

Carriage Square at Gainey Village Eastwood Homeowners Association Guidelines for Property Maintenance

1. Architectural Changes

All exterior changes must be pre-approved by the Board of Directors. This includes structural, painting and landscaping changes. Obtain an application on the website or from Colby Management for submittal. Per the CC&Rs, the Board has a maximum of 30 days to approve or deny a request but they make every effort to reply in a timely manner to each request. Please follow this procedure for compliance before starting a project to prevent the disappointment and consequences of a denied request already in progress.

2. Landscaping

Landscaped areas should be free of weeds and debris. Trees and shrubs should be properly trimmed and well maintained. Grass and desert landscaped yards should provide adequate coverage of soil. Gravel areas should be neat and free of weeds, etc. All plants in the front yard must be natural. No artificial flowers or foliage are permitted. Artificial turf must be pre-approved by application. Approval will be based on the quality and natural look of the turf sample.

3. Home Exterior Painting

Exteriors should be painted as needed. Due to our severe heat, garage doors and trim require more frequent painting. All visible metal roof flashing must be painted to match the roof or house body color.

There are specific colors and combinations pre-approved for the community. If you choose a combination shown on this list, notify Colby Management and those colors will be recorded on your records. You can proceed after that notification. When choosing other colors not on the pre-approved list, submit an application to the Board with color samples before starting your project.

Pre-Approved Colors:

Dunn Edwards Paint

Exterior

Navajo White - #DEC 722
Travertine - #DEC 738
Oyster - #DEC 748
Birchwood - #DEC 752
Silver Taupe - #DE6213
Cashmere - #DEC 758

Trim

Birchwood - #DEC 752
Navajo White - #DEC 772
Stonish Beige - #DEC 716
Bone China - #DEC 741
Coral Clay - #DEC 719
Stone Half - #DE6129
Stone Beige* - #Q418TR

Dunn Edwards #56 Weathered Brown Trim was removed as an approved color in June, 1998. Our account number is 055568007. They provide a discount to Carriage Square homeowners so please remember to ask for it! (*Dunn Edwards special order only)

Sherwin Williams Paint

Scheme One:

Body Paint – 6143 Basket Beige
Trim Paint – 6140 Moderate White
Trim Paint – 6141 Softer Tan
Trim Paint – 6109 Hopsack

Scheme Two:

Body Paint – 6150 Universal Khaki
Trim Paint – 6148 Wool Skein
Trim Paint – 6151 Quiver Tan
Trim Paint – 7039 Virtual Taupe

Scheme Three:

Body Paint – 7037 Balanced Beige
Trim Paint – 6140 Moderate White
Trim Paint – 2827 Colonial Revival Tan
Trim Paint – 6151 Quiver Tan

Scheme Four:

Body Paint – 6141 Softer Tan
Trim Paint – 6140 Moderate White
Trim Paint – 2827 Colonial Revival Tan
Trim Paint – 6151 Quiver Tan

Scheme Five:

Body Paint – 6101 Sands of Time
Trim Paint – 6148 Wool Skein
Trim Paint – 2835 Craftsman Brown
Trim Paint – 2804 Renwick Rose Beige

Scheme Six:

Body Paint – 2827 Colonial Revival Stone
Trim Paint – 6148 Wool Skein
Trim Paint – 7037 Balanced Beige
Trim Paint – 7039 Virtual Taupe

Sherwin Williams offers Carriage Square homeowner's a 20% discount on all regular priced items in the store. Make sure you ask for the discount.

3. Garage Doors

Garage doors should be in good condition and remain closed.

4. Driveways

Driveways should be free of significant oil and rust spots.

5. Trash & Recycling Bins

Trash and recycling bins should be stored behind the gates and should not be visible from the street.

6. Walls
Walls should be properly maintained (repair cracks, paint).
7. Structural changes
Structural changes must be approved by the Board. They must be submitted in writing with a drawing. (Please request a copy of the form for structural changes from Colby Management).
8. Storage of Vehicles
There shall be no outside parking of boats, motor homes, trailers, campers, or dune buggies except in rear half of the lot and the same shall be completely hidden from view.
9. Street Parking
Due to our development's narrow streets, we recommend that all vans, pick-up trucks, 4x4 vehicles, etc. be parked in the driveway instead of the street.
10. Solar Electric Systems
By state law, HOAs cannot "prohibit the installation or use of solar devices, but may adopt reasonable rules regarding the placement of solar energy devices...that do not prevent the installation, impair the functioning of the device or restrict its use or adversely affect the cost or efficiency of the device". With his guidance, the following rules have been adopted by Eastwood HOA regarding installation of solar electric panels used in solar electric systems:

MESH SCREENING MUST BE INSTALLED ON ALL PANELS WITH A 24 INCH OR MORE PITCH OVER THE ROOF TO SHIELD THE UNDERPANEL FROM VIEW. THE SCREENING AND PANEL FRAME AND SUPPORT STRUCTURE MUST BE NEUTRAL IN COLOR WHICH MUST BE INCLUDED IN THE APPLICATION FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE.

South-facing Pitched Roofs (within 45 degrees east or west of due south)

1. Panels should be low profile and parallel with the plane of the pitched roof.
2. Top of panels should not exceed 8 inches above the adjacent finish roofing surface.
3. Panels should not project above the roof ridge line as viewed from the front street.
4. Placement should be uniform and square with the roof edges, matched and centered with the shape and proportions of the roof.
5. Panel frame color and support structure should be neutral and compatible with roof color.
6. Exposed panel frame/components should be non-reflective surfaces (photovoltaic portion of panel is non-reflective by nature).
7. As many as possible should be placed on the sloping roof sections, flat and parallel to the roof.

North and East/West Facing Pitched Roofs (within 45 degrees of south of due east or west)

1. Panel tilt angle should not exceed 15 degrees above horizontal plane.

2. Height of panels should not exceed 24 inches above the roof surface at any point.
3. Panels should not project above the roof ridge line as viewed from the street.
4. Placement and height of panels should be uniform and square with the roof edges, matched/centered with the shape and proportions of the roof.
5. Panel frame color and support structure should be neutral and compatible with roof color.
6. Exposed panel frame/components should be non-reflective surfaces (photovoltaic portion of panel is non-reflective by nature).
7. As many panels as possible should be placed on the sloping roof sections, flat and parallel to the roof.

Flat Roofs (one-half inch or less per foot slope)

1. Panels should have a tilt with the flat roof of approximately 10-20%.
2. Top of panels should not exceed 30 inches above the adjacent finish roofing surface on flat roofs with or without parapets.
3. Placement and height of panels should be uniform and square with the roof edges, matched/centered with the shape and proportions of the roof.
4. Panel frame color and support structure should be neutral and compatible with roof color.
5. Exposed panel frame/components should be non-reflective surfaces (photovoltaic portion of panel is non-reflective by nature).

Non-roof locations

1. Panel installations on other than roof installations are permitted but must comply with other AC Rules for yard modifications.

Amended Document 4/11

Solar Guidelines

Additional pre-approved colors

Amended Document 2/13

Mesh Screening-Solar Guidelines

Amended Document 12/13

Architectural Change Procedure

Metal Flashing Painting

Artificial Flowers/Foliage

Artificial Turf