



®

Dear Westbrook Village Homeowner:

The Board of Directors and the Architectural Control Committee are pleased to provide you with the enclosed Architectural and Environmental Standards and Application Procedures. This information answers many of the questions that you may have regarding the Association’s policies on external changes to your home, landscape and hardscape.

As with the Covenants, Conditions & Restrictions, these Architectural and Environmental Standards are designed to assist in the preservation of value of your home and community.

Further assistance in completing your application for external changes to your home or lot may be obtained by visiting the Administration Office at 19281 N. Westbrook Parkway, or calling 623-561-0099.

Sincerely,

The Board of Directors
Westbrook Village Association

Board of Director’s Approval Date: July 1, 2009

Amended	2-10-10
Amended	4-7-10
Amended	5-4-10
Amended	9-1-10
Amended	11-3-10
Amended	12-1-10

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- Roof Tile Contractor Statement of Availability
- Solar Energy Device Contractor Statement
- Approved Walls for Golf Course Lots - Diagram
- Sign Placement Diagram

Introduction

This book is designed to acquaint the reader with Westbrook Village Association and how it works. It is a summary of three legal documents plus Policies and Procedures:

Articles of Incorporation of Westbrook Village Association
Bylaws of Westbrook Village Association
Declaration of Covenants, Conditions and Restrictions for Westbrook Village

Every Westbrook Village Homeowner should have received a copy of these documents at the close of escrow when the legal title to the home was acquired. If, for any reason, you do not have these documents in your possession, they may be obtained from the Administration Office for Westbrook Village Association, located at 19281 N. Westbrook Parkway.

Westbrook Village - A Master Planned Community

Westbrook Village is a master planned community. Master planned communities have been developed for the purpose of providing their residents with a lifestyle over and above the lifestyle that is commonly associated with residential living.

Westbrook Village provides this lifestyle by offering amenities associated with adult living, such as recreation centers, tennis courts, and common areas designed for the enjoyment and use of our Homeowners. To ensure that this lifestyle is maintained, a nonprofit corporation was created to manage and administer the properties and facilities that form Westbrook Village.

In addition, Westbrook Village Association works with the WV Golf Association and clubhouses to insure a consistent appearance that conforms to the standards of Westbrook Village.

Westbrook Village Association

The Westbrook Village Association is an Arizona nonprofit corporation. It is the owner of the recreation centers, Administration building, tennis courts and common areas of Westbrook Village. In addition, the Association administers the provisions of the Declaration of Covenants, Conditions and Restrictions for Westbrook Village.

Every homeowner in Westbrook Village becomes a Member of the Westbrook Village Association upon his or her acceptance of the title to their residential real estate in Westbrook Village and payment of the mandatory Westbrook Village Association annual dues.

As a Member of Westbrook Village Association, a Homeowner is entitled to:

- Attend and vote on issues coming before the Annual Meeting of the Association.
- Vote for Directors of the Association.
- Attend meetings of the Board of Directors of the Association.
- Participate in the government of the Association through committee participation or their candidacy for Office of Director.
- Receive financial statements of the Association.

Responsibilities of the Westbrook Village Association

The Westbrook Village Association is responsible for maintaining all of the common areas of the Association, including landscaped medians, some areas along the roadways, areas around the recreation centers, entranceways, recreation centers and tennis courts.

Board of Directors

The business of the Association is managed by a seven (7) person Board of Directors, all of who are Homeowners in good standing in the community. The Members of the Westbrook Village Association elect each Director for a term of two (2) years. Terms of Directors are staggered so that three Directors are elected at one Annual Meeting of Members and four (4) Directors are elected in the year following.

The Board of Directors manages the business of the Westbrook Village Association. Some of their duties include:

- Preparing an annual budget and establishing the annual rate of assessments.
- Employing personnel for the operation of Westbrook Village.
- Collecting assessments levied to support the activities of Westbrook Village.
- Establishing rules and regulations governing the use of Westbrook Village properties in accordance with the Declaration of Covenants, Conditions and Restrictions for Westbrook Village.
- Enforcing the provisions of all legal documents governing Westbrook Village and its rules and regulations.

Financial Support of Westbrook Village Association - Assessments

In order to provide its Homeowners with the services required of our master planned community, the Board of Directors is empowered to levy an annual assessment. In the Fall of each year, the Board of Directors prepares an annual budget for the forthcoming year and determines the assessment to be levied against each residential unit. All residential units are assessed the same amount.

Management of the Westbrook Village Association

To assist in the daily business operation of Westbrook Village Association, the Board of Directors has appointed a General Manager and appropriate support staff to accomplish this responsibility. Some of the responsibilities of the General Manager are:

- Billing and collection of assessments levied by the Board of Directors.
- Maintaining the financial and member records of the Association.
- Supervising the maintenance, repair and improvement of the buildings and grounds of the Association.
- Providing staff support for the Architectural Control Committee.
- Responding to the inquiries of Homeowners on matters involving Westbrook Village Association.
- Implements and manages procedures and policies of the Association CC&R's including compliance and enforcement of same Association's CC&R's and Architectural and Environmental Standards.

The General Manager and Staff are **not** responsible for:

- Repairs or maintenance to residential units.
- Westbrook Village Golf Association land or facilities.

The Administration Office of Westbrook Village Association is located at 19281 N. Westbrook Parkway and is open from 8:00 a.m. to 4:30 p.m., Monday through Thursday, normal holidays excepted.

Community Amenities

Members of the Westbrook Village Association are entitled to use the recreation centers and the tennis courts adjacent to the recreation centers. To ensure that facilities are used exclusively by Members, the Association issues identification cards to its Members that may be obtained from the Lakes Recreation Center. Guests of Members are permitted to use the facilities on a limited basis and the procedures for obtaining guest cards are available at the Recreation Centers.

The recreation centers are available for use by Members seven days a week, except certain holidays. Daily hours for specific activities are conveniently posted at each center.

The Westbrook Village “Look”

The Declaration of Covenants, Conditions and Restrictions

To ensure the lifestyle of Westbrook Village and to maintain its “look” and property values, the developer created the Declaration of Covenants, Conditions, and Restrictions for Westbrook Village (the CC&R’s). The Westbrook Village CC&R’s protect the lifestyle and property values of Westbrook Village to a greater extent than typical zoning ordinances.

The CC&R’s govern:

- Structural additions, alterations and modifications of the exterior of all residential units.
- The landscape of residential units.
- The hardscape of residential units.
- Exterior painting and walls of residential units.
- Use restrictions applicable to residential units.

Architectural Control Committee

The CC&R’s provide for a committee to advise and assist Homeowners and to ensure compliance with the CC&R’s. This committee, called the Architectural Control Committee (ACC), consists of Homeowners living in Westbrook Village, appointed by the Board of Directors. Some of the ACC’s responsibilities include:

- Issuing Architectural and Environmental Standards and Application Procedures to assist the Homeowners of residential units in complying with the CC&R’s.
- Approving the plans of Homeowners prior to their making additions, alterations, painting or modifications to the exterior of their residential unit.
- Approving landscape and hardscape plans of Homeowners prior to the installation of landscaping and hardscape.
- Correcting violations of the CC&R’s by Homeowners through its enforcement procedures.

Correspondence may be received at the Compliance Services Office, 19281 N. Westbrook Parkway.

ACC Violation Procedures

Violations of the CC&R’s by Homeowners of Westbrook Village are rare, and most of the violations occur because of a Homeowner failing to check with the ACC prior to undertaking a project. Violations of this nature are usually resolved through informal discussions between the Administration, ACC and the Homeowner.

In the event a violation cannot be resolved through the discussion process, the ACC will conduct a hearing offering the Homeowner the opportunity to present their side of the dispute. The ACC will make a finding of fact after the hearing, and recommend to the Board of Directors the remedial action they deem appropriate under the circumstances. The Board of Directors will review the recommendations of the ACC after giving the Homeowner the opportunity to present their side of the dispute and render a decision.

The Board of Directors has the legal authority to levy fines against the Homeowner or to commence legal action against the Homeowner in the event of serious violations of the CC&R’s.

Homeowner Obligations

The end product of Westbrook Village Master Plan largely depends on the attitude and cooperation of its Homeowners. It's your community - you chose to live here - we are certain you want to be proud of it and believe you want to keep it a nice place to live. As a Homeowner, you are required to adhere to the Covenants, Conditions and Restrictions, and Architectural and Environmental Standards of Westbrook Village.

Unless otherwise stated in these Standards, any exterior change will require an application to be submitted. If your proposed exterior change is not included in these Standards the Architectural Control Committee will review your application.

Prior to making any exterior change, you must submit an Architectural Change Form to the WVA Compliance Department. **No work shall commence** until the application has been submitted and reviewed, and you have received your **written approval**. Failure to submit an application and to obtain written approval prior to beginning work will result in the assessment of a \$75.00 Administrative Fee. If a homeowner's property is found in a state of non-compliance, it is the homeowner's responsibility to return the property to a state of compliance.

Resale of Units

Westbrook Village is required by law to provide the following information to the buyer within ten days when given a written notice of a pending sale:

- A copy of the Bylaws and the rules of the Association.
- A copy of the Declaration.
- A dated statement containing:
 - a) The telephone number & address of a principal contact for the Association.
 - b) The amount of the common regular assessment and the unpaid common regular assessment, special assessment or other assessment, fee or charge currently due and payable from the selling member.
 - c) A statement as to whether a portion of the unit is covered by insurance maintained by the Association.
 - d) A statement as to whether the records of the Association reflect any alterations or improvements to the unit that violate the Declaration.
 - e) A statement of pending litigation with respect to the unit filed by the Association against the member or filed by the member against the Association.
 - f) A statement for the purchaser to sign acknowledging that they have read and understand the Association's contract with them.
- The total amount of money held by the Association as Reserves.
- A copy of the most recent reserve study of the Association, if any.
- A copy of the current operating budget of the Association.
- A copy of the most recent annual financial report of the Association. If the report is more than ten (10) pages, the Association may provide a summary of the report in lieu of the entire report.
- The Association may charge the member a reasonable fee to compensate the Association for the costs incurred in the preparation of a statement furnished by the Association pursuant to this State Law.

Residential Rentals

Westbrook Village residents take great pride in the appearance of their homes. They enjoy an active lifestyle in quiet and friendly neighborhoods.

While the rental of residential property is not encouraged, it is recognized that at times it may occur. When it does, the following Architectural and Environmental Standards and Application Procedures apply:

- Rentals shall be for a minimum of thirty (30) days.

- Eighty (80)% of all residential Units shall be occupied by one (1) person fifty-five (55) years of age or older at all times. Of the remaining residential units at least one (1) permanent occupant must be forty (40) years of age or older. No person who is less than eighteen (18) shall occupy a residential unit for more than ninety (90) days within a twelve (12) month period.
- Rental property and its occupants are subject to all the CC&R's that apply to permanent residents.
- Rental property owners must abide by the Maricopa County ordinances governing rental property in the City.

The permanent residents have a right to expect that the use of residential property for rental purposes shall in no way have a negative impact upon the property values and lifestyle of the village and its residents.

Architectural Requirements

In accordance with the Declaration of Covenants, Conditions and Restrictions for Westbrook Village Association, the Board of Directors has adopted the following Architectural and Environmental Standards and Application Procedures for architectural improvements that shall apply to all lots and homes within Westbrook Village Association.

Each Homeowner should read, review and become acquainted with the Westbrook Village Declaration and Tract Declaration (CC&R's) recorded on the lot in the public records of Maricopa County. Each Homeowner should also be familiar with the Westbrook Village Architectural and Environmental Standards and Application Procedures, as may be amended from time to time by the Architectural Control Committee, for Westbrook Village and approved by the Board of Directors. These documents are intended to help preserve property values and the high quality of life that exists within Westbrook Village. The Westbrook Village Architectural and Environmental Standards and Application Procedures are established to assist Homeowners in preparing for review and approval applications to the Architectural Control Committee for any fencing, landscaping, exterior appearance and structural modifications.

The Declaration of Covenants, Conditions and Restrictions for Westbrook Village Association does not limit the right of an owner to remodel the interior of a residential unit except to the extent such remodeling or painting is visible from outside or affects the exterior appearance of the unit.

Application Procedures - Submittals

Application and plans, which will be kept on file with the Association, shall be given to:

**Westbrook Village Association
Administration Office % Architectural Control Committee
19281 N. Westbrook Parkway
Peoria, AZ 85382**

The following information is required:

- Application Form – Forms may be obtained from the Administration Office, either Recreation Center or from the Westbrook Village web site at www.westbrookvillage.org.
- Site Plan (pending project) – A detailed plan showing dimensions and relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
- Elevation Plans (pending project) – A sketch or plan showing finished appearance of addition in relation to existing dwelling. An accompanying photograph of the proposed location is also very helpful.
- Specifications – Detailed description of materials to be used, as well as color samples, brochures, etc. must be submitted.
- Photos (pending project) - Photos may be required to help explain the project. All exterior painting requires a photo of the front of the house submitted with the application. Trim and/or accents must be highlighted on the photo if they are to be painted an approved trim color.

All buildings, structures or additions within Westbrook Village, as well as the use and appearance of all land, must comply with all applicable City of Peoria zoning and code requirements.

If you live in a Sub-Association, please be aware that it may be more restrictive in its Architectural and Environmental Standards and Application Procedures. The Sub-Association prior to submitting to Westbrook Village must approve architectural changes.

Application Procedures - Approvals

The approval of plans does not mean that judgment has been passed on the structural soundness of the addition nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

- The Architectural Control Committee has forty-five (45) days to respond to your completed application.
- This time period does not begin until all requested or required information is received by the Architectural Control Committee.
- Approval Expiration – Construction must be started within ninety (90) days of the approval date or the plans must be resubmitted.
- Construction Period – The Association requires completion within six (6) months of the approval date.

Application Procedures - Appeal Process

Any appeal of the Committee's decision must be submitted in writing within thirty (30) days of the date of the mailing of the Committee's decision to:

**Westbrook Village Association
Architectural Control Committee c/o Compliance Services Department
Administration Office
19281 N. Westbrook Parkway
Peoria, AZ 85382**

Items under appeal will be evaluated by the Architectural Control Committee and will be responded to in writing within thirty (30) days.

If homeowners are still not satisfied with the decision of the Architectural Control Committee, they can appeal to the Westbrook Village Association Board of Directors. This appeal must be in writing, submitted to the President of the Board of Directors, within thirty (30) days of the ACC decision. The Board of Directors will then respond within sixty (60) days.

Any Exterior Changes not included in the following Architectural and Environmental Standards will be reviewed by the Architectural Control Committee

Air Conditioner / Heat Pump Replacement

- The unit must be earth tone, black or standard manufacturers colors and shall not contain designs or logos other than the manufacturer's identification.
- Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Any conduit/cables/wires used in the installation are to be painted the same color of the area to which they are attached.
- The objective is to make the conduit/cables/wires as invisible as possible.
- Any required permits must be obtained from the City of Peoria before work can begin.

In an emergency, an application must be submitted within ten (10) days of installation, provided all of the above criteria is met.

Aluminum Soffits & Fascia

- The installation must match the existing style and design of the house.
- The aluminum fascia material must blend with the color of the trim.
- The aluminum soffit material must blend with the color of the body of the house.
- The aluminum fascia and soffits must be maintained in good condition.

Animals and Pets

Animals, livestock or poultry of any kind may not be raised, bred or kept, other than household pets that may be kept in residential units, subject to any rules and regulations adopted by the Board of Directors. These household pets may not be kept, bred or maintained for any commercial purposes. In the common areas, pets are allowed only on a leash. In addition, it is the pet owner's responsibility to immediately clean up after their pet, per the Maricopa County health codes.

Dog Runs

- A photo of the area and plan / sketch must be submitted with the application.
- Maximum size is 200 square feet.
- Height is not to exceed 6 feet.
- Materials must be comparable to side and rear yard-fencing standards.
- Usage of chain-link fencing is prohibited unless it is within a block wall enclosed back yard and may not be visible from neighboring properties.
- Dog runs must not encroach into the side yard 5-foot easement.
- Dog runs must be attached to the house.
- Landscape buffers may be required at the discretion of the Architectural Control Committee.

Antennas / Satellite Dishes

- Three types of antennas are protected under the FCC Rule. They are Direct Broadcast Satellite ("DBS"), Multi-point Distribution Service ("MDS") antennas and antennas designed to receive television broadcast signals.

- All other antennas, except the three listed above, are still subject to the regulations set forth in the Declaration.
- Dish antennas must be one meter in diameter or less.
- No antenna shall encroach upon any common area or the property of another owner.
- An antenna must be placed inside the dwelling if an acceptable signal quality may be received from any place within the dwelling.
- The antenna must be shielded from view from the street and neighboring properties to the maximum extent possible as long as an acceptable signal quality may be received. If necessary to shield the antenna from view, the Association may require that the antenna be shielded by reasonably priced landscaping that complies with the Association's landscape requirements.
- Antennas, masts and any visible wiring must be painted the color of the structure to which they are installed, provided the painting does not interfere with acceptable quality signal and does not void the manufacturer's warranty.
- The antenna must comply with all applicable city, county and state laws, regulations and codes. The Association must be provided with a copy of any applicable governmental permits.
- Installation must be pursuant to the manufacturer's instructions.
- In order to protect against personal injury and property damage, an antenna shall not be placed in a location where it may come into contact with a power line.
- All antennas must be properly grounded and secured.
- Antennas shall not block or obstruct any driver's view of an intersection or street.
- If the antenna is attached to a mast, the following regulations apply:
 1. Mast height shall be no higher than absolutely necessary to receive acceptable signal quality.
 2. The Association must approve masts that extend more than 12 ft. above the roofline before installation and the application must include a detailed description of the method by which the mast is secured and an explanation regarding the necessity of such a mast.
 3. Mast must be installed and painted to match their surroundings.
 4. Masts must not encroach upon the common area or another owner's property.
 5. To protect against personal injury, masts installed upon a roof shall not be installed nearer to the lot line than the total height of the mast and antenna.
 6. To protect against personal injury and property damage, a mast shall not be installed so that it would touch a power line if it fell.

Provided all of the above criteria are met, no application is required.

Automotive Repair / Maintenance

No automotive repairs or maintenance shall be conducted within or upon any residential lot or roadway except within a fully enclosed garage.

Awnings

Only Rear Retractable Patio Awnings are allowed.

Rear Retractable Patio Awning

The installation of a Rear Retractable Patio Awning is restricted and subject to review by Westbrook Village's Architectural Control Committee and Compliance Department. Property owners are required to submit an application and obtain approval before installation can begin.

Rear Retractable Patio Awnings are reviewed by the Architectural Control Committee and must fall within the following guidelines:

- Operation style must be motorized (electric).
- A retractable patio awning that does not plug directly into an existing Ground Fault Circuit Interrupter (GFCI) requires an electrical permit and inspection from the City of Peoria. The product specifications must show all electrical requirements.
- The retractable patio awning must have an anemometer and / or motion sensor, or wind sensors that will automatically retract the patio awning if the wind exceeds the manufacturer's specifications. The product specifications must show the wind-sensor features.
- The retractable awning must have a dusk to dawn sensor.
- The retractable awning frame components must meet ISO 9001 and TUV Standards.
- The retractable awning must be mounted under an overhang or under a soffit.
- All arms must be horizontal.
- The retractable patio awning must be self-storing.
- The retractable awning must be retracted at night.
- The retractable patio awning must not have any visible arms when retracted.
- Only the rear elevation of the patio of the house is approved for the installation of a retractable patio awning.
- Owners who have less than 25 feet from the back of the house to the property line may install the retractable patio awning to extend within seven (7) feet of the rear property line.
- The color must be one solid color with no stripes or patterns. It needs to blend with the color of the body of the house.
- The valance must be a straight edge without scallops of any kind.
- Rear Retractable Patio Awnings must be kept in good condition and maintained in their original color. Should the awning deteriorate, it must be repaired, replaced or removed.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the Architectural Standard set forth by Westbrook Village, the government standard shall prevail.

To the extent that any local government standard is less restrictive, the Westbrook Village Architectural Standard shall prevail.

Banners, Deco Flags & Windsocks

A photo or picture of the banner, deco flag or windsock must be submitted with the application.

Bar - Stationary

Stationary Bar - Visible to Neighboring Properties

- The bar must be stuccoed and painted on exterior sides the color of the body of the house, or covered with LedgeStone.
- LedgeStone is stone with two flat sides for easy stacking. It is approximately 1" to 8" high and from approximately 5" to 20" in length. The LedgeStone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- The bar must be maintained in good condition.
- Visible to neighboring properties is defined as backyards that are open to view from the street, neighboring properties or the golf course.

BBQ

Stationary BBQ - Visible to Neighboring Properties

- BBQ's must be solid masonry construction, stuccoed and painted the color of the body of the house, or covered with Ledge stone.
- Ledge stone is stone with two flat sides for easy stacking. It is approximately 1" to 8" high and from approximately 5" to 20" in length. The Ledge stone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Location approved on an individual basis.
- Shall not exceed 4 ft. in height.
- Visible to neighboring properties is defined as backyards that are open to view from the street, neighboring properties or the golf course.

Basketball Structures

No basketball backboard or similar structure or device (whether mounted on a pole, wall or roof, permanently or temporarily) shall be placed or constructed upon the property.

Bird Deterrent - Wires & Spikes

- The wires installed by the vendor must be installed along the roof ridgelines where possible.
- The wire tents, wire between tents and any other wire mesh used must be as inconspicuous as possible.
- The spikes shall be installed in roosting areas only. Roosting areas are defined as areas where the birds will construct nests or actually bed down and spend the night. Roosting areas are not areas where birds will periodically land and perch temporarily.
- The spikes shall blend with the color and design of the house.
- The objective is to make the installation as invisible as possible.
- The bird deterrent system must be kept in good condition.

Cable / TV / Telephone Wires

- Conduit/cable/wires for the outlet can be run on the outside of the building, along the foundation under the stucco lip of the home.
- Conduit/cable/wires must not span open spaces or go across blank walls.
- If the home is surrounded by at least a 66 in. wall and the installation will not be visible from the street, neighboring homes, green belts or golf course, the cable can be attached to the exterior of the home and if necessary under the eaves of the roof line.
- If the cable is placed under the eaves, it shall not be visible.
- Conduit/cables/wires must be painted the same color of the area to which they are attached.
- The objective is to make the conduit/cables/wires as invisible as possible.

Ceiling Fans - Patio

- Fan color must be complimentary to that of the house.
- Fan wiring/conduit must be painted the color of the body of the house.
- The wiring/conduit cannot span open spaces.
- The objective is to make the wiring/conduit as invisible as possible.
- Fans must be kept in good condition.

Clothes-Drying Facilities

As stated in the CC&R's, Article X - Section 18, outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any part of the Properties unless they are erected, placed or maintained exclusively within a fenced yard or otherwise concealed and shall not be visible from neighboring property.

Concrete Patios / Walkways

- Walkways must be constructed of concrete. Other materials such as brick and pavers will be reviewed.
- All work must be done on the lot and must not encroach onto neighboring property.
- The addition of a walkway cannot affect the City of Peoria's approved drainage for the lot.
- Access walkways to gates must not exceed the width of the gate. (Maximum allowed gate width is 5 ft.)
- Other walkway widths must not exceed the width of the City of Peoria sidewalk that runs in front of the property.
- Front & back patios, entryways and front walkways may be covered with materials such as tile, epoxy coatings, brick or flagstone in earth tone colors only.
- Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Front & back patios, entryways and front walkways must be kept in good condition.
- Indoor/Outdoor carpeting is only allowed on rear exterior patios with approved color.
- All debris is to be removed by contractor on a daily basis.
- Debris may be temporarily stored within the garage if homeowner prefers, but cannot be visible by surrounding neighbors or from the street.
- All exterior yards are to be free of debris on a continuous basis during renovation or remodeling of dwelling.

Frontage sidewalks abutting the Homeowner's property shall not be altered in any way. This sidewalk is the responsibility of the Homeowner for liability concerns and proper repair and maintenance per Peoria City Ordinance 97-38 dated 7/15/97, as revised.

Courtyard Entry - Covers

- The design and style of the front courtyard cover must be consistent with the design and style of the house and must be attached to the house.
- All materials used must match existing materials.
- Alumawood courtyard covers are acceptable. The Alumawood baked-on color finish must blend with the color of the body of the house.
- Courtyard covers made from materials other than Alumawood must be painted the color of the body of the house.
- Courtyard cover must be maintained in good condition.

Please be advised that approvals are limited to exterior surfaces and their aesthetic conformance to the deed restrictions and Architectural And Environmental Standards of Westbrook Village Association. The approval does not address engineering, structural design or quality of materials.

Doors

French Doors

- French doors must be painted the color of the body of the house.
- Any required permits must be obtained from the City of Peoria prior to installation.

Please be advised that approvals are limited to exterior surfaces and their aesthetic conformance to the deed restrictions and Architectural And Environmental Standards of Westbrook Village Association. The approval does not address engineering, structural design or quality of materials.

Front Doors

Front doors with glass inserts, including stained glass, fan window inserts or sidelights, must have a brochure, or picture showing a picture of the door submitted with the application.

- Front doors on the house must be a natural wood stain color; or painted the approved color of the body of the house, trim color or approved door color. The finish on the door must be kept in good condition.
- The addition of decorative glass inserts in front doors is limited to a three-quarter style door with less than one-half of the overall surface of the door in glass.

Garage Doors - Overhead

- Overhead garage doors must be kept closed except for usage and ventilation purposes. You may allow approximately 6 in. of opening for ventilation purposes.
- Overhead garage doors must be of similar type and style as the other garage doors in your Sub-Division.
- Overhead garage doors and the wood trim around the door must be painted the same color as the body of the house.
- If there is no Pop-Out around the overhead garage door, the wood trim surrounding the overhead garage door may be painted the approved body color or trim color.

Garage Doors - Side

- Side doors on the garage must be painted the same color as the body of the house.
- The door must be of a style or design that is consistent with the style of the house.
- Security side doors on a garage are allowed and must blend with the color of the body of the house.

Garage Doors - Vents

- Materials are restricted to 6 in. x 16 in. or 8 in. x 16 in. wide “ventilation vents” available at most hardware stores.
- Vents cannot be home made or altered from their original form or size as purchased.
- No more than two vents total are to be placed in the lower left and right bottom panels of the garage door.
- Vents must be painted same color as the garage door.

Garage Doors - Window Coverings

The following options for covering the inside of garage door windows are allowed:

- Approved types of window film, that block out the sun but allow you to see out.
- Insulation material colored black, so that it still gives the appearance of a window.

- Any of these options shall be installed in such a way as to present a neat, attractive appearance.
- Highly reflective coverings on any windows are not allowed.
- Black or colored paper products are not allowed.

Garage Doors - Window Inserts

- The selection must be installed in the top panel of the overhead garage door.
- Insert selection must be of an approved style.
- The window frames must be the same color as the overhead garage door.
- The windows and frames must be maintained in good condition.
- Plain overhead garage door windows are approved only if unable to replace with an approved insert.

Screen Doors

- Single entry screen doors are allowed only in on the rear or side of the house and must not be visible from neighboring properties. Neighboring property views are defined as backyards that are open to view from the street, neighboring properties or facing the golf course.
- Double entry sliding screen doors are allowed only on the rear or side of the house and must not be visible from neighboring properties. Neighboring property views are defined as backyards that are open to view from the street, neighboring properties or facing the golf course.
- Doorframe color must match frame color of windows.
- The frame must be of aluminum with fiberglass mesh screening.
- Color of screen must be black, charcoal gray or dark bronze.

Security Doors - Decorative (Amended 4-7-10)

The style and design of a security door will be approved in accordance with the following:

- Front security doors must be painted (or blend with) the color of the body of the house, or match the window frame color (white or bronze). Security doors can be painted (or blend with) the approved Trim Color if the wood trim around the door is painted the Trim Color. If the front door is painted the trim color of the house, the security door can be painted (or blend with) that same trim color. Security doors in all other locations must be painted (or blend with) the color of the body of the house.
- Glass inserts are allowed.
- Screened inserts must be black, charcoal gray or bronze in color.
- Security doors on sliding glass doors are allowed.
- Security doors are allowed on the garage service door and must be painted (or blend with) the color of the body of the house.
- Examples of approved security door styles are available at the Administration Office.

Driveways

Concrete Driveway Pavers (Added 9-1-10)

- Written approval will be required for all proposed driveway changes by submitting the Architectural Change Application.
- Pavers must be of earth tone colors.
- Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- The driveway must be kept free of weeds at all times.

- A City of Peoria permit is not required to replace the driveway, however it is strongly suggested that a grading permit be requested from the City.
- Pavers are approved on the existing driveway area only.
- The driveway must have a consistent paver pattern throughout entire driveway with no borders or designs permitted.

Driveway Coating (Amended 5-4-10)

- Driveway coating colors are limited to the color of the body of the house, Clear Epoxy Seal, Oyster, Baja White, Stonish Beige, Pigeon Grey or Travertine. Approved house colors are on display at the Administration Office.
- All coatings must be of a satin finish – not glossy in appearance.
- Decorative patterns or designs painted on top of the coating are not permitted.

Driveway Extensions

- Driveway extension width is limited to the width of the garage.
- The addition of driveway extensions cannot affect the City of Peoria's approved drainage of your lot.
- The Architectural Control Committee will review pavers or decorative bands.
- All concrete work must be done on your own property.
- No more than 30% of the front yard shall be concrete.

Driveway Maintenance

Driveways must be kept free from stains, i.e., rust, oil, etc.

Dumpsters

Dumpsters are permitted under the following restrictions:

- The Compliance Department must be notified with start date for the dumpster delivery.
- The dumpster can only be on site during the demolition phase of the remodel for a maximum of 30 days in a six month period.
- The dumpster cannot block the sidewalk at anytime.
- All debris must be in the dumpster and the immediate surrounding areas kept picked up on a daily basis.
- The dumpster must not cause a traffic hazard.
- All debris is to be removed by contractor on a daily basis.
- Debris may be temporarily stored within the garage, but cannot be viewed by surrounding neighbors or from the street.
- All exterior yards are to be free of debris on a continuous basis during the renovation or remodeling of the dwelling.

Evaporative Coolers

Evaporative coolers must be recessed in the attic or be ground mounted.

Ground Mounted Evaporative Coolers

Ground mounted coolers must be in a fully enclosed backyard or screened by a privacy wall.

Recessed Attic Evaporative Coolers

- The cooler must be painted, or blend with, the color of the body of the house.
- The cooler cannot extend out from the attic more than 10 in. for room size and 21 in. for house size.

Fire Pits

- To be solid masonry construction, stuccoed and painted the color of the body of the house on exterior sides, or covered with Ledge stone.
- Ledge stone is stone with two flat sides for easy stacking. It is approximately 1” to 8” high and from approximately 5” to 20” in length. The Ledge stone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Fire Pits are not to exceed 24 in. in height.

Fireplace - Outdoor

- Fireplace is to be solid masonry construction.
- Fireplaces must be stuccoed and painted the color of the body of the house, or covered with Ledge stone.
- Ledge stone is stone with two flat sides for easy stacking. It is approximately 1” to 8” high and from approximately 5” to 20” in length. The Ledge stone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- As with any vertical extension, the fireplace height must not exceed 6 ft.
- The style and design of the fireplace must compliment the style of the house.
- Any applicable city permits or approvals must be obtained prior to the beginning of construction.

Flags

The following flags may be flown in accordance with Federal and State of Arizona Regulations: the American Flag, Arizona State Flag, U.S. Army, U.S. Navy, U.S. Air Force, U.S. Marine Corps, U.S. Coast Guard, POW/MIA, and an Arizona Indian Nation Flag.

- The approved wall bracket must be painted the same as the color of the area to which it is attached.
- Flagpoles designed for use in a wall bracket cannot exceed 6 ft. in length.
- Flagpole placement on the property shall be a minimum of 5 ft. from any property line, sidewalk or driveway.
- Flagpole must not exceed 15 ft. in height.
- The flag shall be no larger than 3 ft. by 5 ft.
- Flagpole rigging and hardware must not create noise, creating an annoyance to neighbors.
- Flagpole diameter must be appropriate for the flagpole and flag size.
- A permanent in ground sleeve or base must be installed for mounting the flagpole.

An application is required only if requesting a variation to the restrictions listed above.

Garbage / Recycling / Refuse Containers

As stated in the CC&R’s Article X - Section 12, garbage and refuse facilities, containers and the like shall be attractively screened and camouflaged in such manner as to conceal them from the view of neighboring lots,

Residential Units, property, roads or streets. All equipment for the storage or disposal of garbage or other waste shall be kept in a clean and sanitary condition.

- Containers shall not be set out prior to the night before pick up day.
- Containers shall be removed from sight by the end of each pick up day.

See “Walls” in this document for Garbage / Recycling / Refuse Container/Privacy Walls

Gates

- Gates must be constructed of iron frame with wood slats or slats made of a composite material.
- Gates must be same height as wall.
- Gate width opening cannot exceed 5 ft.
- Access walkways to the gate must not exceed the width of the gate.
- The frame must be painted the color of the wall.
- The wood slats in the gate must be painted the color of the wall, trim color or left natural and sealed with a clear preservative.
- Slats made from a composite material do not need to be sealed with a clear preservative.
- The gate must be maintained in good condition.

Gazebos

Any covered structure utilizing three or more vertical supports shall be recognized as a canopy, awning, tent or gazebo, and is not allowed.

Golf Safety Nets

- The net must be installed diagonally across the corner of the property recognizing the 45-degree angle rule. Please refer to the “Approved Walls for Golf Course Lots” diagram at the end of this document.
- The net cannot be permanent and must be removable.
- Approval from neighbors on both sides of the property must be obtained in writing and submitted to the Architectural Control Committee prior to any work being done on the property.
- Netting material and poles are to be specifically approved by the Architectural Control Committee.
- Net and poles must be maintained in good condition at all times. The Architectural Control Committee reserves the right to require replacement or repair of the net material or poles.

Gutters & Gutter Downspouts

- Gutters and downspouts must follow the contour of the structure to which they are attached.
- Gutters must not span open spaces, or go across blank walls.
- Gutters and downspouts must be painted and maintained the same as the color of the surface to which they are attached. The objective is to make these items as invisible as possible.
- Gutters are to be constructed of standard gutter type material.

Hoses

- Garden hoses must not be seen from the street or neighboring properties.
- Garden hoses must be stored in a professionally designed container, made specifically for the purpose of hose storage. The hose container must be an earth tone color.

- Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- No application is required.

House Numbers

A single set of house numbers attached to the exterior of the residential unit is allowed.

Reflective House Numbers

Reflective vinyl house numbers painted on the curb are allowed with these restrictions:

- The numbers must be black with a white background.
- No decorative additions are allowed.
- The numbers must be no larger than the top portion of the curb will allow.
- No application is required.

Landscape

Landscaping is defined as a combination of plants, trees, shrubs, turf, decomposed granite and other landscape rock. In our region of the Sonoran Desert, hundreds of low-water-use plants are available that vary in color, texture, form and function.

Landscape Plan Review: All landscape plans must be submitted for review and approval before construction can begin.

Boulders

Only boulders of a color similar to the indigenous rocks of Arizona are allowed. They must be partially buried below grade to give a natural appearance.

Grading and Mounding

Grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed.

Mounding or berming is not permitted within an area-measured 7 ft. from the curb along the entire frontage of lot.

Mounding and other proposed grade changes will be closely scrutinized by the Architectural Control Committee to assure that mounding will appear natural.

- The use of decorative block or pavers surrounding the planting mounds is permitted, and are not to exceed 12 inches wide and must be flush where they abut other paved areas. The block must be of a natural earth tone color that blends with the landscape.
- Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Mound height must not exceed 18 in.

Golf Course Lots

Installing trees and bushes on golf course lots:

- Measure from the corner of the original foundation of the home straight across to the property line.
- Proceed on the property line 8 ft. toward the back (or golf course).
- From the 8-foot mark, make a 45-degree angle to the back property line. Please refer to the “Approved Walls for Golf Course Lots” diagram at the end of this document.
- No trees shall be planted or bushes be allowed to grow over the height of 36 in. outside these lines.

Hardscape (Added 9-1-10)

Hardscape is defined as non-landscape decorative item, which include all hanging items that are visible from the street, neighboring properties and golf course lots. Hardscape must be located in areas that complement the nature of the house without overpowering the architecture, should be limited and designed to blend with the house and neighboring yards.

In general landscape accessories must also complement the architectural nature of the community. The number and size of accessories allowed is determined by overall placement and general appearance for a given property as determined by the Architectural Control Committee.

Permissible items may include metal sculptures and sunbursts.

- Decorations attached to or placed in the front area of the house or garage, including items in Niches and Alcoves, require submittal of an application, a photo or brochure with a picture of the item(s) and ACC approval.
- Each decoration or item is approved based on with consideration given to size, color, style and the number of decorations or items allowed and their ability to blend with the architectural nature of the community.

Pots

- Flower Pots of Terra Cotta Color, earth tone colors or the color of the body of the house, are allowed to be in the front of the home.
- Pots placed on front columns must complement and not overpower the ledge on which they are place.
- Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Plantings are allowed in pots, but they must be maintained in good condition.
- No artificial flowers or plants are to be used in pots.
- An application and ACC approval is required if more than five pots are requested.

Irrigation

Because water conservation is a desired community goal, system designs should utilize the most current state-of-the-art water conservation technologies.

- Automatic underground irrigation systems are required for all landscape areas.
- Different valves should be provided for trees, low-water-use shrubs, ornamental shrubs, turf, pots, fruit trees and vegetable gardens. Additional valves should be considered to accommodate varying sun exposures.

- If rotors or trajectory type heads are used to irrigate turf, separate valves should be provided to maximize control and efficiency.
- Spray irrigation is limited to turf areas only.
- Irrigation shall not spray on any shared or common area, walls or vertical surface.
- Irrigation run-off of any kind into streets, sidewalks, common areas or adjacent properties is not permitted.
- The use of drip irrigation systems is encouraged for the rest of the landscape.
- Valve boxes, transformers, timers or other flush mounted boxes must be painted the color of the ground treatment and should not be placed within turf areas.
- All freestanding or wall-mounted equipment should be painted the color of the body of the house.
- All equipment should be placed in inconspicuous areas of the site, generally screened from Public View.
- Watering is recommended to be done in the early morning or evening.

Planting Material

The use of drought resistant plants is encouraged. You may consult the information available from the websites listed below.

Arizona Department of Water Resources at:

http://www.adwr.state.az.us/dwr/content/Find_by_Program/Drought_and_Conservation/LowWaterPlantLists/default.htm

Arizona Municipal Water Users Association at:

http://www.amwua.org/plants_index.html

Prohibited Plant Materials

The following vegetation types and varieties are prohibited:

- Oleanders (Nerium & Thevetia Species) other than the dwarf variety.
- Citrus other than dwarf varieties.
- All varieties of mulberry trees.
- All varieties of olive trees, with the exception of the Swan Olive.

Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be of a natural earth tone color and chosen from the samples provided for view at the Administration Office. The use of Green or White landscape rock, or Lava Rock, is prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Installing plastic under the granite is prohibited.

River Rock, or riprap of a natural earth tone color shall be 3 in. to 6 in. in diameter. Not more than 10 percent (10%) of the front yard landscape may be river rock or riprap.

Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.

Tree - Removal

When removing a tree, the tree stump must be removed or at least cut 2 inches below the ground level and then covered with landscape material.

Turf - Artificial (Amended 2-10-10)

- Artificial Turf will not be allowed in the front yards.
- The Architectural Control Committee must review and approve all applications for artificial turf that are not within a yard totally enclosed by a minimum 60” block wall.
- Artificial turf is allowed by determining the overall placement, amount of turf and general appearance as well as defined borders such as curbing, brick, pavers, etc.
- A sample of the proposed artificial turf must be submitted with the application.
- Artificial turf installations must be maintained in good condition.

Turf - Lawn

- Total lawn areas for each lot or residence shall be limited by the City of Peoria’s turf placement restrictions.
- Lawn must be maintained in good condition year round.

Ledgestone *(Amended 5-4-10)*

All use of Ledgestone as an accent on exterior surfaces is permitted and requires ACC approval prior to starting the project. Ledgestone must accent the design and complement the nature of the house and not over power the architecture.

- Ledgestone is stone with two flat sides for easy stacking. It is approximately 1” to 8” high and from approximately 5” to 20” in length. The Ledgestone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Approval will be based on the general overall appearance that the Ledgestone adds to the architectural characteristics of the house. Photos of the existing area, a drawing of the proposed area(s) to be covered and a sample of the Ledgestone must be submitted with the application.
- Ledgestone can also be used for BBQ’s, Fire Pits, Outdoor Fireplaces, Stationary Bars, Deco Walls, Knee Walls and Retaining Walls in place of stucco.

Lighting

Exterior

- Lighting fixtures that remain on for any extended period of time must provide defused light that only illuminates the coverage area intended for that fixture.
- Lighting fixtures that remain on for any extended period of time must be shielded.

Exterior Accent Lighting – Malibu Lights

- Accent lighting shall be installed according to the Manufacturers guidelines.
- Exterior accent lighting must blend with the existing landscaping.
- Exterior accent lighting fixtures shall be no more than approximately 18 in. in height from ground level.
- An application must be submitted when replacing current lights with solar lights.

Exterior Lighting - Fixture Change/Addition

The application must include details of the proposed lighting change such as color, style and size along with a picture or drawing of the lighting fixture.

Lighting fixtures, including sensor lights, mounted on the house next to garage doors, in entry areas and in patio areas must meet the following:

- The lighting fixture must be of a style, design and color, which would blend with and compliment the house. Examples: Brass & Glass (polished, antiqued, black or white), Southwest style Ceramic or Pottery sconces.
- The lighting fixture must be of a size proportionate to the area of the house to which it is mounted. The entire height of the fixture from tip to tip must not exceed 24 in.
- Motion detectors added to existing light fixtures must blend with the color of the light fixture.
- Colored bulbs, lenses or reflectors are not allowed.

Holiday Lighting & Decorations

- Decorations can be put up 40 days prior to the holidays in November and December. Decorations can be put up 30 days prior to all other holidays.
- Decorations must be removed within 14 days following the holiday.
- Outdoor lighting cannot exceed the normal capacity of the electrical service to the home as installed by the developer.
- Alternative power sources such as generators, batteries, temporary meters or additional power supply meters are not allowed.
- Outdoor lighting or lighted decorations must be rated for outdoor use and need to contain the Underwriters Laboratories seal.
- Spotlights are discouraged, however if they are used they must be directed onto the property and cannot shine on surrounding homes or into the street.
- No music or other sound devices are allowed.
- Decorations requiring air pumps or small generators that produce noise are not allowed.
- Inflatable decorations shall not exceed 8 ft. in height.

No application is required.

Mailbox

Freestanding mailboxes are not allowed. If a mailbox is necessary, the following must be met:

- Doctor's written prescription is required.
- Written permission must be obtained by the Post Office.
- Mailbox must be attached to house within 5 ft. of front door in the entryway.
- Mailbox must be painted the same color as the body of the house.

Misting Systems

- Piping must be attached on inside of patio fascia so that it is not visible from neighboring properties.
- Piping must be painted the same color as the surface to which it is attached.
- The misting systems must be maintained in good condition.

Non-Attached Structures

As stated in the CC&R's, Article X - Section 22, no storage or tool sheds or similar structures shall be placed, erected or maintained upon any part of the Properties except where such structure is constructed as an integral part of the Residential Unit (including materials, color and the like) in accordance with the provisions of Article IX in the CC&R's, including approval by the Architectural Control Committee.

Paint

Body, Trim and Front Door Paint Colors must be selected from an approved Paint Color Palette available at the Administration Office. Only one Paint Palette may be used, utilizing the Body Color and only one of the Trim Colors. (No mix or match of color palettes)

When painting trim and/or accents, a photo of the house with the trim and accent areas highlighted, must be submitted with the application. Painting cannot begin until you receive a signed approval letter from the Compliance Department.

Body Color (Amended 4-7-10)

- The **Body of the House** must be painted an approved Body Color.
- **Block Wall Fences**, both inside and outside surfaces, must be painted the approved Body Color. Fence Surfaces facing a common area or the **Golf Course**, must be painted Stonish Beige.
- **Block Wall Fences**, built on the property line, are considered **Party Walls**. The surface that faces the residence must be painted that residences approved Body Color.
- **Deco Walls** must be painted the approved Body Color. **Deco Wall Caps** may be painted the approved Trim Color. The Architectural Control Committee will review **painting the entire Deco Wall the approved Trim Color**.
- **Eaves, Soffits, Overhangs and Ceilings** must be painted the approved Body Color.
- **Fence Gates**, including **Wrought Iron**, must be painted the approved Body Color. If wood slats are installed in the gate, they may be left natural with a clear preservative coating or they must be painted the approved Body Color or Trim Color.
- **Front Doors** must be painted the approved Body Color, Trim Color, Door Color or a Natural Wood Stain.
- **Front Security Doors** must be painted (or blend with) the approved Body Color, or match the window frame color (white or bronze). Security doors can be painted (or blend with) the approved Trim Color if the wood trim around the door is painted the Trim Color. If the front door is painted the approved Trim Color, the security door can be painted (or blend with) that same Trim Color. Security doors in all other locations must be painted (or blend with) the approved Body Color.
- **Garage Doors and Garage Service Doors**, including the wood trim around them, must be painted the approved Body Color. If there is no Pop-Out around the overhead garage door, the wood trim surrounding the overhead garage door may be painted the approved body color or trim color
- **Gutters & Gutter Down Spouts** must be painted the same as the color of the surface to which they are attached.

- **Patio Covers** and **Trellises** must be painted the approved Body Color. **Alumawood Structures** must blend with the approved Body Color or the approved Trim Color. Patio Cover Ceilings can be painted the approved Body Color, Navajo White, Cottage White or Bone.
- **Retaining Walls, Privacy Walls** and **Knee Walls** must be painted the approved Body Color. Knee Wall surfaces facing the Golf Course, or a common area, must be painted Stonish Beige.
- **Wrought Iron Fencing** must be painted the approved Body Color. **Wrought Iron Fencing** open to a Common Area, or Golf Course, must be painted Stonish Beige.

Trim and Accents

- **Accent Areas**, which include **Pop-Outs, Pop-Ins, Insets, Niches, Alcoves, Corbels**, or any other architectural feature of the house, may be painted an approved Body Color or Trim Color.
- **Fascia Boards** on the house and on patio covers may be painted the approved Body Color or Trim Color.
- **Wood Trim** surrounding the **Front Door** may be painted the approved Body Color or Trim Color.

Patios

Outdoor Furniture

- Outdoor patio furniture is allowed. For all other types of furniture used outdoors and visible from the street or neighboring properties, an application including a brochure or photo of the furniture must be submitted for review by the Architectural Control Committee. This would include front patios, front entryway areas, open backyards and golf course lots.
- Outdoor furniture includes tables, chairs, benches, heaters, grills, fire-bowls, lamps, cupboards, hammocks, gliders, chaise lounges, chimineas and umbrellas.
- An umbrella is defined as a collapsible devise consisting of a fabric canopy mounted on a sliding framework of ribs radiating from a central rod. Umbrellas may also be suspended by one arm above the fabric canopy. Umbrellas shall be of a standard size, not to exceed 8 ft. high and 11 ft. in diameter.
- Outdoor furniture visible from the street or neighboring properties must be placed on a prepared surface such as a concrete or tiled area, as opposed to being placed out in the landscaped areas of the property. Such prepared surfaces that extend beyond the front wall area of the house must be enclosed with a deco wall.
- All outdoor furniture visible from the street or neighboring properties shall be of a style and color appropriate to blend with and compliment the house and surrounding landscape.
- Frame colors can be black, dark green, brown or white in addition to the range of approved earth tone colors.
- Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.

Outdoor Furniture - Covering & Storing

- Patio furniture that is visible to neighboring properties, including the golf course, may be covered with fitted covers that are earth tone in color.
- Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- No application is required.

Patio Column / Post - Remove or Replace with Beam

- The architectural design and style of proposed change must be consistent with the design and style of the home.
- All materials used must match existing material.
- The beam must be painted the color of the body of the house.
- Any required permits must be obtained from the City of Peoria before any installation.
- **Please be advised that approvals are limited to exterior surfaces and their aesthetic conformance to the deed restrictions and Architectural And Environmental Standards of Westbrook Village Association. The approval does not address engineering, structural design or quality of materials.**

Patio Covers (Amended 4-7-10)

- Alumawood Patio covers with a baked-on color finish are allowed and must blend with the color of the body of the house or trim color.
- The proposed patio cover must be attached to the house and must be painted the color of the body of the house or trim color.
- Columns/posts:
 - a) Masonry columns must be stuccoed with materials matching the construction and color of the body of the house.
 - b) Posts must be of materials matching construction of patio cover and color of the body of the house.
- Roofs:
 - a) If a pitched roof is to be used, it must be constructed of materials to match existing roof on the house.
 - b) Flat patio roofs must have fascia trim to match the existing construction of the house and painted the color of the body of the house, or the approved trim color.

Patio Enclosures - Screened/Glassed

- The architectural design and style of the proposed patio enclosure must be consistent with the design and style of the home.
- All material used must match existing material.
- If the patio enclosure is visible to the street, neighboring property or golf course a masonry knee wall no higher than 26 in. in height and a minimum of 16 in. must be constructed as the lower section of the patio enclosure as measured from the patio slab.
- Lower knee wall section of the patio enclosure must match the stucco of the home as far as texture and color.
- Doors and screen frames must match existing window and screen frames, including color.
- Screen material must be fiberglass mesh, non-louvered type; color must be black, charcoal gray, or dark bronze.
- Any required permits must be obtained from the City of Peoria before any installation.
- Patio enclosures must be maintained in good condition.

Patio Extensions - Concrete, Brick, Pavers, etc.

- All work must be done on your own property.
- Addition of concrete or other patio material cannot affect the City of Peoria's approved drainage of your lot.
- Front, back patios, entryways and front sidewalk material must be of earth tone colors only.

- Earth tone is defined as a color scheme that draws from a palette of browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.
- Properties in a Sub-Association must have prior approval before submitting to Westbrook Village.

Patio Vertical Privacy and/or Shade Panels (Alumawood)

- The panel must be securely supported and fastened to the patio at both the top and bottom.
- Panels made with Alumawood with a baked-on color finish, must blend with the color of the body of the house.
- The panel must be maintained in good condition.

Pools & Spas

- Photos of the proposed location, the pool/spa company's drawings that include the location of pool/spa and related equipment location, must be submitted with your application.
- Standards for fencing must meet the City of Peoria's safety requirements and building codes.
- Any required permits must be obtained from the City of Peoria.
- All mechanical equipment must be screened from neighboring property views. Neighboring property views are defined as backyards that are open to view from the street, neighboring properties or facing the golf course.
- Pools shall not be back-washed onto common areas, public streets or neighboring properties.
- Sound and visual impact to neighboring properties and Common Areas should be considered in the placement of all related mechanical equipment.
- The Architectural Control Committee will review applications.

Roll Shades

Roll-shade screen devices are allowed provided the following specifications are met:

- Shade device must be installed on inside of patio/fascia so that, when rolled up, it is not visible from neighboring properties.
- Shade material must be made from a weatherproof woven mesh or canvas construction.
- No decorative edges, such as scallops, are allowed on the shade.
- Color of shade must match the color of the exterior stucco as closely as possible.
- A sample of the shade material used must be submitted with the application.

Room Additions

- The architectural design and style of proposed addition must be consistent with the design and style of the home.
- All material must match existing material.
- Walls must be stuccoed and painted to match existing building.
- Roof design and material must match existing roof.
- Documentation must be obtained from the roofing contractor insuring that matching roof tile is available and enough material can be provided to complete the project. Please refer to the "Roof Tile Contractor Statement of Availability" at the end of this document.
- Doors, windows and screens must match existing doors, windows and screens.
- Window and screen frames must match existing window and screen frames.
- All City of Peoria building codes must be followed and required permits obtained before any construction can begin.

- **Please be advised that approvals are limited to exterior surfaces and their aesthetic conformance to the deed restrictions and Architectural And Environmental Standards of Westbrook Village Association. The approval does not address engineering, structural design or quality of materials.**

Roofs

Attic Fans (Amended 12-1-10)

Attic fans are allowed within the following Standards:

- The attic fan can be installed on the front or backside of the house.
- The attic fan cannot extend above the ridgeline of the roof.
- The flashing and housing of the attic fan must be painted to blend with the color of the roof.

Solar Panel Attic Fans

- The attic fan can be installed on the front or backside of the house.
- The attic fan cannot extend above the ridgeline of the roof.
- The flashing and housing of the attic fan must be painted to blend with the color of the roof.

Repairs & Replacement

- All material used must match existing material.
- Re-roof must match existing roof as much as possible and be consistent with other roofs within your Sub-Division.
- Documentation must be obtained from the roofing contractor insuring that approved roof tile is available and that enough material can be provided to complete the project. Roofing contractors must have replacement tiles in stock before the project can begin in the event that existing tiles are damaged.
- All work must be done on your own property and construction debris be kept to a minimum.
- All debris is to be removed by contractor on a daily basis.
- Debris may be temporarily stored within the garage if homeowner prefers, but cannot be viewed by surrounding neighbors or from the street.
- All exterior yards are to be free of debris on a continuous basis all during renovation or remodeling of dwelling.
- A sample of the proposed roof material must be submitted with the application.
- A signed "Roof Tile Contractor Statement of Availability" must be submitted with the application.

Turbines

- Roof turbines are allowed.
- Roof turbines must blend with the color of the roof.
- Roof turbines cannot be installed on the front side of the house.

Security

Knox-Box

A residential Knox-Box is a permanent surface-mounted security key box meant for secure storage of residential entrance keys. The Knox-Box is used for fire, police and medical emergency personnel to gain fast access during calls for emergency aid, and to prevent the need for a forced entry.

- The Knox-Box must be installed in close proximity to the front door at a height of approximately 6 feet from ground level.
- The Knox-Box must be easily viewable to emergency personnel as they approach the front door, or forced entry will be used.
- The Knox-Box color must remain black as required by the Peoria Fire Department.
- Call the Peoria Fire Department at 623-773-7916 after the Knox Box is installed to schedule an appointment to have them place your key into the box, install the box door and then they will lock the box.

Wrought Iron

Security wrought iron window coverings are **not** allowed.

Sheds

As stated in the CC&R's, Article X - Section 22, no storage or tool sheds or similar structures shall be placed, erected or maintained upon any part of the Properties except where such structure is constructed as an integral part of the Residential Unit (including materials, color and the like) in accordance with the provisions of Article IX in the CC&R's, including approval by the Architectural Control Committee.

Signs

Please refer to the "Sign Placement Diagram" at the end of this document for the placement of all types of signs.

For Sale or Lease and Open House Signs

The installation of **one** For Sale (or Lease) sign that represents a real estate agency and/or Homeowner will be permitted at the front (street side) of a residence. The sign is to be placed on the yard of the residence and not fastened to the building. In areas where signs must be placed in the common areas, the sign is to be placed as close as possible to the home and not near the curbs or street.

Such signs placed by real estate agencies shall not exceed 5 ft. in height (including posts or stands) and must be neat and professional in appearance. Signs may include receptacles which hold information regarding features of the home; however such receptacles cannot exceed dimensions of approximately 14 in. deep x 8 in. wide x 10 in. high, and shall be included as part of the dimensions of the sign.

Westbrook Village Association has available, for a deposit and a small rental fee, standardized For Sale or Lease and Open House signs for homes that are offered for sale by owner.

A maximum of 4 open house temporary signs used for the purpose of directing persons to a home for sale in the Village are permitted.

Placement of signs (other than for association events) shall not be on any street or island, any main entrance to Westbrook Village, create a traffic hazard or block any sidewalk. WVA will pick up incorrectly placed signs. The signs may be in place during daylight hours and must be removed by dusk. For Sale signs must be removed from in front of the home the day after close of escrow.

Garage Sale Signs

Westbrook Village Association has available for a deposit standardized Garage Sale signs for use by homeowners. Signs can be obtained at the Lakes Recreation Center Office. **Placement of signs (other than for association events) shall not be on any street or island, any main entrance to Westbrook Village, create a**

traffic hazard or block any sidewalk. WVA pick up incorrectly placed signs and the deposit will be forfeited.

Garage sale signs may be in place during daylight hours and must be removed by dusk.

Political Signs

- Political signs may be displayed on private property per State of Arizona law and in accordance with the City of Peoria sign ordinance.
- Political signs are only permitted during the election period and must be removed within 2 days after the election.

Security / Alarm Identification

One sign is permitted without the need of an application, providing the sign is placed on the lot within 2 feet of the house, no more than 18 inches to the top of the sign, and may not be self-illuminating.

Signage Variances

A variance to the Architectural and Environmental Standards and Application Procedures may be requested in writing from Westbrook Village Association. The request must be submitted at least 15 days prior to the intended placement of the sign. Variances will only be considered where usual Architectural and Environmental Standards and Application Procedures offer a severe deterrent to the Homeowner's effort to sell the property. The Board of Directors approves association Event Signs.

Skylights / Solar Tubes

- Skylights are allowed but must be totally screened from view of neighboring properties and located behind parapet walls.
- Solar Tubes need not be screened, however they must be painted to match the other pipes on the roof.

Solar Energy Devices

By Arizona Statute ARS 44-1761 - Definitions:

A Solar Energy Device is defined as a system or series of mechanisms designed primarily to provide heating, to provide cooling, to produce electrical power, to produce mechanical power, to provide solar daylighting or to provide any combination or the foregoing by means of collecting and transferring solar generated energy into such uses either by active or passive means. Such systems may also have the capability of storing such energy for future utilization. Passive systems shall clearly be designed as a solar energy device such as a trombe wall and not merely a part of a normal structure such as a window.

Placement

By Arizona Statute ARS 33-439 - Restrictions on installation or use of solar energy devices invalid; exception:

- A. Any covenant, restriction or condition contained in any deed, contract, security agreement or other instrument affecting the transfer or sale of, or any interest in, real property which effectively prohibits the installation or use of a solar energy device as defined in section 44-1761 is void and unenforceable.

- B. A deed, contract, security agreement or other instrument affecting the transfer or sale of, or any interest in, real property entered into before April 17, 1980 shall not be subject to the provisions of this section.

The Westbrook Village Association requires the following relating to a solar energy device installation:

- If applicable, a solar energy device shall be integrated into the roof or property design with the preferred location being the backside of the property or a flat roof section.
- A solar energy device may not encroach upon Common Areas or the property of another Owner.
- If landscaping or structure is used to shield a solar energy device the Architectural Control Committee must review the design plan for approval.
- All wiring, conduit, tubing and brackets must be painted the same color as the surface to which they are attached.
- Photos of the area locating where the solar energy device will be installed, contractor installation plans and information brochures must be submitted with the application.
- The “Solar Energy Device Contractor Statement”, located at the end of this document, must be signed by the homeowner and contractor and submitted with the application.
- The solar energy device installation must comply with all applicable city, county and state laws, regulations and codes. All required permits must be applied for, with approval received before any portion of the installation can begin.

Storage Units

PODS - Portable on Demand Storage

- The Administration Office must be notified prior to the delivery of the PODS.
- PODS are allowed on site for a maximum of 14 days.
- PODS must be placed on the driveway and cannot block any portion of the sidewalk.
- Areas surrounding the PODS must be kept clean and free of debris on a daily basis.
- Only one POD is to be present at any time.
- The storage container is to be used only one time, by the current homeowner, within a consecutive 6-month period.
- No application is required.

Sun Screens

Sunscreens are allowed within the following restrictions:

- Frame material must be the color of existing window frame.
- Screen material to be fiberglass mesh, non-louvered type, and color to be black, charcoal gray or dark bronze.

Trellis

Trellises are allowed for the purpose of supporting plant growth under the following conditions:

- The plants are intended for decorative purposes or to act as a semi-permanent sunscreen.
- If used in conjunction with an open patio, the trellis must be securely supported at both the top and bottom to present a stable appearance.
- Trellises are to be made of wood, metal or simulated wood plastic material.
- Maximum slat width is 2 in.
- Trellises must be painted the color of the body of the house.

- The total of all trellises horizontal dimension(s) for any single patio area will not exceed 30% of the perimeter dimension.

Vehicles

Covering

- The covering of parked private passenger vehicles and/or pick-up trucks and golf carts, is **not** allowed unless the vehicle is parked within a fully enclosed garage.

Commercial

- Commercial vehicle is considered a vehicle with commercial writing or advertising on it.
- Only one commercial vehicle per household.
- Commercial vehicle shall be $\frac{3}{4}$ ton or less in size.
- State legislation allows qualified emergency utility and first line of defense vehicles to park on driveways or streets.

Recreational Vehicles, Boats & Mobile Homes

Recreational Vehicles are defined as any vehicle used only for recreational purposes, including but not limited to mobile homes, motor homes, watercraft, campers, tents, ATV or the trailers that are used to transport them.

- Recreational vehicles shall not be utilized for living purposes or guest accommodations while within the WVA perimeters.
- Recreational vehicles may be parked on the street or in driveways (size permitting) for up to 48 hours maximum for the purpose of loading or unloading.
- Recreational vehicles must not block sidewalks, neighboring driveways, golf course pathways, mailboxes or fire hydrants.

Refueling Appliances - Tanks

As stated in the CC&R's, Article X - Section 8, no tanks of any kind (including tanks for storage of fuel) shall be erected, placed or maintained on the Properties unless such tanks are buried underground or attractively screened to conceal such tanks from neighboring lots, Residential Units, property, roads or streets. Nothing herein shall be deemed to prohibit use or storage upon the Properties of propane or similar fuel tanks with a capacity of ten (10) gallons or less used in connection with a normal residential gas barbecue or grill.

- A licensed contractor must professionally install the Vehicle Refueling Appliance.
- Refueling Unit cannot be visible from the golf course, street or neighbors.
- Block wall standards must be met.
- The remote fueling panel is to be located on the side of the garage.
- The remote fueling panel must be painted the color of the body of the house.
- Any exposed lines must be painted the color of the body of the house.
- Homeowner must obtain all necessary City and Fire code approvals.
- The homeowner shall obtain all applicable permits and submit the same with the Architectural Change Application.
- The homeowner must include a plan with the proposed location of unit, panel and wall along with the Architectural Change Application.

Parking - Westbrook Village Association

We understand that you may have guests or vendors who occasionally park in the street, however this is limited to daylight hours and vehicles may not be left on the street overnight.

- All vehicles, including cars, pick-up trucks, motorcycles, ATVs and golf carts must be parked in garages or driveways.
- Parking on lawns or on areas not designated for such is prohibited.
- Vehicles shall not be parked on the street.
- Parking in front or near the mailboxes so as to interfere with the accessibility of the mailboxes is not allowed.

Vertical Extensions

Vertical extensions, defined as anything that exceeds the height of a block wall or fence, are not allowed.

Walls & Wrought Iron Fences

Wrought iron fences and/or walls may be constructed in a recorded utility easement with the understanding that should a utility company ever require access, it would be the responsibility of the Homeowner to remove and replace the wrought iron fence and/or wall. Wrought iron fences and/or walls may not be constructed in any drainage easement where the natural flow of water may be obstructed. Any required permits must be obtained from the City of Peoria before any installation.

Block Walls / Party Walls

- Any fence wall built on the dividing line between two properties constitutes a Party Wall.
- Written consent from adjacent property owners who are affected is required.
- For information on Party Walls, see the CC&R's page 22 - Section 1 of Article XI, Party Walls.
- Freestanding walls are not allowed.
- If existing, connect to neighbor's wall with written permission of that neighbor. If not connecting, submit plans for enclosure.
- All block walls must be solid masonry.
- Wall is to be placed on lot line without encroaching on neighboring properties.
- There will be no open block allowed except for required drainage.
- Walls in the rear and side yards will be a minimum of 66 in., and not to exceed 72 in. in height.
- Walls must be painted and stuccoed, both sides and top of wall, at time of construction.
- All outside block wall fence surfaces must be painted the color of the body of the house.
- The inside block wall fence surfaces must be painted the color of the body of the house.

Deco Walls

- Deco walls are to be solid masonry construction.
- Deco walls must be stuccoed and painted both sides and top of wall, or covered with Ledgerstone.
- Ledgerstone is stone with two flat sides for easy stacking. It is approximately 1" to 8" high and from approximately 5" to 20" in length. The Ledgerstone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock. Ledgerstone can be used for BBQ's, Fire Pits, Outdoor Fireplaces, Stationary Bars, Deco Walls and Knee Walls in place of stucco.
- The cap of a Deco Wall may be painted the color of the trim.
- The Architectural Control Committee must review painting the entire deco wall in the trim color.

- Walls must not exceed 24 in. in height. Columns are not to exceed 36 in. in height.

Knee Walls

- Knee walls are not to exceed 24 in. in height.
- To be solid masonry construction stuccoed and painted the color of the body of the house on both sides and tops of walls, or covered with LedgeStone.
- LedgeStone is stone with two flat sides for easy stacking. It is approximately 1” to 8” high and from approximately 5” to 20” in length. The LedgeStone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock. LedgeStone can be used for BBQ’s, Fire Pits, Outdoor Fireplaces, Stationary Bars, Deco Walls and Knee Walls in place of stucco.

Privacy Walls

- Privacy walls are to be solid masonry construction.
- Privacy walls must be stuccoed and painted both sides and top of wall.
- Privacy wall must be painted the color of the body of the house to which it is attached.
- Privacy walls will be a minimum of 60 in. and maximum of 72 in. in height.

Privacy Walls - Concealing Garbage / Recycling Containers

Privacy walls for the purpose of concealing refuse containers are allowed with the following restrictions:

- Garbage/Recycling container privacy walls may be constructed within fully enclosed backyards.
- Garbage/Recycling containers cannot be visible from the golf course, street, or neighbors’ property.
- If the Garbage/Recycling container is visible from golf course, street, or neighbors’ property, it will require a return and gate.
- Freestanding walls are not allowed.
- Garbage/Recycling container privacy walls must be of masonry construction and stuccoed.
- All exterior surfaces of Garbage / Recycling container privacy walls must be painted to match the area to which it is attached (see paint and wall standards for color restrictions).
- Garbage/Recycling container privacy walls must be a minimum of 60 in. and a maximum of 72 in. in height. The privacy wall cannot be higher than the block wall to which it appends.
- Garbage/Recycling container privacy walls shall not exceed 12 ft. in width and 5 ft. in depth.
- Garbage/Recycling container privacy walls and all contents cannot be visible from the street or neighboring properties.
- If a building permit is required, it must be obtained prior to the start of any work.

Retaining Walls

- To be solid masonry construction stuccoed and painted the color of the body of the house on both sides and top of walls, or covered with LedgeStone.
- LedgeStone is stone with two flat sides for easy stacking. It is approximately 1” to 8” high and from approximately 5” to 20” in length. The LedgeStone must be earth tone in color, drawing its color palette from browns, tans, grays and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt and rock.

Wrought Iron Fences (Amended 4-7-10)

- No wood or composite slats can be inserted on wrought iron fences.

- All wrought iron must be painted Stonish Beige.
- All wrought iron requires an 18 in. or 24 in. knee wall.
- Wrought iron plus knee wall combined shall not exceed 6 ft. height inside the yard.

Wrought Iron Fences - Golf Course Lot Fencing Restrictions (Amended 4-7-10)

- Measure from the corner of the original foundation of the home straight across to the property line.
- Proceed on the property line 8 ft. toward the back (or golf course).
- At 8 ft. mark, 6 ft. masonry must end.
- Proceed with 18 in. to 24 in. masonry.
- All wrought iron must be painted Stonish Beige.
- All wrought iron requires an 18 in. or 24 in. knee wall.
- Wrought iron plus knee wall combined shall not exceed 6 ft. height inside the yard.
- Please refer to the “Approved Walls for Golf Course Lots” diagram at the end of this document.

Water Feature

- Water features must not exceed 6 ft. in height and must not be visible over the property’s boundary block wall.
- Any required permits must be obtained from the City of Peoria.
- Any water feature with a depth exceeding 24 in. must be fenced per the City of Peoria and must meet their safety requirements and building codes.
- Electrical cords and water lines must be underground and meet any related codes for the City of Peoria.
- If fencing is required see the “Walls” section for additional restrictions.
- All mechanical equipment must be screened from neighboring property views. Neighboring property views are defined as backyards that are open to view from the street, neighboring properties or facing the golf course.
- Sound and visual impact to neighboring properties and Common Areas should be considered in the placement of all related mechanical equipment.

Water Softener

The water softener must be concealed from view; not visible from the street or neighboring properties.

Windows

Window Change / Replacement (Amended 11-3-10)

- If a style and/or color change is approved, all of the windows in the home must match.
- Window frames can be bronze, white, almond or clay in color.
- Sunscreen frames must match the window frames.
- Consideration will be given as to how a color and/or style change would effect the Sub-Division as a whole.
- Glass type must match the rest of the house.
- If the unit has windows with a grid in the front and not all the front windows are being replaced then the replacement window must also have a grid. If all front windows are being replaced then the grid is optional, but they must be consistent.

Window Coverings - Exterior

- Wrought iron and/or other type of restrictive coverings attached over windows are not allowed.
- Also see the Roll Shades section of this booklet for additional information on window coverings.

Window Film

Window Film is approved within the following:

- Film must be professionally installed.
- Film must be maintained and kept in good condition with no peeling.
- Film must not be highly reflective mirror type finish.
- A sample of the film must be included with the application.

Window Glass Block

- Glass block shall only be installed on the side and back of the house.
- The architectural design and style of proposed change must be consistent with the design and style of the home.
- All material used other than glass block must match existing material.
- Walls must be re-stuccoed and painted to match existing building.
- Any required permits must be obtained from the City of Peoria before the installation can begin.

Roof Tile Contractor Statement of Availability

By signing this “Statement of Availability”, I certify that I am authorized by:

Company Name: _____

Contractor’s Name: _____

Please Print

License Number: _____

To enter into a contract for the installation and/or repair of roof tiles at the following address:

which is located within Westbrook Village Association. I fully understand that this home is located within a homeowners association that monitors the installation of roof tiles in order to preserve, protect and enhance the property values within Westbrook Village Association. By signing this statement, I hereby certify that approved matching roof tile is available and enough material can be provided to complete the project within the established Standards for roofing change and/or repair in Westbrook Village Association.

Contractor Signature: _____

Homeowner Signature: _____

Blank

Solar Energy Device Contractor Statement

Application for Placement of Solar Energy Device - To be completed and signed by the Contractor prior to Application Approval

Homeowner(s): _____

Address: _____

Phone: (Day) _____ (Evening) _____

Type of Device: _____

Identify Placement Location: Roof (Front) ___ Roof (Back) ___ Roof (Side) ___

Patio / Deck / Yard (Front) ___ Patio / Deck / Yard (Back) ___

Other ___ Indicate "other": _____

Will the solar energy device(s) be placed so as to be visible from the adjacent property(s)?

Yes ___ No ___

If yes, please provide information or an explanation supporting the necessity for the placement so as to be visible from adjacent property(s).

Will the placement be in compliance with all Association guidelines (which include manufacturers' guidelines and applicable building codes)? Yes ___ No ___

I will comply with all of the Association's rules for placing, installing and maintaining solar energy devices. I assume liability for any damage to Association and other owner's property that occurs due to solar energy placement, installation and maintenance.

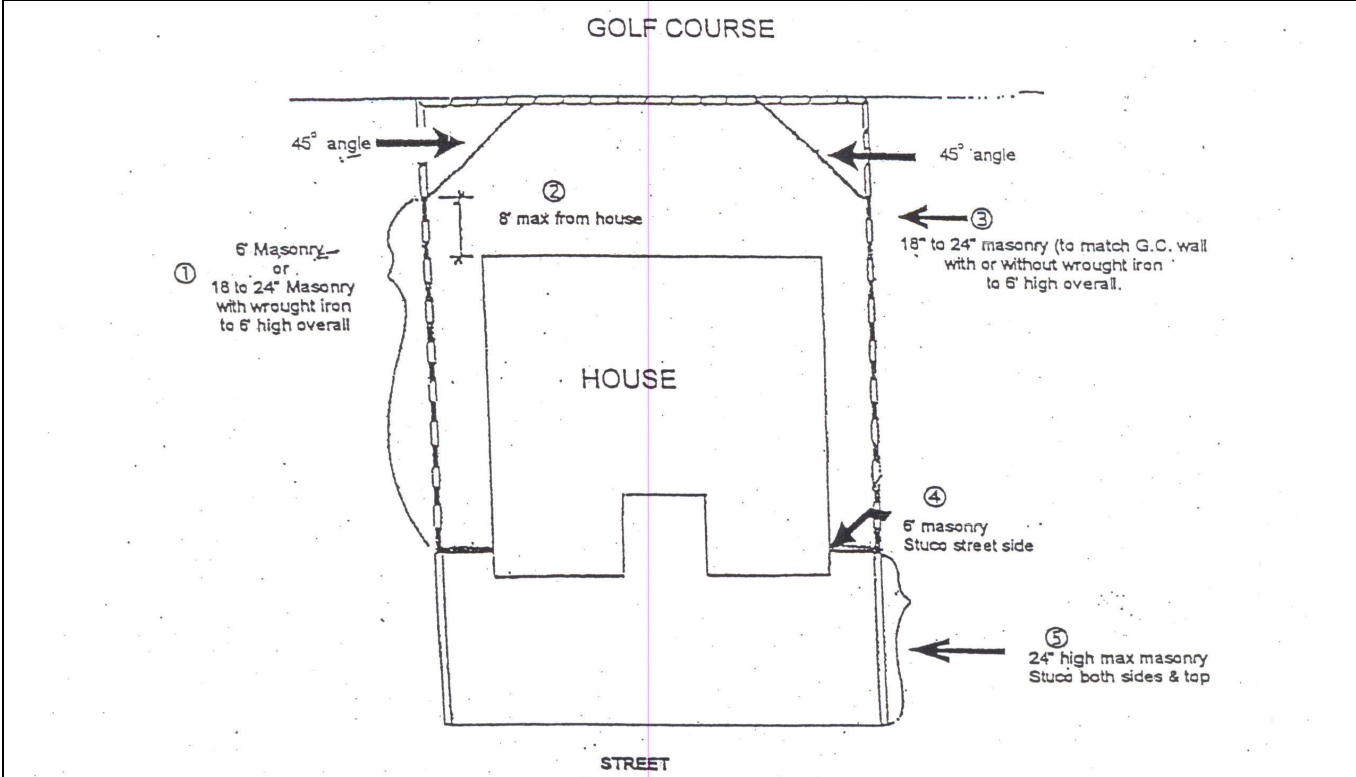
Contractor's Name (Please Print): _____

Contractor's License Number: _____

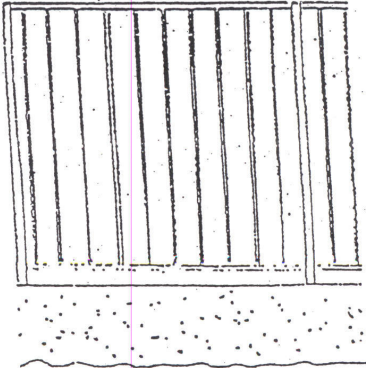
Contractor's Signature: _____ Date: _____

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Approved Walls for Golf Course Lots



APPROVED WROUGHT IRON DETAILS:

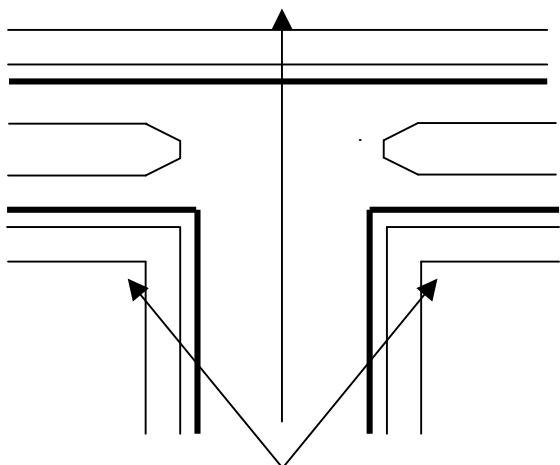


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Sign Placement Diagram

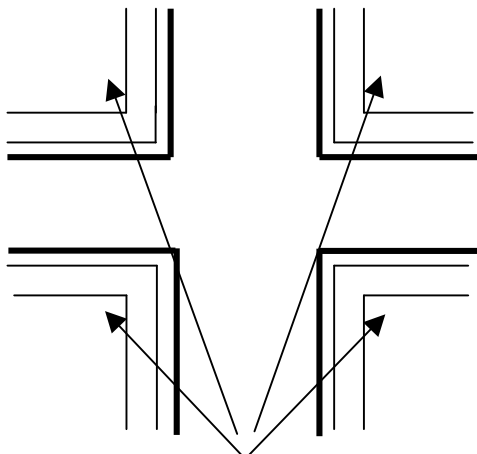
Including Garage / Yard Sale, Estate Sale, For Sale, Open House, For Rent

RESIDENTIAL STREETS



Place signs behind sidewalk ONLY

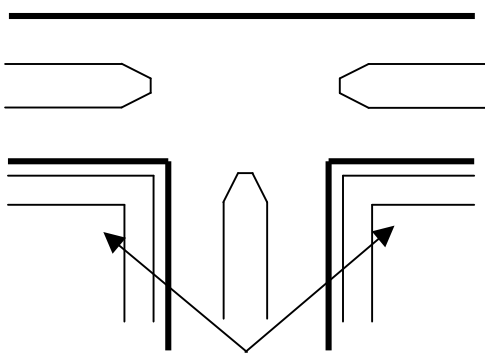
RESIDENTIAL INTERSECTIONS



Place signs behind sidewalk ONLY

DO NOT PLACE ANY SIGNS AT THE FOLLOWING LOCATIONS

GOLF COURSE OR REC CENTER PROPERTY



Place signs ONLY at corners Across from these Areas behind sidewalk

WESTBROOK ENTRANCES

NORTH SIDE OF UNION HILLS

WEST SIDE OF 83RD AVE.

SOUTH SIDE OF BEARDSLEY ROAD

EAST or WEST SIDE OF 91ST AVE.

ON THE SIDEWALK, ROADWAY, OR CENTER ISLAND

The City of Peoria does not allow placement of signs on the street, sidewalk or on a center island