
COUNTRYBROOK MEADOWS HOMEOWNERS ASSOCIATION
COMMUNITY GUIDELINES

*COUNTRYBROOK MEADOWS
HOMEOWNERS ASSOCIATION*

*COMMUNITY GUIDELINES
AND
ASSOCIATION RULES*

Amended & Adopted August 2016

DISCLAIMER FOR LIABILITY

The Committee shall have no liability in connection with or related to approved or disapproved plans, specifications, or improvements. The approval of plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

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HOUSE PAINT COLORS	<u>DUNN EDWARDS PAINT COLORS</u>
	<p>Option 1 Body/Garage Door-DEC772-NavajoWhite Fascia and/or Pop-Out-DE6333-Hamilton Blue</p> <p>Option 2 Body/Garage Door - DEC761 - Cochise Fascia and/or Pop-Out - DE6333 - Hamilton Blue</p> <p>Option 3 Body/Garage Door-DEC716-Stonish Beige Fascia and/or Pop-Out-DE6333-Hamilton Blue</p> <p>Option 4 Body/Garage Door-DEC772-NavajoWhite Fascia/Pop-out - DEC761 - Cochise</p> <p>Option 5 Body/Garage Door - DEC761 - Cochise Fascia/Pop-out - DEC726 - Adobe</p> <p>Option 6 Body/Garage Door – DEC747 - Sahara Fascia/Pop-out - DEC716 - Stonish Beige</p> <p>Option 7 Body/Garage Door – DEC747 – Sahara Fascia/Pop-Out – DEC718 – Mesa Tan</p> <p>*House Colors can be viewed at www.dunnedwards.com. Users must click on “Professional Resources” then click on Community & Property Managers then click in Color-Arc Pro then enter zip code [85382] in the field provided, finally select your community from the drop-down list by clicking on “view details” Countrybrook Meadows is listed first and all seven paint schemes are displayed. <u>Request for approval must be submitted to Kinney Management Services.</u></p> <p>ROOF SHINGLES - Original Estate Gray</p> <p>Property Walls facing 88th Drive and 89th Ave will remain Navajo White. The HOA will maintain the walls with permission from the owners.</p>

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AWNINGS

Awnings on window must be approved by the Board of Directors before installation.

**BASKETBALL
HOOPS**

Portable basketball goals should always be in the vertical position on you property, and never on the sidewalk, street, or neighboring property. Permanent hoops must be approved.

BUSHES AND TREES

Shrubs, bushes, and trees must be trimmed so that they do not block the sidewalk or street signs. Corner lots must keep theirs trimmed so that drivers can see around the corners when moving into traffic.

CHRISTMAS LIGHT

Lights may be displayed after Thanksgiving and must be taken down by January 15th per City of Peoria.

COACH LIGHTS

Bulbs must be white or yellow bug lights; colored light are only allowed during the holiday season. Burned out bulbs and broken globes must be replaced as needed.

**FENCING AND
WALLS**

Rear yard fencing is required on all lots and shall be maximum height of 6' as measured from the highest adjacent lot, unless otherwise approved by the Committee.

Fencing not permitted:

- Chain Link
- Wood Slat
- Wood Picket
- Free Standing on Property Line

Wood slats are permitted as part of a metal frame gate within a masonry block fence.

Garden walls are permitted to a maximum height of 48" and must match the architectural finish, texture, and style of the house, or be specifically approved otherwise as submitted to the Committee.

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**FINE GRADING
AND MOUNDING**

Fine grading is a critical aspect of landscaping. Each lot shall be graded such that all storm water will drain away from the house. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining the individual lot drainage pattern and creating natural appearing mounding, it is recommended that a Registered Landscape Architect or design professional be consulted. Mounding and other proposed grade changes will be closely scrutinized.

U.S. AND AZFLAGS

One each is allowed as long as they are properly displayed and in good condition. In-ground flagpoles must be approved by Board of Directors.

FLAGS-OTHER

Holiday, Seasonal Decorative Flags are allowed, One per holiday, and taken down at the end of the season or holiday.

GARAGES

All dwelling Unit construction must have enclosed garage integrated with the house. Garage doors shall be sectional.

Garage doors should remain closed when the garage facility is not in use. Open carports or garage conversions are not permitted. If a new garage door is installed it must be painted the body color of the house.

**GARAGE/YARD
SALES**

Four (4) Garage Sales per year. Signs must be picked up at the end of the sale day. Absolutely No items for sale may be placed in the front yard or driveway, other than yard sale items.

GARDEN HOSES

Front yard garden hoses must be neatly coiled or on a holder.

GATES

Gates to the backyard area may be painted the color of the house, trim or natural wood. Black wrought iron is also acceptable. If natural wood, it must be varnished and maintained.

**PAPERS IN
DRIVEWAY**

You are responsible for picking up newspapers, flyers, phonebooks debris, etc. in your driveway.

PETS

Maximum number of household pets allowed is three (3) total. Pets are not allowed to run loose, and it is your responsibility to see that your pet/pets do not become a nuisance to neighbors, such as excessive barking, waster odor, etc., City Of Peoria Ordinance Section 4-8.

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**ROCK GROUND
COVER**

Rock ground cover may be decomposed granite or other natural rock material approved by the Committee. All bare earth must be covered.

GRANITE COLORS

Decomposed granite in the front yard or areas visible from the street must be earth-tone in color. Blue and Green Granite is not approved

**SECURITY, FOR
SALE, RENT SIGNS**

Signs must be located a maximum distance of two (2) feet from the front of the Dwelling Unit. Security signs must not exceed twelve (12) inches by twelve (12) inches and must be maintained in good condition at all times.

STORAGE SHEDS

Storage sheds will need to be submitted to the Committee for approval. They must not exceed the maximum height of the immediately surrounding wall(s) or fence(s) and must be screened from view of all Common Areas. The setback for the storage shed from the perimeter wall must meet the setback requirements for the zoning district. Refer to the recorded final plat for setback information .

**SWING SETS,
PLAY
STRUCTURES**

The location of swing sets, play structure and the like are subject to approval of the Committee if they are Visible from Neighboring Property. The Committee will consider a request for locating swing sets, play structures and the like if the properly filled out form (Exhibit "B") is attached to the request together with a detailed drawing or photograph. A swing set, play structure request must meet the following requirements:

- Maximum height cannot exceed 10 feet at ANY point
- Minimum setback from property line must be 10 feet
- Maximum height of any platform cannot exceed 4 feet

Consideration may be given to height requirements up to 12 feet with a minimum setback of 15 feet from property lines.

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TRASH CONTAINERS/TRASH BULK PICK-UP

Trash Containers should be placed by the curb after 6 p.m. The night before the pickup, and put away out of sight by 6 a.m. the morning after pick up. Our scheduled pick up for trash and recycle is Thursday.

The City of Peoria will pick up bulk trash twice a year, in the spring and fall. The schedule is included with your water bill, and also published in the newspaper. To find your dates for pick-up, go to <https://www.peoriaaz.gov/NewSecondary.aspx?id=50513>

VEHICLES

Except for minor routine maintenance, no vehicles shall be repaired or rebuilt in the driveway or in the street. Minor repairs should be done in the garage. No vehicles of any type shall be abandoned on any lot or street. No boats, trailers, etc. shall be stored on any lot so as to be visible to any lot.

WINDOW A/C UNITS

Window Air Conditioner Units are not allowed

SOLAR ENERGY DEVICES

Solar panels and all solar energy devices must be approved by the Committee before installation. All added cabling and electrical boxes installed on the side of the house must be painted to match the body color, or the surface to which it is mounted.

POOL RULES

1. All persons use the pool or spa at their own risk. No lifeguard is on duty.
2. The gate to the pool area must remain closed and locked at all times.
3. Pool keys are not to be loaned to non-residents.
4. No pets allowed in the pool area [Health Department Regulation].
5. No glass containers shall be allowed in the pool area.
6. There shall be no running or unnecessary loud noise permitted at any time.
7. No nude bathing or cutoffs allowed.
8. No person allowed to swim under the age of 16 years without a legal adult guardian present.
9. The minimum age person [16] may have only 2 guests at the pool at any one time.
10. An adult may have four [other than overnight household guests] at the pool at any one time.
11. An adult may have 10 guests at the pool for an approved party or celebration.
12. Destruction of private property if caught will result in the assessment of an immediate \$100 fine to the homeowner.
13. Breach of pool rules may result in suspension of pool privileges.

**COUNTRYBROOK MEADOWS HOMEOWNERS ASSOCIATION
DESIGN REVIEW GUIDELINES**

Architectural Design Request for Approval Form

The Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements (the "CC&R's") require that an owner obtain the prior written approval of the Design Review Committee or its nominee(s) (the "Committee") for any exterior alteration or addition to property within Country Brook Meadows.

To comply with the CC&R's, please complete the form below. Attach a detailed drawing or blueprint of the proposed alteration and/or addition. The drawing should specify dimensions, materials to be used and colors. This application and the drawing will be retained for the Committee records.

HOMEOWNER INFORMATION

NAME: _____
LOT #: _____ SUBDIVISION: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP _____
PHONE/BUSINESS: _____ PHONE/HOME: _____

Prior to committee review, the homeowner must sign to verify that:

1. His/Her Association fees are paid and current;
2. No fees and/or fines are owed to the Association and;
3. I understand and agree that **NO** work on this request shall commence until approval of the Committee has been received by me.

HOMEOWNER SIGNATURE: _____

DATE: _____

**COUNTRYBROOK MEADOWS HOMEOWNERS ASSOCIATION
DESIGN REVIEW GUIDELINES**

REQUEST

Description of Request - Provide full details of purpose and/or reason, type, color, size/dimensions of improvement and materials, and location utilizing this form. Use additional 8½" x 11" paper if necessary. **NOTE: AN ACCURATE DRAWING MUST BE ATTACHED. AN ACCURATE SITE PLAN MUST ALSO BE INCLUDED. FOR SWING SETS/PLAY STRUCTURES PLEASE INCLUDE SPECIFIC DIMENSIONS MAKE/MODEL AND PICTURES OF STRUCTURE IF AVAILABLE AND COMPLETELY FILL OUT NEIGHBOR ACKNOWLEDGEMENT FORM.**

**DESCRIPTION
OF ALTERATIONS:**

CONTRACTOR:

Address:

City/State/Zip:

Phone:

MATERIAL(S)*:

COLOR(S)*:

*(include sample paint chips or materials if appropriate)

DIMENSIONS:

RETURN TO:

Country Brook Meadows Homeowners Association
c/o Kinney Management Services
Post Office Box 25466
Tempe, Arizona 85285

For Additional Information Call: (480) 820-3451

The Committee's review and approval is limited to and <u>only</u> pertains to the <u>ITEMS DESCRIBED ABOVE</u> . The fact that the information not specifically requested is shown on the plan does not mean that it is approved as part of the submittal.
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**COUNTRYBROOK MEADOWS HOMEOWNERS ASSOCIATION
DESIGN REVIEW GUIDELINES**

COMMITTEE ACTION

The Committee has taken the following action on this application:

_____ **REJECTED.** Application either fails to meet one or more of the requirements set forth in the Design Review Guidelines or is believed to be in some manner inconsistent with the character of the community.

_____ **REVIEWED THE APPLICATION.** The following revision(s) and additional submission(s) are required to meet the Country Brook Meadows Homeowners Association Guidelines:

_____ **REVIEWED AND CONDITIONALLY APPROVED** the Architectural Design Form with the following changes required:

_____ **REVIEWED AND APPROVED.** The Architectural Design Form submitted as meeting the requirements of the Country Brook Meadows Homeowners Association Guidelines. This approval is subject to all applicable County and State permits, codes and regulations. Compliance with said issues is the responsibility of the homeowner.

APPROVED BY: _____
DATE: _____