

# *Tatum Ranch*



## **GUIDELINES FOR COMMUNITY LIVING**

(Revised April 2024)  
[www.tatumranch.org](http://www.tatumranch.org)

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## **Introduction to Tatum Ranch**

Tatum Ranch is a desert-oriented community in northeast Phoenix and is home to some of the most beautiful native Sonoran Desert vegetation and wildlife in the entire Southwest. Unlike many other master-planned communities, the natural beauty of Tatum Ranch was retained throughout its development.

About one-fourth or 1,400 acres of the total land area of Tatum Ranch is dedicated to natural open space and recreational uses. Bike paths, hiking trails, community parks and a private 18-hole championship golf course provide residents with ample opportunities for recreation and relaxation.

Tatum Ranch is comprised of many types of housing, from single family to luxury apartments. Five developed shopping centers are completed that provide various products and services to the residents of Tatum Ranch. Tatum Ranch has one elementary school and a second borders our community.

The Second Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs) was recorded to establish Tatum Ranch. Each owner's property is subject to these CC&Rs.

## **Community Organization**

Tatum Ranch is a planned community and not merely a collection of subdivisions. The Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for Tatum Ranch was recorded and creates the covenants and restrictions that run with the land and are binding on all owners within Tatum Ranch. The Tatum Ranch Community Association (the "Association") was established pursuant to the CC&Rs. Every property owner within the borders of Tatum Ranch is a member of the Association. The Board of Directors (the "Board") is elected by the Association membership to manage the affairs of the Association. The Architectural Committee is also elected by the Association membership to review all proposals for residential and business construction or improvements.

## **Frequently Asked Questions About Tatum Ranch Community Association**

When you own a property in Tatum Ranch you become a voting member of the Tatum Ranch Community Association. This membership involves rights and privileges as well as obligations.

### **What Constitutes the Architectural Committee?**

The Architectural Committee (ARC) is composed of two members of the Board of Directors serving as Co-chairs for the committee and up to five elected members. The election takes place annually each year in the fall, prior to the annual meeting of the general membership. The rules governing these elections are contained in the Bylaws of the Association. The five elected members serve for staggered periods of two years starting after the certification of the election results at each year's annual meeting.

The Architectural Committee is elected as a separate entity from the Board of Directors and has authority as defined in the CC&Rs. In addition to the functions and responsibilities in the CC&Rs, the Committee administers the Architectural Guidelines and Design Guidelines with respect to

residential and commercial property. Decisions by the Architectural Committee are subject to appeal to the Board of Directors, who may elect to uphold or modify the decision of the Architectural Committee. The Board of Directors' decision is final.

### **What does the Association Own?**

The Association owns Common Areas of real property. Sub-associations within Tatum Ranch also own a few Common Areas. Each home/business lot/parcel owner indirectly shares ownership of the Common Areas by membership in the Association and paying an annual assessment for the upkeep and services of the Common Areas. Owners within sub-associations pay the same assessment to Tatum Ranch as well as a separate assessment to maintain the streets, gates, Common Areas, and amenities within their sub-association.

### **What are the responsibilities of, and services provided by the Association?**

The Association is responsible for the maintenance and repair of the Common Areas, certain perimeter walls and all-party walls between Common Areas and lots or parcels. The Association establishes an annual budget and sets sufficient funds aside in a reserve account for long term maintenance and replacement costs. The Association collects assessments from each Member to pay for maintenance and other Association expenses. The Association employs a community manager and staff to take care of day-to-day management of the Association.

### **Are there any restrictions on what I may do with my house?**

Yes. The CC&Rs, Design Guidelines and Guidelines for Community Living contain rules and regulations that define what you can do with your house and lot. The CC&Rs also define the circumstances when Architectural Committee approval is required before Owners may make changes to their property.

The Architectural Committee shall approve or disapprove a request within 45 days of the receipt of the application in the Association office. Failure of the Committee to approve or disapprove within 45 days shall waive the approval requirement.

**NO EXTERIOR CHANGES MAY BE STARTED WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL COMMITTEE UNLESS EXPRESSLY STATED IN THESE GUIDELINES. MEMBERS MAY BE SUBJECT TO A MONETARY PENALTY FOR COMMENCING WORK WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.**

In certain instances, the Developer of Tatum Ranch allowed deviations from the CC&Rs. These exceptions were made while the developer controlled the Tatum Ranch Community Association. In July of 1998 control of the Association was transferred to the owners of Tatum Ranch. The Board of Directors is bound to uphold approvals by the developer while the developer was in control of the Association. Those deviations approved by the developer do not constitute precedent for future modifications.

## Architectural Review Process

These Guidelines for Community Living are intended to establish and maintain a unified and aesthetically pleasing community image for Tatum Ranch.

The CC&Rs (Article IV, Section 2, subsection (a) states “...(i) no improvements (whether temporary or permanent), alterations, repairs, excavation, grading, lighting, landscaping or other work which in any way alters the exterior appearance of any property within Tatum Ranch or improvements thereon from its natural or improved state existing on the date this Declaration is recorded shall be made or done, and (ii) no building, fence, exterior wall, residence or other structure shall be commenced, erected, maintained, improved, altered or made without the prior written approval of the governing Architectural Committee. All subsequent additions to or changes or alterations in any building, fence, wall, or other structure, including exterior color scheme, and all changes in grade, lighting, or landscaping of any area in Tatum Ranch, shall be subject to the prior written approval of the governing Architectural Committee. No changes or deviations in or from the plans and specifications once approved by the governing Architectural Committee shall be made without the prior written approval of the governing Architectural Committee.”

Certain subdivisions within Tatum Ranch have amenities, common areas, or other elements unique to only that subdivision. In four of those instances a separate sub-association exists with its own governing documents and association structure. In some cases, the guidelines of the sub-association are more restrictive than those established by the Tatum Ranch Architectural Committee. In those instances, sub-association architectural approval, in addition to approval from the Tatum Ranch Architectural Committee, is required for a proposed architectural modification. In the event that an architectural committee and/or guideline does not exist in the sub-association, the Tatum Ranch Guidelines for Community Living apply.

Members must submit requests for architectural modifications to the Architectural Committee on an *Application for Design Review* form that is available at the Association office or online at [www.tatumranch.org](http://www.tatumranch.org).

The Architectural Committee meets twice a month (usually the 2<sup>nd</sup> and 4<sup>th</sup> Monday) to review submitted applications. Only applications submitted by 5:00 PM the preceding Wednesday are reviewed. (No walk-ins or late received applications are reviewed at the time of the meeting.) Contact the office at 480-473-1763 to verify the date, time, and location of the meeting.

The Architectural Committee may grant variances pursuant to the provisions of Article IV, Section 6 of the CC&Rs.

All Architectural Committee decisions are subject to appeal to the Board of Directors.

The appeal process is as follows:

- A. Within **fifteen (15) days** from the date of written notice of an Architectural Committee decision, an applicant may appeal a disapproved or modified decision by submitting an *Appeal of Tatum Ranch Architectural Committee Decision* form to the Association office.
- B. Within **fifteen (15) days** from the date of written notice of an Architectural Committee decision, any aggrieved party may formally object to a decision of the Architectural Committee by submitting an *Appeal of Tatum Ranch Architectural Committee Decision* form to the Association office.

The *Appeal of Tatum Ranch Architectural Committee Decision* form is available at the Association office or online at [www.tatumranch.org](http://www.tatumranch.org).

The review process provides that any approved application is not effective until fifteen (15) days after the approval date. **Applicants who act upon the approved application before the fifteen (15) days has elapsed risk that an appeal to the Board could reverse the Committee's approval.**

Decisions of the Architectural Committee are mailed to the Applicant shortly after each meeting. A summary of the decisions is posted in the Association office and available at our website, [www.tatumranch.org](http://www.tatumranch.org).

## **Guidelines for Community Living**

Most modifications to the house, building or lot require prior Architectural Committee approval. Members may obtain approval by applying *for Design Review* form to the Association office. Prior approval is required for all modifications as noted below. The following Guidelines for Community Living were compiled by the Architectural Committee under the authority granted by the CC&Rs.

### **1. Ancillary Buildings and Gazebos (*Architectural Approval Required*) (Eff. 2023)**

All building plans must be submitted and approved by the Architectural Committee before start of construction. Architectural drawings are required for commercial buildings.

All free-standing ancillary structures must be located a minimum of three (3) feet from any party/perimeter wall and shall not exceed four (4) feet above any party/perimeter wall.

- (A) An ancillary building/structure is defined as any building/structure not attached to the house, and includes, but is not limited to, gazebos, ramadas, pergolas, or other similar structures. (For storage structures see Storage Sheds.) An ancillary building/structure may not be attached to or supported from the house in any way. If the ancillary building/structure is attached to or supported from the house, it shall meet the requirements of the Guideline "Patio Covers". An ancillary building/structure must be distinct from and separated from the house by 1 foot or more.
- (B) Roofs of ancillary buildings/structures visible from adjacent properties may be tiled to match the house or may be metal. Sidewalls, fasciae, and support pillars may be stuccoed and finished to match the house or may be wood or metal. The roofs of structures that have a flat or open latticed roof need not be tiled.
- (C) A natural wood ramada, gazebo or pergola must be stained a natural wood color or painted to match the color of the house. A metal ramada, gazebo or pergola must be black, brown, or bronze color, or painted to match the color of the house. Metal roofs must be black, brown, or bronze color.
- (D) Freestanding fabric covered canopies and tents are not allowed. However, temporary freestanding fabric covered canopies, tents, or similar structures may be used during non-repetitive special events. They must be located a minimum of three (3) feet from any party/perimeter wall. Temporary is defined as not to exceed forty-eight (48) hours in any 30-day period.

(E) No trailer, incomplete building, tent, shack, garage or barn, and no temporary buildings or structures of any kind, shall be used for a residence, either temporary or permanent.

2. Artificial Turf (***Architectural Approval Required***) (Eff. 2022)

Requests for installation of artificial turf must include a minimum of a one square foot sample of the exact finished turf product, along with the manufacturer's product specifications and detailed installation specifications from the installing company. Only Landscape Turf is allowed, golf putting holes and flags are not allowed in front yard.

Allowable face weight (pile weight) must be a minimum of 60 ounces per square yard. Artificial turf in the front yard is limited to 2% of the lot size.

A sub-base of three to four inches of compacted decomposed granite shall be installed under the artificial turf surface, using ¼" minus. Weed control fabric shall be installed over the sub-base.

Artificial turf will be installed in such a way as to appear seamless and uniform. Only natural grass colors are acceptable. Seams must be taped using a 6" wide seaming tape and turf shall be held in place with 5" to 6" spikes on 4" staggered pattern.

The pile height of the artificial turf shall be minimum of 1 ½ inches, not to exceed 1 ¾ inches.

Only turf requiring infill installation is allowed. Infill material installation shall be approximately 2 pounds per square foot.

Artificial turf must be maintained in like new condition, color, and uniformity with no tears or seams visible. Pile must be maintained with regular raking as necessary for a natural look; not flat or lying horizontal.

When artificial turf reaches the end of its lifespan and no longer appears natural in color and appearance, or has suffered irreparable damage or wear, the turf must be replaced.

3. Awnings & Sail Shades (***Architectural Approval Required***) (Eff. 2023)

Awnings and sail shades may be attached to a residence only in the side or rear yard. Awnings, canopies and sail shades are prohibited in the front of a residence. Awnings and sail shades on side yards of corner lots must comply with Section 706 of the Phoenix City Ordinance. Businesses may install awnings. Only solid colors that complement the exterior finish are permitted.

Sail shades mat not be anchored to any party or perimeter walls.

Temporary canopies or other similar structures may be used during non-repetitive special events. They must be located a minimum of three (3) feet from any perimeter or party wall. Temporary is defined as not to exceed 48 hours.

4. Basketball Goals (***Architectural Approval Required***) (Eff. 2008)

Portable basketball goals used in the front of the house shall be stored out of sight when not in use. Basketball playing before 8:00 AM and after 8:00 PM is not permitted. Use of a regulation height basketball goal is permitted in the backyard when properly set back (12') from perimeter/party walls. The backyard is defined as anything behind the front wing walls.

Backboards must be clear or painted to match the house.



5. Building Repair

*(CC&Rs, Article IV, Section 2, paragraph (g))*

No building or structure on any area in Tatum Ranch is permitted to fall into disrepair and each such building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

6. Clotheslines

(Eff. 2009)

*(CC&Rs, Article IV, Section 2, paragraph (k))*

No outside clotheslines or other outside facility for drying or airing clothes shall be placed or maintained in Tatum Ranch unless they are not visible from neighboring property.

7. Commercial Vehicles (See Revised Street Parking Policy)

(Eff. 2021)

Commercial vehicles are not permitted to park within Tatum Ranch except when performing work at a property or garaged. A commercial vehicle is any vehicle having a logo or any appliance on it that may assist in indicating a commercial enterprise. Appliances include, but are not limited to pumps, tanks, ladders, tool racks, storage racks, lifts, carrying cages and frames.

State Police, Maricopa County and local law enforcement jurisdiction vehicles that are required to be available at a person's residence as a condition of employment, as well as vehicles covered under ARS 33-1809, are excluded from this provision.

8. Decomposed Granite and Boulders (***Architectural Approval Required***) (Eff. 2022)

Decomposed granite or any form of landscape rock is permitted in a naturally occurring neutral earth tone only. Use of naturally occurring neutral colored earth-tone boulders such as surface select/naturally weathered granite is also permitted. Use of plastic under-liners is prohibited. (No sprayed/painted granite/ boulders are permitted.)

Architectural approval is not required to replenish existing decomposed granite or any form of existing rock with the same size and shade of granite.

9. Decorations (Eff. 2022)

Display of holiday decorations and lighting are allowed 28 days before until 10 days following the specific holiday occurring within the Holiday Season. The "Holiday Season" for this guideline is defined as October 1 – January 15.

10. Decorative Plants/Pots

Pots of a neutral color or natural finish are allowed when placed within 3 feet of the front of the structure and on entryways and front patios. Only plants from the approved plant list are permitted. No artificial plants are permitted. No planters are allowed on window ledges.

### 11. Doors (***Architectural Approval Required***)

(Eff. 2021)

Doors with or without glass inserts and with or without sidelights require Architectural Committee approval. Painted doors must be painted using one of the three colors from the color scheme chosen, in addition to the color black.

Entry doors may be refinished in the original natural wood stain color of the door. Does not require Architectural Committee approval.

Any color changes require Architectural Committee approval.

For security doors, see Section 35.

### 12. Driveways (***Architectural Approval Required***)

Installation of additional driveways or parking areas other than those installed prior to July 1998 is not permitted.

Painting driveways and sidewalks is not permitted. A clear sealer or earth tone matte finish concrete stain may be applied to driveways. No outdoor carpet, textured surfaces or other removable materials are permitted on driveway surfaces.

### 13. Flags

(Eff. 2015)

Flags mounted to the front of a house are permitted when using an appropriate pole and bracket. Flagpoles installed in the rear yard must be twelve (12) feet from any party/perimeter wall. Flagpoles installed in the front yard must be ten (10) feet from any property line. A single flagpole per property shall not exceed the height of the rooftop of the house. All hardware must be firmly secured to prevent noise when windy.

The American flag and U.S. Military flags may be flown if displayed in a manner consistent with the federal flag code (P.L. 94-344: 90 Stat. 810: 4 United State Code sections 4 through 10). The POW/MIA, Arizona, Arizona Indian Nations, the Gadsden flag may be flown in a manner consistent with the U.S. Flag Code, Title 36, Chapter 10.

Professional sports and college team flags may be flown one day a week.

The number of flags displayed is limited to no more than two (2) flags at one time.

### 14. Garage Conversions (***Architectural Approval Required***)

Two (2) car garages may not be converted into living spaces. The exception is for three (3) car garage houses. In these cases, the single stall may be converted provided that the driveway leading to that stall is removed and landscaping installed.

### 15. Garage Doors (***Architectural Approval Required***)

(Eff. 2013)

Garage doors shall remain closed except when needed for yard and house maintenance or for access to and from the house. When garage doors are replaced or repaired, they must be painted with a semi-gloss or satin finish paint using one of the three colors from the color scheme chosen. All garage doors on the house must be of the same design and color.

16. Garage/Moving Sales

Two neighborhood garage sales are held each year for the entire community (March and October – 2<sup>nd</sup> weekend). Garage sales are not permitted at other times. The Association will advertise the community garage sale and place neighborhood garage sale signage at major intersections throughout Tatum Ranch. Residents may put up directional signs which are not attached to light poles, street signs, walls, or other structures. Daily removal of additional directional signs is required. Balloons at the same location are permitted.

Owners who have sold their house may hold a moving sale outside the above schedule. Prior approval from the Association office is required. Once approved, the Association will provide a moving sale sign (deposit required). Daily removal of the sign by the owner of the property having the sale is required. Attachment of signs to light poles, street signs, walls or other structures is not permitted.

17. Gates (**Architectural Approval Required**) (Eff. 2023)

Replacement of a single gate with a new single gate shall not exceed 6 feet in height and 5 feet in width.

Replacement of a single gate by a double gate is allowed. Such gates shall not exceed 6 feet in height and 10 feet in width. The addition of hard surfaces in front of the double gates is not permitted. Entry through such double gates is approved for occasional use only and does not permit the area in front of or behind the double gates to be used as additional parking areas.

Single or double gate frames must be painted black, bronze or the base color of the house. Wood slats must be stained with a solid or semi-transparent natural wood tone color or painted to match the base color of the house. Allowable natural wood tones are Light Oak, Dark Walnut, Pecan, Mahogany, Natural Cedar, Redwood, or Golden Pine. The design and color of the gate must be included with the application.

18. Height Restrictions

Any structure constructed or installed in the rear yard is restricted to a maximum height of ten (10) feet or four (4) feet above existing party/perimeter walls, whichever is greater.

**Note:** Compliance with the height restrictions does not exempt any member from the requirement of applying for Architectural Committee approval of any additions as outlined elsewhere in this document.

19. House Painting (**Architectural Approval Required**) (Eff. 2013)

Prior to painting, an *Application for Design Review* identifying the colors selected must be submitted to the Architectural Committee for approval.

House paint colors must be chosen from the current approved color schemes that are available for review at the Association office. Colors chosen must be from only one-color grouping from the Tatum Ranch color palette. Homeowners may choose to use any combination of the three colors of the scheme for the body, garage door, trim, and pop outs (if applicable).

The body of the house must be painted with a flat finish and garage doors may be painted with a semi-gloss or satin finish paint using one of the three colors from the color scheme chosen.

All exterior walls must be painted at the same time the house is painted. Wing walls must be painted the body color of the house. Perimeter walls must be painted Dunn Edwards color Brown Owl, #Q5-19D.

Houses painted with unapproved colors must be repainted with approved colors as described above.

20. Landscaping/Hardscaping (***Architectural Approval Required***) (Eff. 2022)

Plants used to landscape any visible area within Tatum Ranch must be from the Approved Plant List, which can be found at our website [www.tatumranch.org](http://www.tatumranch.org). No artificial plants are permitted.

The additions of planters that use the perimeter/party walls as a retaining wall of the planter shall be submitted for approval. A moisture barrier must be used to prevent damage to the painted and/or stucco surface on the opposite side of the wall.

Decorative borders are not permitted in the front or side yards. Lot line delineation is allowed if it is flush to grade. Delineation of grass lawns is allowed with “mowing strips” of brick or natural or earth tone colored concrete. Front yard grass must be kept green year-round.

Grass areas must not exceed 10% of the total lot area. Grass in the front yard is limited to 2% of the lot size. The remaining 8% is allowed in the rear yard.

21. Landscape Maintenance (Eff. 2009)

All landscaped and hardscaped areas shall be properly maintained. Maintenance shall include but not limited to keeping the areas neatly trimmed and free of trash, weeds, and unsightly material. Front yard grass must be kept green year-round.

No tree, shrub, or planting of any kind on any lot, parcel or other area shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, bike path, equestrian trail, pedestrian way, the Golf Course, or other areas from ground level to a height of eight (8) feet.

22. Lighting (***Architectural Approval Required***) (Eff. 2022)

Exterior lighting fixtures on a house shall be of a design/color consistent with the style/color of the structure. No more than ten (10) low voltage landscaping lights may be placed in the front area of the house. Wiring must be concealed. Lights must be either clear or white.

The installation of any device that emits light on the exterior of the house is prohibited -the exceptions are landscaping, carriage, security, and holiday lights. Lights other than clear or white are only allowed during the Holiday Season (see Decorations Guideline #9).

Any conduit, junction box and/or exposed electrical lines mounted anywhere on the exterior of the house shall be painted the color of the surface they are attached to.

No string lights (clear, white, or colored) are permitted except for Holiday decorations. For this Guideline a string light is defined as “lights in a line, sequence, series, chain or succession no matter the method of connection between the light sources”. No flashing, blinking, or chasing lights are permitted except for Holidays decorations and only during Holiday Seasons (see Decorations Guideline #9).

Exterior lighting is limited to 40 watts per fixture for incandescent bulbs or 450-600 lumens (6-9 LED watts). Security lights shall be no more than 100 watts for incandescent bulbs or 1500-1800 lumens (16-25 LED watts).

Lights installed on lampposts are not permitted. Exterior lights and security lights must be shielded or directed so that lights will not shine onto a neighboring property.

### 23. Misting Systems (***Architectural Approval Required***)

Water misting systems may be installed in the rear of homes. Businesses may install such systems where outside tables are part of the business. The conduits and brackets supporting the system must be painted to match the existing structure. Brass nozzles may be left unpainted.

### 24. Nuisances

*(CC&Rs, Article IV, Section 2, paragraph (e))*

Any member, parcel owner or tenant who violates any City of Phoenix or Maricopa County ordinance with respect to pets or noise shall have committed a nuisance and shall be subject to sanctions from the appropriate jurisdictions, including the Tatum Ranch Community Association Board or Architectural Committee.

No animal, bird, fowl, or livestock shall be allowed to make an unreasonable amount of noise or to become a nuisance or an annoyance to other residents. All pets must be kept in a fenced yard or on a leash at all times. It shall be the responsibility of each resident to remove immediately any droppings from pets (Article IV, Section 2, (b)). The Architectural Committee, pursuant to the CC&Rs, will follow up on all written nuisance complaints.

Parents or guardians of operators of go-peds or other motorized vehicles shall be responsible for the minor child's or ward's compliance with all applicable ordinances and CC&Rs and any damage caused by the operator. The parents or guardians shall also be subject to sanctions for any violations committed within Tatum Ranch by their minor child or ward.

Any Owner or tenant of Owner may report the existence of a nuisance within Tatum Ranch to the Association and such report shall be kept confidential to the extent possible. No report will be acted upon unless reasonable substantiating evidence of the alleged nuisance is included in the report.

### 25. Ornamentation

Ornamentation in/on the front of a house is limited to a southwestern theme. The number of items is limited to three (3) and the size cannot exceed twenty-four (24) inches in any one dimension. Ornamentation must be at least twenty (20) feet from the curb but is always permitted within three (3) feet of the structure of the house.

### 26. Parking

(Eff. 2021)

*(CC&Rs, Article IV, Section 2, paragraphs (v) and (q) and Revised Street Parking Policy)*

Parking of vehicles on sidewalks or front yards is not permitted.

Parking on streets within Tatum Ranch is restricted with the following exception:

During special events where a resident's driveway and garage cannot accommodate all the vehicles, overflow street parking is permitted on a temporary basis but no overnight parking is permitted. Overnight parking (for guests or emergency) is defined as parking from midnight to 6:00 AM and is allowed provided the Tatum Ranch Office receives adequate prior notice and approval is given by the Association. (The Association office maintains a telephone answering system during non-office hours).

Only vehicle repairs of an emergency nature are allowed on a residential driveway or at its curb. Storage of inoperable vehicles is prohibited in view of neighboring property. An inoperable vehicle is defined as any vehicle without current registration or that is unused, stripped, scrapped, junked, discarded, dismantled, wrecked, on blocks or similar devices, or has deflated tires.

**27. Party and Perimeter Walls (*Architectural Approval Required*) (Eff. 2009)**

*(CC&Rs, Article IV, Section 2, paragraphs (p) and (q))*

Community perimeter and party walls are restricted to a height of six (6) feet above grade level. Changing the height of any wall is not permitted without Architectural Committee approval, and must follow the City of Phoenix code.

A homeowner's use of their side of the party wall must not interfere with the adjacent homeowner's use of the opposite side of the wall. Owners are responsible for maintenance of their side of the party wall. Periodic repair and painting of Tatum Ranch walls and view fences require homeowners to cut back or remove plantings for Association maintenance.

Damage caused by an owner to either side of a party or perimeter wall is the responsibility of the owner causing the damage.

TRCA is responsible for the exterior and two (2) sides of the view fence and the homeowner is responsible for the interior side, except for those lots bordering the golf course. When a lot is on the golf course, the homeowner is responsible for painting all sides of the wall and view fence. The walls and view fence facing the golf course shall be painted in the Dunn Edwards Brown Owl color #Q5-19D.

Owners are responsible for painting a street facing wall. The wall must be painted Dunn Edwards Brown Owl #Q5-19D. All wing walls attached to the front of the house must be painted the body color of the house.

All street facing walls, except wing walls, are to be painted Brown Owl #Q5-19D by January 1, 2010.

All walls must be painted at the same time the house is painted. Refer to Guideline 19.

**28. Patios/Balconies**

Potted plants (from the Approved Plant List available at [www.tatumranch.org](http://www.tatumranch.org)) and patio furniture are allowed on patios and balconies. Storage of bicycles, automobile parts, paint cans or other such storage items is prohibited on front patios.

### 29. Patio Covers (**Architectural Approval Required**)

(Eff. 2019)

All buildings plans for the addition or extension of a patio cover must be submitted to and approved by the Architectural Committee before start of construction.

A patio cover is a structure attached to the house that provides shade and / or rain cover for a patio or deck.

#### 1) Tiled Roof:

The extension of an existing tiled patio cover must be tiled to match the existing patio cover. Support columns must be of equivalent size as the existing stuccoes columns and be stuccoed and painted to match the existing structure.

#### 2) Parapet Roof (Flat roof with surrounding wall):

The extension of a parapet patio cover must match the design, finish and color of the existing columns, and stuccoed and painted to match the existing structure.

#### 3) No Existing Patio Cover:

Patio covers for patios with no current (existing) cover may be tiled or parapet roof type. Tiled roofs must be tiled to match the house, and the fascia and support columns must be stuccoed and painted to match the house. Fascia and support columns of parapet roofs must be stuccoed and painted to match the house.

### 30. Pool Installations (**Architectural Approval Required**)

The homeowner is responsible for obtaining all required permits. An *Application for Design Review* form must be submitted stipulating location and other pertinent specifications: i.e., rear yard entry, setbacks and any element over wall heights. **No pool company signs are permitted to be displayed at any time.**

If a wall and/or gate is removed, a safety barrier shall be used during construction. If a wall section is removed, it must be stuccoed and repainted immediately upon reconstruction. The wall and/or gate and all landscaping must be restored.

In addition to prior approval by the Architectural Committee, a minimum \$2,000 performance bond is required when pool construction requires access to or impacts any Association Common Area, including perimeter walls.

Backwashing of pool water onto the community streets or common areas is not permitted. Pool water must be retained within the homeowner's lot.

### 31. Rain Gutters and Rain Chains (**Architectural Approval Required**) (Eff. 2023)

Rain gutters and downspouts must be painted the color of the surface to which they are attached.

Rain chains are allowed and must be bronze, black, or rusted metal in color.

### 32. Recreational Equipment (**Architectural Approval Required**)

Swing sets, pool slides, gymnastic equipment and other such recreational equipment are permitted in the rear yards only. Such equipment must be located at least twelve (12) feet from any wall and/or property line. The structure may be made of natural wood materials or painted a neutral color.

Canopies must be a solid, neutral color with no designs. Canopies must be maintained in good repair. The equipment, including canopy, shall not extend more than four (4) feet above wall heights.

If recreational equipment is not visible from neighboring properties and follows all rules as outlined in this section, no approval is required.

**33. Roof Tile and Roof Installations (*Architectural Approval Required*) (Eff. 2011)**

When completing a roof tile replacement, color selected should be compatible with the house color, colors predominant in the parcel, and the overall TRCA natural desert color scheme. Homeowners in subdivisions with multiple tile designs may use any design already present in their subdivision.

Provide a sample of the old and new tile or colored photo of the old and new tile to the office for Architectural Committee review.

Architectural Committee approval is required when doing repairs with tile that does not match the color and style of existing tile. Approval is not needed when replacing roof tiles while doing repairs if the replacement tile is an exact match to the existing tile.

No devices of any type, including but not limited to, solar energy device; air conditioning unit; evaporative cooler; antenna; or other apparatus, structure or object shall be placed on any roof without the prior written consent of the Architectural Committee.

**34. Satellite Dishes and Antennas (Eff. 2016)**

Satellite dishes and television antennas are allowed per the Code of Federal Regulations, Title 47 – Telecommunication, Volume: 1, Section 1.4000.

Satellite dishes must be one meter (39.37”) or less in diameter and television antennas must be one meter or less in diameter or diagonal measurement. Every attempt should be made to place satellite dishes and television antennas in a location that is not visible from a neighboring property so long as the owner can still receive an acceptable signal (i.e., side yard or rear yard). Any cable leading from such installations must be secured and painted the color of the surface to which it is attached.

Antennas for AM radio, FM radio, amateur (“HAM”) radio, Citizen’s Band (CB) radio, Digital Audio Radio Service (DARS), General Mobile Radio Service (GMRS), Family Radio Service (FRS) shall not be allowed.

**35. Security Screen Doors/Windows (*Architectural Approval Required*)**

Doors shall be black, bronze or painted to match the color of the front door or the house. The design and color of the door must be included with the application.

No wrought iron security windows are permitted.

**36. Signs (*Architectural Approval Required for Commercial Signage*) (Eff. 2015)**

*(CC&Rs, Article IV, Section 2, paragraph (m))*

A single indoor or outdoor “For Sale,” “For Rent,” or “For Lease” sign is only permitted in front of the property and shall not exceed the industry standard size sign, which is eighteen by twenty-



four (18x24) inches. Attachments shall not exceed four in number and each shall not exceed the industry standard size rider of six by twenty-four (6x24) inches.

In no case shall signs, placards or banners be placed or affixed to the surface of any residential structures. Signs shall not be placed over rear or sidewalls or on second story balconies. The exception is that residents are permitted one “No Solicitor” sign not to exceed 28 square inches. This sign must be posted in the front entryway.

Not more than two security signs are permitted. They shall be mounted on a stake within one foot of the house and shall not be more than 16” from the ground to the top of the signs.

Open House signs may be displayed between 8:00 AM and 6:00 PM. A single Open House sign may be displayed in front of the property. Directional Open House signs may be displayed only at an intersection and the number of Open House signs may not exceed more than one (1) for any direction of travel at any intersection. Open House signs shall not be displayed on Tatum Ranch common area.

A single indoor or outdoor political sign is permitted in front of the member’s property with the owner’s permission and shall not exceed twenty-four by twenty-four (24x24) inches. Political signs shall be displayed no more than 45 days before the election and removed within ten (10) days after the election or run off to which they refer.

Refer to <http://phoenix.gov/election/signspolitical.pdf> for the City of Phoenix political sign regulations. A “political sign” means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.

Permanent/temporary commercial signs or banners require approval by the Architectural Committee. Pennant string flags, streamers or other similar devices are not permitted. A-frame or sandwich board signs are not permitted except for temporary “Open House” signs. Signs for temporary events shall be erected no more than two days prior to the event and shall be removed no more than one day after the event. Such signs are limited to no more than two events at one site in a calendar year and the duration of such event shall be at the discretion of the Architectural Committee. All signs must be commercially produced.

### **37. Solar Devices (Architectural Approval Required)**

Solar devices are permitted in accordance with ARS 33-439. Supply and return lines shall be painted the color of the house.

### **38. Solar Tubes**

Installation of solar tubes to provide for interior light is permitted.

### **39. Storage Sheds (Architectural Approval Required)**

Temporary metal or other back yard storage sheds detached from the house are allowed when they are lower than the walls surrounding the house. Permanent sheds that are taller than the block wall must be tiled to match the roof of the house. Permanent sheds may not be attached to any block wall and must be a minimum of three (3) feet from the property line.

#### 40. Sunscreens/Window Screens **(Architectural Approval Required)**

Drapes and roll up sunscreens may be installed in the rear yards and must be a solid color that is neutral or matches the color of the home. All drapes and roll up sunscreens must be maintained in good condition. Screens shall be black, bronze or similar to the color of the house.

#### 41. Surveillance Cameras (Eff. 2024)

Exterior surveillance or monitoring cameras are allowed. Any cables or wiring shall be securely fastened, concealed or hidden, and painted to match the color of the surface to which it is attached. Surveillance camera(s) shall be directed only toward the owner's/resident's lot or an adjacent street.

Tatum Ranch does not rule, pass upon, or make any representations regarding the civil or criminal legality of the use, placement, or operation of surveillance or monitoring cameras. The owner/resident is solely responsible for determining the applicable law and owner's/resident's compliance with the law.

The Architectural Committee will enforce appropriate action if a complaint is received that an owner's/resident's security camera is creating a nuisance or being used in a way that is contrary to its intended use. This action may result in a fine(s), and/or an order to remove the surveillance or monitoring camera.

#### 42. Trash Containers and Collection

*(CC&Rs, Article IV, Section 2, paragraph (j))*

Trash containers may be placed at the curb the evening before the scheduled pick up and must be stored out of sight by the evening of the trash pickup.

No outdoor incinerators are permitted in any area of Tatum Ranch.

#### 43. Trellises **(Architectural Approval Required)** (Eff. 2023)

Trellises attached to the residence are permitted. Natural wood or artificial wood-appearance trellises may be used if painted any color from the color scheme in use.

Freestanding or portable trellises are only permitted in the back yard. Trellises must be a natural finish wood tone or painted black, bronze or any color from the color scheme in use. The height and is limited to six feet.

#### 44. Vehicles, Trailers, Campers and Boats

*(CC&Rs, Article IV, Section 2, paragraph (t))*

Maintenance or repair of any motor vehicles classed by manufacturer rating as exceeding ¾ ton, mobile home, travel trailer, utility trailer, camper shell (attached or detached), boat or other similar equipment or vehicle is not permitted on any lot or on any street in Tatum Ranch.

Boats, motor homes or other recreational vehicles are permitted to park on the driveway or in front of a member's residence to allow loading or unloading of supplies for no more than 48 hours in any one week. Such vehicles must not block or hamper the flow of traffic or park in front of any property other than the owner's.

**All vehicles, motorized or not, including ATVs, motorcycles, bicycles, go-carts, go-peds and similar vehicles are prohibited from entering onto any Association property, including, but not limited to, Common Areas, washes, equestrian trails and hiking trails.**

Lot/parcel owners, who are parents or guardians of minors, are responsible for their child's/ward's proper operation of any motorized vehicle within Tatum Ranch and compliance with all applicable city or county ordinances and state statutes regarding the use and operation of such vehicles.

**45. Walkways (Architectural Approval Required) (Eff. 2019)**

The addition of walkways to connect driveways or entry pathways to rear yard gates is permitted. Such walkways may not constitute the widening or creation of a driveway. Stone, tile or concrete is permitted for pathways as long as the colors and textures are compatible with the front yard landscaping.

None-concrete walkways may be added along the side of the driveways to assist getting in or out of vehicles or walking around vehicles on the driveway. The width of these walkways shall not exceed 2 feet. These walkways shall not be used to park vehicles.

The addition of tile or stone covering for the front entry of a house is permitted. Color and texture should blend in with those of the house.

**46. Washes and Common Area Access**

The installation of gates from individual residences to the washes or other Common Areas is prohibited.

**47. Windows (Architectural Approval Required) (Eff. 2022)**

**1. Window Treatments:**

- a) Within one hundred and twenty (120) days of occupancy each Owner of a house shall install permanent draperies or suitable window treatment on all windows visible from neighboring properties.
- b) In no event shall windows be covered with paper, aluminum foil, bed sheets or any other materials or temporary coverings not specifically intended for such purpose.
- c) No interior or exterior reflective material shall be used as a window covering unless such material has been approved by the Architectural Committee.

**2. Window Film:**

- a) Transparent window film is permitted and shall not exceed visible light reflection ratio of 20% for single pane windows and 25% for double pane windows.
- b) Any cracking peeling or bubbling of the film visible from neighboring property requires immediate removal or replacement.

**3. Window & Frame Replacement:**

- a) Any new or replacement windows should match the appearance of the existing windows that are currently on the house. This includes, frame width, frame style, frame color, any additional window trims, and recessed condition of the windows.

- b) Partial window and frame replacement is permitted subject to the following limitations:
- i. Windows that do not match each other are only permitted during the period of time allowed below while the Owner is in the process of replacing of all windows.
  - ii. The owner must replace all windows on the same side of the house at the same time.
  - iii. When applying for partial window replacement, all windows must be replaced on the house within a three (3) year period from the date of the first Application approval.
  - iv. The maximum window frame width is defined, for this guideline, as the measurement from the glass edge to the farthest edge of the visible trim. This width cannot exceed 3.25 inches.

#### 48. Wiring

All exposed wires and conduits attached to the house shall be installed flush to the house and painted to match the color of the house.

## **Revised Parking Policy for Tatum Ranch**

**May 21, 2002**

It is the intent of the CC&Rs to restrict on-street parking as much as possible at Tatum Ranch. Parking on streets within Tatum Ranch is prohibited, except as follows:

1. During special events where a Lot Owner's driveway and garage cannot accommodate all of the vehicles of the participants, overflow street parking for that special event in Tatum Ranch is permitted on a temporary basis. Overflow parking is permitted at the location for up to 12 hours; but no overnight parking is allowed (defined as parking from midnight to 6:00 AM). The Tatum Ranch office must be contacted at least 48 hours prior and permission given to the homeowner by Tatum Ranch Community Association if the event is expected to exceed 12 hours or be overnight. If no permission is given, the Lot of the Tatum Ranch Owner that is hosting the event will be cited for a violation.
2. Where a Lot Owner's driveway and garage cannot accommodate all of the vehicles of the visitors, overflow visitor parking in Tatum Ranch on a temporary basis is permitted. Overflow visitor parking is permitted at the location for up to 12 hours; but no overnight parking is allowed (defined as parking from midnight to 6:00 AM). The Tatum Ranch office must be contacted at least 48 hours prior and permission given to the Owner by Tatum Ranch Community Association if the visitor's vehicle is expected to exceed 12 hours or remain overnight on the street. If no permission is given, the Lot of the Tatum Ranch Owner that is hosting the visitor will be cited for a violation.
3. Tatum Ranch Owners may not park their vehicles on the street unless a waiver has been granted by the Board of Directors or the Association Executive Director. A waiver will be granted only if the following criteria are met:
  - a. A demonstrable medical condition or physical disability exists that requires parking on a street.
  - b. Temporary waiver may be granted during construction that renders parking in the garage or driveway impracticable.

To be granted a waiver, an Owner must apply, in writing, to the Board of Directors. If a waiver is granted, the license plate numbers of all vehicles at the residence must be on file at the Tatum Ranch offices to verify compliance. The Owner will be issued a tag identifying the vehicle as having been granted a waiver. This tag must be displayed in the vehicle at all time when parked in Tatum Ranch. Waivers will be granted for 90 days and must be reviewed every 90 days for an extension. The Board may grant, under special circumstances (i.e. physical impairment or disability), a waiver or variance for longer periods of time. Proper documentation supporting the waiver or variance must be provided by the Owner.

4. Commercial vehicles are not permitted to park on streets in Tatum Ranch with the following exceptions:

- a. While work is being done to a home, vehicles owned by the contractor may be parked on the streets in front of the home where the work is being done between the hours of 7:00 AM and 6:00 PM.
- b. Police vehicles are exempt from this rule.

A commercial vehicle is defined as any vehicle having a logo or that has any appliances on it that assist in a commercial enterprise. Appliances include, but are not limited to, pumps, tanks, ladders, tool racks, storage racks, lifts, carrying cages and frames.

All violations will be noted against the Owner of the residence in front of which the vehicle(s) is parked.