

Highland Ranch III Bluejay Road Owners Association  
Community Architectural Guidelines  
Revised August 2022

The overall principle is that if it is visible from the street and/or any common area, modifications are covered by a guideline and/or approved by the Architectural Committee. Homeowners shall read this document carefully and take the necessary steps to comply with these guidelines.

All changes must be approved by the Architectural Committee. The guidelines listed on this form will be used by the Architectural Committee in evaluating a request by a homeowner. These guidelines along with the Community Rules and Regulations (CC&Rs) will be used by our management company, Legacy Community Partners, to inspect the community. If you have any questions regarding the guidelines, please contact Legacy Community Partners at (480) 347-1900.

Prior written approval is required for anything that changes the architectural design or structure of your home and is visible to the community. Homeowners shall submit a request to the Architectural Committee for any such changes using the Architectural Request form (see Exhibit #1).

Completed Architectural Request forms (including drawings, paint colors, etc.) should be submitted to the Management Company who will then forward the request to the Architectural Committee, which will respond within 30 days with either approvals, denials or requests for additional information. Please do not undertake modifications until you have received written approval. Failure to receive written approval before commencement of the modifications may result in removal of proposed modifications at the Homeowners expense.

1) Paint

- A. Base house paint color - Any house that is repainted must match one of the color schemes from the list of Dunn Edwards approved colors. Your house must not be the same color as the homes on either side of your house. (See Note #1)
- B. Trim paint color - Gates, windows, fascia, balcony railings, shall be painted the trim color picked from the approved color scheme chosen for your home. (See Note #1)
- C. Garage doors - Garage doors may be solid or have windows. Garage doors may be painted base house paint or trim paint color.
- D. Driveways – Driveways shall not be painted. Stamped concrete and pavers require the prior approval of the Architectural Committee.
- E. Re-painting Standard (e.g., for determining when visible areas of a home or site wall need to be repainted.) - When a painted area is visible from the street and has 16 sq. inches or more of peeling paint, the homeowner will be notified to repaint the area. The paint should match the color of the surrounding home or site wall.
- F. Security Doors - Approved colors are cream, primary house color, trim color or accent color from the house color scheme chosen. Other materials or colors will be considered by the Architectural Committee on a case-by-case basis.

- 2) Erected Structures (i.e., buildings, utility sheds, playhouses/swing sets, etc.)
  - A. Manufactured Storage Sheds visible from neighboring properties, the street or any Common Area must be approved by the ARC in writing prior to installation. When considering plans, the Architectural Committee will consider the appearance, height, location and proximity to neighboring properties and may require the homeowner to add foliage to appear less visible.
  - B. Color of the manufactured shed shall be of a neutral color and should match the existing color of the home.
  - C. Structures shall not be attached to the Shared or Common Wall.
  - D. The highest point of the shed should not exceed the height Shared or Common Wall.
  - E. Structures shall be maintained in good repair and condition.
- 3) Ramadas and Gazebos - Ramadas and gazebos may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:
  - A. Maximum square footage (under roof area) is 200 square feet.
  - B. Maximum roof height is 12 feet at the highest point.
  - C. The structure must be set back a minimum of 5 feet from any perimeter wall.
  - D. The color of structure must be approved by the Architectural Design Review Committee in advance of construction or erection and must be maintained in good condition.
  - E. Lighting of the structure must be approved by the Committee prior to installation.
- 4) Attached Structures (i.e., connected to the house or other structures that are visible from the street or common area.) – May be erected subject to prior review and approval by the Architectural Committee, subject to the following guidelines:
  - A. Must fit with the design of the community. Prior approval from the Architectural Committee is approved.
  - B. The Homeowner should check with the Town of Gilbert to assure compliance with local building codes and acquire any required permits.
- 5) Roof Tiles - Missing roof tiles shall be replaced as needed. Homeowner will be notified to replace missing roof tiles. Replacement tiles shall match existing tiles. In the event of an entire roof replacement, new tiles shall match as closely as possible color and style of existing tiles. Changes to tile color or style that is different than the original house tile is subject to approval by the Architectural Committee.
- 6) Yard Maintenance – Yards visible from the street are to be well maintained, free from weeds, dead plants, limbs, branches and stumps. Some form of “minimum landscaping” is required in the visible front yard (including the courtyard.) “Minimum landscaping” is defined as either ground cover or vegetation. Decomposed granite or other forms of “zero scape” is acceptable. All landscaping, including trees, visible from the street shall be maintained.
- 7) Front Courtyards – Statues, fountains, shading structures and decorative lighting in the front courtyards, that exceed the height of the courtyard wall require written approval from the Architectural Committee. Tiled or decorative sidewalks that extend beyond your courtyard require prior approval from the Architectural Committee

## 8) Parking of Automobiles, Trailers, and Other Vehicles

Refer to the Highland Ranch III CC&Rs Section 17.8 regarding vehicle parking.

Recreational vehicles and marine craft may be parked on the lot for up to 48 hours for loading/unloading prior to and following use/travel.

The restrictions contained in this section will not apply to any vehicle, machinery, or equipment temporarily parked and in use for the construction, repair, or maintenance of a Lot, a house, or houses in the immediate vicinity of the location where parked.

## 9) Basketball Hoops

- A. Basketball backboards installed on the house are prohibited.
- B. Permanent basketball goals must receive approval from the ARC and meet the following requirements:
  - 1) The ground-mounted pole and backboard brackets shall be black in color or painted to match the body color of the home.
  - 2) The pole shall be placed so as not to interfere with the neighbor's enjoyment of their property. You may consider adding landscape screen to minimize the pole/hoop.
- C. Portable basketball goals must not be placed on the sidewalk or in the street.

## 10) Home Based Businesses - Home-based businesses are allowed so long as:

- A. The existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside of the lot.
- B. The business activity conforms to all applicable zoning ordinances.
- C. The business activity does not involve persons coming onto the lot or door-to-door solicitation of owners or other residents of Highland Ranch.

**Exhibit #1**

**HIGHLAND RANCH III BLUEJAY ROAD OWNERS ASSOCIATION  
Request for Approval of Architectural Change**

Names: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Lot #: \_\_\_\_\_

Description of request in detail (*use additional sheets to provide drawing of proposed improvement*)

Work to be performed by: \_\_\_\_\_

Appox. Date of Completion: \_\_\_\_\_

The improvement must meet all applicable building and city codes, including obtaining all necessary permits. Homeowner is responsible to maintain the improvement if approved by the Architectural Committee. If in the view of the Committee, the improvement is not being maintained, the Committee the right to remove or maintain the improvement with the homeowner bearing all costs thereof. The Homeowner agrees to comply with all city and state laws, and obtain all necessary permits.

Date: \_\_\_\_\_ Signature of Owner: \_\_\_\_\_

\_\_\_\_\_ The above-described architectural change is:

\_\_\_\_\_ Disapproved: \_\_\_\_\_

\_\_\_\_\_ Approved subject to the following conditions: \_\_\_\_\_

Date: \_\_\_\_\_ Signature of Board Member/Agent: \_\_\_\_\_

Send request to: Legacy Community Partners  
459 N Gilbert Rd. Suite A220  
Gilbert, AZ 85234  
(480) 347-1900  
www.lcpaz.com

## Note #1

Approved Dunn Edwards color schemes for Highland Ranch can be found at Dunn Edwards website or at <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/gilbert/az/highland-ranch>. Colors must be used in one of the color schemes presented. The base and trim colors for each scheme have been professionally matched and must be used together. (E.g., you may not pick a trim from one color scheme and a base from another). Please obtain color samples using the Dunn Edwards color numbers from Dunn Edwards. Any brand paint may be used but must match the Dunn Edwards colors in the selected color scheme.

Each color scheme has 1 base color, 2 trim colors and 1 accent color. You may choose one of the trim colors. You may not use both. The accent color for the front door is optional. You may use that color for your front door, or you may choose to leave the door in the natural wood color.

Definitions:

- Base: Main color used for body of the house, to include all four walls of the house, as well as the front courtyard wall.
- Trim: Is the fascia (wood or stucco) trim along the top of the house and below/along the roofline of the house, gates, security doors, garage door, window trim or pop outs around the windows.