbor(s) for consent.

Submittal requirements:

- Plot plan/Google maps image to show the location of the existing wall, proposed wall or proposed alterations to the existing block wall
- Material must be beige block
- ABM will contact all applicable neighbors to obtain written consent

FLAGPOLE

Flagpole shall be permitted with ARC approval. Homeowners may install (1) flagpole and display (1) American flag. In accordance with state law (A.R.S. §33-1808), homeowners may also display additional protected flag(s). Flags shall be maintained in good condition at all times and must be reasonable in size (i.e., 3 by 5 feet) or as otherwise determined by the ARC. Flagpole shall not exceed (20) feet in height, measured from developer grade. The Federal Flag Code shall apply. All pole ropes shall be properly affixed to prevent excessive noise.

Submittal requirements:

- Plot plan/Google maps image to show the location of the flagpole
- Dimensions and color of the flagpole

GATES

Gates (ornamental or otherwise) shall be installed or replaced with prior ARC approval. Gates shall be constructed of metal, with wood/composite slats. Wood shall be stained a solid natural wood color or painted to match the exterior body or trim of the home, so as to achieve a uniform appearance. Maximum width no wider than 10 feet. No separate man gate and extended gate on one side of the house. Any area to be paved in front of a proposed extended gate needs to compliment the landscaping and is subject to ARC approval. No more than 4" spacing between the ground and the bottom of the gate. Gate to be the same height as the fence. No raw, unstained/unpainted wood shall be used.

NOTE: Approval of an oversized gate DOES NOT constitute approval for recreational or utility vehicles to be stored behind the gate.

Submittal requirements:

- Plot plan/Google maps image to show the location of the gate
- Photo/webpage/brochure showing the style of the gate to include the color and dimensions

GOLF COURSE NETTING

Golf Course Netting shall be installed or replaced with prior ARC approval with the following restrictions:

- Poles for single story homes to be 18' – 21' in height; linear length to be determined by the area to be protected, typically 40'
- Horizontal pipe is required above and below the netting for stability. Footing size varies depending on height of pole (single vs. two story house)
- Netting color to be black and installed at a diagonal weave (diamond shaped); poles to be tan or black.

Submittal requirements:

- Plot plan/Google maps image to show the location of the golf course netting
- Photo/brochure showing the color of the netting and poles
- Dimensions of the netting and poles

HARDSCAPE, DRIVEWAY EXTENSION & YARD ORNAMENTATION

Hardscape: Hardscape includes but is not limited to; courtyard, patio area, decorative walls, walkways (pavers or concrete), exterior fireplaces, planters and the like.

Submittal Requirements:

- Plot plan/Google maps image to show the location of the hardscape
- Dimensions of the hardscape
- Material to include type, color and/or pattern

Driveway Extension: Driveway width extensions may be permitted with prior written ARC approval. The extension may be on only one side of the driveway or added to the left and right sides with committee approval with the below restrictions. Isolated “tire tracks” are not allowed.

- Entire Driveway total width not to exceed:
 - 2 car garage (24) feet maximum if a contiguous surface walkway has been approved
 - 3 car garage (33) feet maximum if a contiguous surface walkway has been approved
- No more than 30% of the front yard area (irregularly shaped lots considered on a case by case basis) may be covered with hardscape elements (i.e., pavers, concrete, etc.)
- Driveway extension must maintain a landscape setback of (3) feet from the property line (i.e., plantings, rock, granite, ground cover or grass)
- Extension of the driveway toward the front of the house shall not exceed past the plane of the garage.
- Walkways to a front door or side gate may extend past the plane of the garage if approved.
- For irregular shaped lots (i.e., cul-de-sac, corner lots, etc.) criteria will be reviewed/approved on a case by case basis

Submittal Requirements:

- Plot plan/Google maps image to show the dimensions of the hardscape
- Plot plan/Google maps image to show the front yard area
 - Front Yard Area: depth measurement from inside edge of sidewalk to the block wall return, width measurement property line to property line or for corner lots measure inside edge of sidewalk to the property line.
- Material (type, pattern, and color) to be used in the construction of the driveway extension.

Yard Ornamentation: Yard ornamentation includes but is not limited to; landscape art, sculptures, swings, “collections,” wall hangings, pots and tubs, driftwood, fountains, birdbaths and the like. Yard ornamentation visibility includes that which is visible from the street, neighboring lots, golf courses and public space. Yard ornamentation shall be kept to a minimum in size and quantity and kept in good repair at all times. The approval or disapproval of decorative landscaping shall be at the sole discretion of the ARC.

Submittal Requirements:

- Plot plan/Google maps image showing the location of the yard ornamentation
- Dimensions and photo of the yard ornamentation

LIGHTING

Security Lighting

Security lighting directed toward the street, side or back yard areas is not allowed unless the light fixtures are mounted on the home in an inconspicuous fashion and are required to be aimed or shielded so as to minimize glare and light exposure that could be visible from neighboring properties, streets or common areas. Security lights must be controlled with motion activated switches only. Individual lamp brightness shall not exceed 2600 lumens (150W incandescent lamp or equivalent). Bulbs must be a shade of white. Colored bulbs are not allowed.

Street Visible Accent Lighting: Non-holiday and non-security lighting, including string lights, used to accent architectural or landscape features, or to provide patio area illumination, may be added to the street-facing side(s) of a property only if the lights, fixtures, and wiring are mounted on a structure in an inconspicuous fashion. All fixtures must be aimed or shielded to minimize glare and light exposure that could be visible from streets and neighboring properties. String lights installed in the back yard that are not affixed to the home (i.e., along the patio roof line) must be mounted securely on firmly anchored poles at a height not to exceed 8 feet, the poles must set back at least 5 feet from the backyard or side walls. String lights mounted to the backyard wall should be placed just below the top of the wall to minimize glare directed to neighboring properties. Outdoor lighting should use bulbs that are a shade of white. Any use of colored lighting for accent purposes should be minimal, muted, tasteful, and compatible with the scheme of the home. Placement and amount of colored lighting are subject to the discretion of the ARC so as to ensure that the lights are harmonious to the neighborhood. Multi-colored accent lighting is not allowed as part of long-term or permanent installations.

Submittal Requirements:

- Plot plan/Google maps image to show the location of the lights and anchor poles to include the dimensions to the property line (in the case of string lights)
- Voltage
- Material of posts, dimensions and color (in the case of string lights)

MINI-SPLIT A/C UNITS

Mini-split units visible from the street or neighboring properties may be permitted with prior written ARC approval. The unit must be ground mounted and screened from view by appropriate screening or substantial plants that screen throughout the year. All conduit must be painted to match the surrounding paint colors.

Submittal requirements:

- Plot plan/Google maps image to show the location of the Mini-split unit
- Brochure/webpage to include the dimensions and color of the screen
- Description of the plants to screen throughout the year

PAINTING

All painting requests, whether using existing or new paint colors, must be submitted for review and approval prior to painting. A homeowner has the option of choosing paint colors from the ABM color palette, choosing paint colors outside of the color pallet or providing an address to verify the paint colors. The ABM color pallet is available to view on the ABM website (www.ahwatukeehoa.com), in the office or check out a color palette book for up to seven (7) days. All exterior paint must be flat or satin finish. The ARC may request a sample of the submitted colors to be painted on the house for the committee to view.

Submittal Requirements:

- Complete the Paint Application to specify which areas of the house will be painted the body, trim or accent paint color
- If choosing paint colors outside of the color pallet, (4) paint sample sheets must be included for each paint color (body, trim and/or accent)

PLAY STRUCTURES-Basketball goal, swing set, play structures, trampolines

Basketball Goals: Basketball goals and backboards that are installed in the ground are defined as “permanent.” “Moveable” basketball goals fall under the same requirements as permanent goals and are permitted in backyards and side yards. Basketball goals and backboards shall not be attached to any dwelling, installed to face the street, placed on the sidewalk or in the street. All parts of the basketball goal must be kept in good repair at all times.

Submittal requirements:

- Plot plan/Google maps image to show the location of the basketball goal
- Brochure/photo showing the material to include color

Swing sets: Swing sets shall be permitted in the rear yard of a lot with ARC approval provided that the highest point of such swing sets shall not be more than ten (10) feet in height from developer grade. All parts of the swing set must be kept in good repair at all times. Placement is restricted to applicable CCR setback and lot coverage requirements.

Submittal requirements:

- Plot plan/Google maps image to show the location of the mobile swing set
- Brochure/photo showing the material to include color
- Dimensions of the mobile swing set to include dimensions to the property line

Play structures: Permanent play structures shall be permitted in the rear yard of a lot with ARC approval; provided the play structure does not intrude upon the privacy of the neighboring lots, the highest point of the structure is not more than ten (10) feet in height from developer grade, and the deck of the structure is not more than seven (7) feet in height from developer grade. Permanent play structures shall satisfy CCR setback and lot coverage requirements. Permanent play structures shall be in good repair at all times. Canopies on structures must be submitted for color and design approval.

Submittal requirements:

- Plot plan/Google maps image to show the location of play structure
- Brochure/photo showing the material to include color of the structure and any visible canopy
- Dimensions of the play structure to include dimensions to the property line

Trampoline: A trampoline shall be permitted in the rear yard of a lot with ARC approval provided the highest point of the structure is no more than ten (10) feet in height from developer grade and no closer than ten (10) feet from the rear and/or side property lines. The ARC may require written consent from the neighboring lots regarding the placement of the structure, so as to not impact on the neighbors' privacy and view. The ARC may utilize the information obtained from the neighboring lots in determining whether or not to approve or disapprove the structure or to require the homeowner to take action to lessen the impact upon the neighboring lots (i.e., requiring the structure to be screened by landscape materials at the applicant's expense). Netted trampoline structure poles shall be muted in color, i.e., beige, tan or gray, and the structure shall be kept in good repair at all times (i.e., free of tears or damage to the netting and no significant fading).

Submittal requirements:

- Plot plan/Google maps image to show the location of the trampoline
- Brochure/photo showing the material to include color
- Dimensions of the trampoline to include dimensions to the property line

RAIN GUTTERS

Rain gutters are allowed with ARC approval. Rain gutters and downspouts must be painted to match the surrounding paint color.

Submittal requirements:

- Photo showing the location of the rain gutters and downspout placement

ROOF

Roof replacement must be approved prior to installation. Roof shingle colors must be gray, white, tan or brown.

Submittal requirements:

- Manufacture name and color name of the shingles
- Roofing Company's name and contact information

ROOM ADDITIONS/PATIO COVER/PATIO ENCLOSURE

Room additions: Room additions are allowed with prior ARC approval. All additions shall conform to ABM documents to include CCRs, Rules and Guidelines. It is the homeowner's responsibility to ensure compliance with all City of Phoenix zoning ordinances and building codes. All material must match the existing structure for texture, paint, ridgelines, hips and coverings. Roofs must have a minimum pitch of 3/12. Shed roof (single pitch) designs shall not be permitted. A single story home may not be modified to add a second story.

Patio cover: Patio covers may be permitted with prior ARC approval. Patio covers shall conform with ABM documents to include the CCRs, Rules and Guidelines. All material must match the existing structure for texture, paint, and roof color and shall be designed to maintain a uniform appearance with the existing dwelling. Shed roofline (single pitch) patio covers may not be built onto an existing patio cover.

Submittal requirements:

- Plot plan/Google maps image to show existing of the patio cover and the proposed patio cover
- Drawings/brochure showing the patio cover style, material, color and dimensions

Patio Enclosures: Patio Enclosures are allowed with prior ARC approval. All patio enclosures shall conform to ABM documents to include CCRs, Rules and Guidelines. It is the homeowner's responsibility to ensure compliance with all City of Phoenix zoning ordinances and building codes. All material must match the existing structure for texture, paint, and roof color.

Submittal requirements:

- Plot plan/Google maps image to show the location of the room addition
- Building plans to show dimensions, material, color, elevation drawings, setbacks, etc.

SHADE STRUCTURES

Gazebo and other Shade Structures: A gazebo or other open-sided permanent shade structure for recreation purposes may be permitted with prior written ARC approval. Qualifying structures must satisfy ABM setback and lot coverage requirements and be placed in the rear yard of the lot so as not to substantially obstruct the view from adjacent homes. The size and location of the structure are subject to ARC approval to ensure the structure is proportional to the size of the lot. Structures are to be made from metal, block, wood, or composite wood only. Roofing materials such as galvanized unpainted metal panels or plastic corrugated panels are substandard and shall not be permitted. Absent a recorded CCR amendment, the maximum height for any such structure is limited to (10) feet and (10) inches from the developer grade to the highest portion of the structure. Shade structure deck height cannot exceed (1) foot from the developer grade. The color of the major structural elements, particularly the roof panels or other covering materials, must be painted in the muted tones approved in writing by the ARC. No raw, unpainted materials shall be used in exposed elements of the final structure. If lighting is to be installed on the shade structure, it must be included in the shade structure application.

Submittal Requirements:

- Plot plan/Google maps image to show the location of the shade structure
- Brochure including structure dimensions, distance to the property line, material, and color
- Photo/webpage of lights to be installed if applicable
- Location of lights and how affixed to the structure if applicable

Fabric Shade structure: Fabric Shade structures, sun sails, etc., may be permitted with prior written ARC approval. The fabric/sail must be anchored properly, preferably to anchor poles secured by concrete. Anchor poles installed in the rear yard must be located at least five (5) feet from the property line and shall not exceed eight (8) feet in height above developer grade. Anchor poles installed in the rear yard adjacent to the home shall not exceed ten (10) feet in height above developer grade.

Submittal Requirements:

- Plot plan/Google maps image to show the location of the fabric shade structure
- Photo/webpage showing the color of the fabric and poles
- Dimensions of the fabric, poles, and the distance between the structure and the block wall

SHED

A shed may be permitted in the rear yard of a lot with prior written ARC approval. Homeowners should refer to the applicable CCRs for a Shed Amendment to comply with specific restrictions or allowances. Absent a recorded CCR amendment, permitting sheds are otherwise prohibited. However, the Board of Directors has adopted a Shed Enforcement Policy that allows sheds in subdivisions without an amendment. Homeowners should contact the ABM office for additional information regarding the Shed Enforcement Policy. Sheds may not be installed within the setbacks specified in the applicable CCRs.

Submittal requirements:

- Plot plan/Google maps image to show the location of the shed
- Brochure/photo showing the material to include color
- Dimensions of the shed to include the length, width, height, square footage, dimensions to the property line

STUCCO HOUSE

Stuccoing the house may be permitted with prior written ARC approval. Stucco must be applied to all exterior walls of the house. A separate Paint Application is required for paint color approval (see Painting section within these guidelines).

Submittal requirements:

- Stucco style (i.e., Spanish lace, smooth, sand, etc.)
- Pop-out location to include dimensions

WINDOWS

Window replacement shall be permitted with ARC approval. Windows visible from the street must be installed at the same time. Reflective window film is not allowed.

Submittal requirements:

- Clarify if any windows will be added, removed or changed in size
- Provide the manufacturer's name, style of window and vinyl color
- Clarify the window color (clear, Low-e tint, etc.)

MEETINGS

The Architectural Review Committee (ARC) shall review applications for approval of projects on the first and third Thursdays of each month at 8:00 am. Applications must be submitted a minimum of (10) days prior. It is the responsibility of the applicant to allow enough time for the Committee to meet and make determinations. Requests to expedite will not be considered.

DECISIONS

The ARC shall review all applications submitted and shall furnish a written decision to the applicant within (60) days. Responses to requests that are denied will include a reason. In the event the ARC fails to respond within (60) days after an application has been submitted, provided that all aspects of the application are in agreement with the provisions of these guidelines, then the application shall be deemed approved. **No decisions will be made verbally.** An affirmative vote of a majority of the members present at the ARC meeting shall be necessary for any decision. If application is approved, property owner shall complete the work within a reasonable amount of time determined by ARC. Failure to complete the improvements shall result in the ARC revoking the approval. The ARC may disapprove any application if there is not sufficient information submitted for the ARC to exercise the judgment required by these guidelines.

APPEALS

Appeals by the applicant must be made in writing to the ABM within (14) days of denial (Homeowner Appeal form is available at www.ahwatukeehoa.com). The appeal will be placed on the Architectural Committee meeting agenda and ABM will notify the homeowner of the time, date and location of the meeting. It is the homeowner's responsibility to ensure that the appeal is received by ABM. After appealing to the ARC, any final decision of the ARC may be appealed in writing to the ABM Board of Directors within (30) days from the date of disapproval.

NATURE OF APPROVAL

Any approval of plans, specifications or proposed construction given by the ARC shall be only for the purpose of permitting construction of proposed improvements within Ahwatukee and shall not constitute compliance with city and state laws. SUCH APPROVAL SHALL NOT CONSTITUTE AN APPROVAL, RATIFICATION OR ENDORSEMENT OF THE QUALITY OF THE PROPOSED IMPROVEMENT OR THE ARCHITECTURAL OR ENGINEERING SOUNDNESS OF THE PROPOSED IMPROVEMENT. FINALLY, NEITHER THE ARC, ITS MEMBERS, THE BOARD, THE OFFICERS OF THE ASSOCIATION, NOR MANAGEMENT SHALL HAVE ANY LIABILITY IN CONNECTION WITH, OR RELATED TO, APPROVED PLANS, SPECIFICATIONS OR IMPROVEMENTS. ONLY APPLICATIONS SIGNED BY THE OWNER OF RECORD WILL BE ACCEPTED.

Criteria and documentation required by the Committee for approval are stated in each individual category. In the event your project is not covered in these Guidelines, the Committee will determine what criteria and/or documentation is required for approval though not all requests will be eligible for approval. The Architectural Review Committee, at its sole discretion, may require Management to obtain neighboring lot input regarding the project, with respect to impact of neighbor lots for privacy, loss of view, etc.

Updated 11.13.25