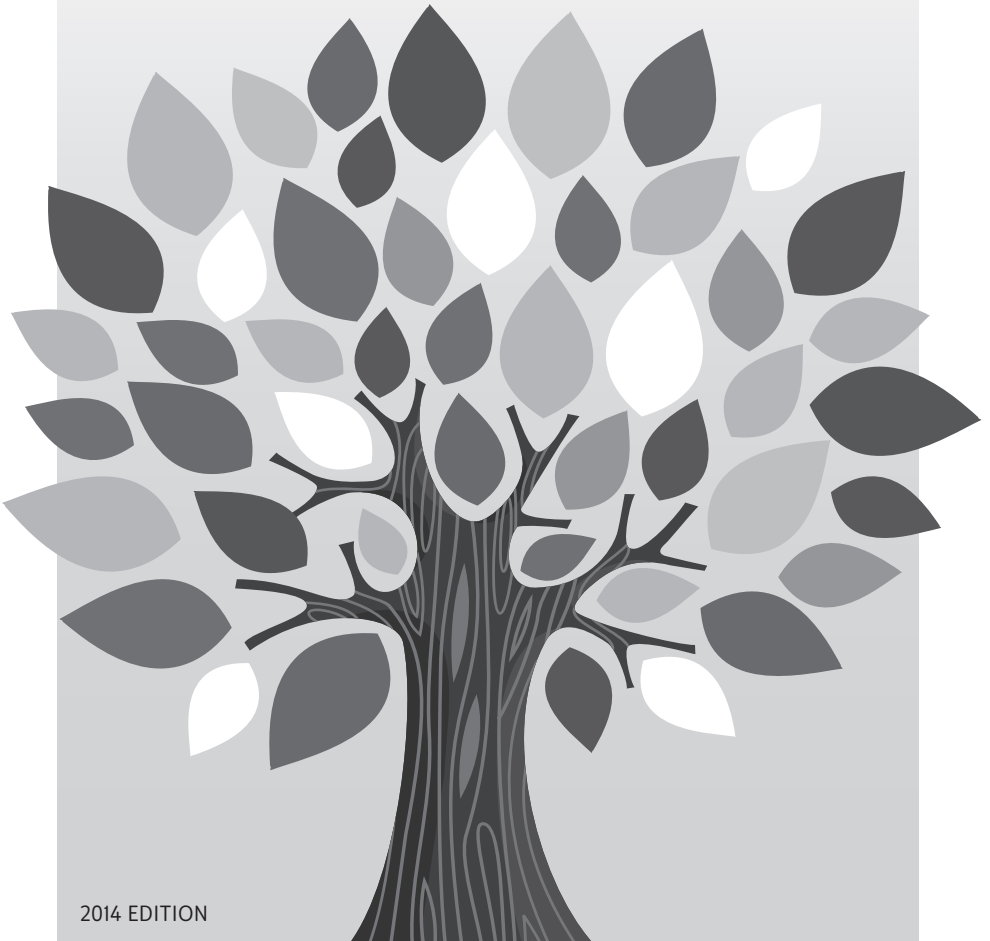


ESTATES AT RIVER RANCH
ARCHITECTURAL CONTROL COMMITTEE

Community Essentials ***for Homeowners***



2014 EDITION

This booklet serves as an addendum to the 2012 Rules and Regulations Booklet. **In the event of any discrepancies between the two booklets, this 2014 Community Essentials Information for Homeowners takes precedence.**

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Homeowner's Responsibility with Vendors

1. The Vendors do not know the community's standards... You, the lot owner, are responsible for knowing the standards. It is the Homeowner's responsibility to inform the Vendor about the standards for parking, clean-up, and noise prior to work being started.
2. It is the lot owner's responsibility and a courtesy to let your neighbors know if you are having work done that might have a negative impact, such as dust or noise, which your neighbors may experience. Maintaining positive neighborly relationships is valued in our community.
3. In regard to parking, please let your vendors know parking on the sidewalk is prohibited, blocking the sidewalks is not allowed, and blocking the streets with trucks or equipment is not permitted in this community.
4. Discuss the following issues with your contractor in advance:
 - a. If dumpsters are needed, ask your contractor how long they will be needed and determine exact placement for them. **ACC approval is required in advance** for dumpster use and placement.

- b. Staging: Discuss with your contractor where and how materials will be delivered and stored until installed. If possible, use your garage for storing materials to ensure security. Any other choice requires ACC approval.
 - c. Debris: Discuss with your contractor how materials will be cleaned and removed during and after work is completed. No debris may remain in front of home or curbside overnight.
5. Vendors who provide landscaping, pool, paint, and other services may not use streets, washes, or driveways for clean-up or debris, i.e. backwash of pool, cleaning paint brushes, blowing leaves/debris to remain in the street, other yards, washes, or canals.
6. Vendors' advertising signs are prohibited on the lot prior to, during, or after work is completed.

**BE PROACTIVE WITH YOUR
VENDORS! DISCUSS COMMUNITY
STANDARDS BEFORE WORK BEGINS
TO PREVENT PROBLEMS!**

FRONT ENTRY DOORS

The original manufacturer is Simpson. Our doors are Douglas Fir **Chateau 4180**, raised molding on one side with optional exterior scrollwork. There is one dealer in Tucson: Architectural Traditions. The **Chateau 4180** is still available and can be ordered. The scrollwork between the two sets of panels is available with an additional charge. This is the door approved by the ACC when you need to replace your front entry door.

The Homeowner may choose the door with **OR** without the decorative scrollwork. Ordering time for the door is 4-6 weeks. In order to keep your official house file up to date, **prior ACC approval is required.**

Source: Architectural Traditions
9280 East Old Vail Road
Tucson
(520) 574-7374

GARAGE DOORS

Wayne Dalton is the only approved garage door for our community. Yeager, the original manufacturer of our doors, was purchased by Wayne Dalton. No other manufacturer or installer is able to match the doors. The original style is **Wayne Dalton Colonial Raised Panel Foamcore model 9100** or the upgraded **model 9600**. The color of the garage door and its trim and weather stripping must have a matte finish and match the house color.

The garage door may be enhanced with windows selected from the options as follows:

For the model 9100: Cascade I
Cathedral I
Sherwood I
Stockton I
Waterton I
Williamsburg I

For the model 9600: Sherwood II
Stockton II
Williamsburg II

Any replacement garage door must be Wayne Dalton and must receive prior approval by the ACC to ensure that it meets the community standard.

Source: Wayne Dalton
(520) 888-0140

GATES

Gates must be **REDWOOD, TONGUE AND GROOVE STYLE** with a **BLACK METAL FRAME**. **TONGUE and GROOVE** style means the wood panels or slats fit into each other to create a solid wood appearance. No space exists between the redwood panels.

The Homeowner has a choice regarding the finish of the gate(s):

1. same color as your house
2. the color of the house trim (Dunn-Edwards Navajo White DEC 772)
3. a wood stain in neutral earth tones.

If your home has two gates, they must match.

The top of the gate must be equal to and no higher than the height of the side metal columns of the gate's attaching frame. The metal gate frame is painted a flat black.

The ACC recommends that gates be treated once a year to prevent deterioration. If not treated, the wood will split, crack, or separate and require repairing or replacing.

ACC approval is required when restoring gate(s).

Source: Grant Road True Value Lumber

2543 E. Grant Road (520) 795-4160

This source stocks redwood tongue and groove panels. Lowe's and Home Depot will special order the panels for you.

PAINT AND APPROVED PAINT COLORS

All paint used must be Dunn-Edwards. The original color names have changed over the years. However, the ACC maintains a current list. The **approved colors** for our homes and perimeter walls are:

- a. Adobe South DEC 709
- b. Cameo DEC 242
- c. Demure Beige II DC
- d. Sombrero Q 417 T
- e. Sunset Cove DEC 708
- f. Travertine DEC 738
- g. White Sand DEW 336

The approved **house trim** color is Dunn-Edwards Navajo White DEC 772. Approved house colors per lot are listed in your 2013-14 Neighborhood Directory, and in your 2011-12 Rules and Regulations Booklet. If you have questions regarding approved paint colors, always feel free to contact the ACC.

The perimeter walls must be painted the same color as the house. If an owner is not painting the entire house or perimeter wall after repairs have been completed, the best way to match existing weathered/faded wall color is to use the metal electric box lid if painted. Remove it and take it to Dunn-Edwards where their technician will mix a color that

will match your existing stucco. In most cases, the electric box cover will match the house color, but, to be sure, check and confirm that it matches **before** taking it to Dunn-Edwards for paint to be prepared.

Exterior perimeter walls along the Tanque Verde Wash are all painted Dunn-Edwards Travertine DEC 738 (matte finish) as determined by the ACC per the CC & Rs.

Be sure to tell Dunn-Edwards you are from the Estates at River Ranch as they will give you a discount on your purchase. They know we require all paint to be Dunn-Edwards, therefore they offer this discount.

All painting must be continuous in color. If you are painting a section of your house or wall and the paint matches the current house or wall color, then it will be continuous in color. If however, the new paint does not match the repaired area's color, the entire wall must be painted. Paint on a repaired area must match the current paint color on the wall so as not to call attention to the repair. **As our houses age and repairs are needed, maintaining continuous paint color becomes essential to our youthful appearance!**

Source: Dunn-Edwards

4320 East Speedway (520) 327-6011

7525 East Broadway (520) 296-3875

ROOF TILES

The roof tile is West Tile 011114-Mission Blend flashed-S type. The barrel trim is the semi-circular piece at the ridge.

The original supplier, West Tile, went out of business. None of our tile is available through normal retail channels. Two separate roofing companies recommended that the boneyard at **Ralph Hays Roofing** was our only option for the original tile. Their website is: <http://www.ralphhaysroofingaz.net/contact-ralph-hays-roofing-tucson-az.htm>.

Eagle Tile is a suitable match to our original West Tile. The barrel trim is a close match but the field tiles are slightly wider. Eagle Tile is currently available from local vendors.

Many residents have had their roofing company carefully remove the roof tiles, complete roofing repairs, and then replace the original tiles on the roof. If any tiles need to be replaced due to damage, the ACC recommends taking original tiles from the back of the house to replace the damaged front tiles and placing “replacement” tiles, substituting with as close a match as possible, on the back of the house. This will allow the front roof to **maintain tile continuity**. Any slight mismatch would only be visible from the back of the house.

SECURITY DOORS

Different types of security doors are available. No specific vendor is required. However, prior to purchase, **ACC approval is required**. Before deciding, look at homes in our community for approved colors and designs. Requests for approval must contain specifications including color, style, size of bars, types of material, and a picture of what is to be installed.

SECURITY WINDOW BARS

This type of installation is discouraged as it erroneously conveys a crime problem within the community. Requests for approval must contain specifications including color, style, size of bars, material, and a picture of what is to be installed. **ACC approval is required** prior to purchase.

WINDOWS

Recessed, black metal framed windows are the standard of this community. The original installer, Geronimo, is out of business. Therefore, any vendor selected by the Homeowner that can meet the community window requirements is accepted with **prior approval by the ACC.**

Windows with plinths (crossbars) must be maintained as originally placed. If the plinths should fall, they must be repaired or replaced. When replacing windows the Homeowner may choose from the following three styles that are already present throughout the community:

- a. Window panes with plinths
- b. Window panes without plinths
- c. French window boxes

Window frames must be black metal. ACC approval for replacement of windows is required prior to ordering/installation. A sample of the frame material and color, plus a diagram showing location of the window(s) replacement(s) is required with the approval request submitted to the ACC.

Source: Any vendor the Homeowner selects that meets the community window standard.



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COMMUNITY ESSENTIALS FOR HOMEOWNERS