

PHASE 4 ASSOCIATION

<https://www.wr4hoa.com>

**WARNER RANCH 4 HOMEOWNERS ASSOCIATION  
GUIDELINES FOR LANDSCAPING  
AND GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS OR CHANGES**



**Warner Ranch 4 Homeowners  
GUIDELINES FOR LANDSCAPING  
AND GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS OR CHANGES**

**Note:** *These Guidelines have been approved  
by the Warner Ranch 4 associations Board of Directors.*

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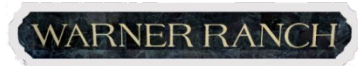
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## **1 Introduction**

Landscape improvements, tree planting, and architectural changes are governed by the Architectural Committee. These Guidelines for Landscaping (hereafter referred to as Landscape Guidelines) and Tree Planting Standards (hereafter referred to as Planting Standards) are in addition to the CC&R's and the Architectural Review Committee Guidelines and are binding on all owners. Each owner must adhere to the requirements in the most recent guidelines. Non-compliance may result in the Association exercising its rights and remedies to enforce these guidelines.

## **2 ARCHITECTURAL REVIEW PROCESS**

In accordance with the Declaration of Covenants, Conditions and Restrictions for Warner Ranch 4 Homeowners Association (Warner Ranch 4) (the "Declaration"), the Board of Directors has adopted the following Guidelines for Architectural Improvements (the "Guidelines") which shall apply to all Lots within Warner Ranch 4.

Each lot owner should read, review, and acquaint themselves with the CC&Rs recorded on their lot with Maricopa County and with these Architectural Guidelines as may be amended from time to time by the Board of Directors. These documents are intended to enhance property values and the high standards of development that exist within Warner Ranch 4. The Guidelines are established to assist residents in preparing an application to the Architectural Committee for structural and landscape improvements.



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*FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR  
SUBMISSION OF PLANS FOR APPROVAL BY THE ARCHITECTURAL COMMITTEE.*

Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval. Because each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable City codes.



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### **3 APPLICATION PROCEDURE**

#### **3.1 Submittal**

Application and plans (which will be kept on file with the Association) should be mailed to:

Warner Ranch 4 Homeowners Association  
4605 E Elwood St. Ste 100  
Phoenix AZ 85040-0903  
Phone: 480-345-0046  
Fax: 480-345-1728

Email: [info@warnerranch4association.com](mailto:info@warnerranch4association.com)

Filed online at <https://wr4hoa.com/architectural-change-form-2/>

#### **3.1.1 The following information should be included:**

- 3.1.1.1 Architectural Change Form: A completed form (copies of which can be obtained from the management office or online at <https://wr4hoa.com/>). One such form is attached.
- 3.1.1.2 Plot Plan: A site plan showing dimensions, relation to existing dwelling and property lines (setbacks). Measurements must be written on the plans.
- 3.1.1.3 Elevation Plans: Plans showing finished appearance of addition in relation to the existing dwelling. An accompanying photograph of the proposed location would be helpful.
- 3.1.1.4 Specifications: Detailed description of materials to be used and color samples must be submitted.

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- 3.1.2 All buildings and structures erected within Warner Ranch 4 and the use and appearance of all land within Warner Ranch 4 shall comply with all applicable City of Chandler zoning and code requirements as well as the CC&Rs and these Guidelines. A copy of any City-required permit(s) must be submitted to the Association within 10 days prior to the start of the project.
- 3.1.3 The Architectural Committee shall have 45 days after submittal of plans to approve or disapprove. Review and approval or disapproval will include, but not be limited to, consideration of material, quality of workmanship, colors, consistency with the external design and color of existing structures on the lot and neighboring lots. The location of the improvement with respect to topography and finished grade elevation is also considered. Neither the Architectural Committee, nor the Board, shall have any liability in connection with or related to approved plans, specifications, or improvements. The approval of the plans does not mean that judgment is 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.
- 3.1.4 Approval Expiration: Construction must be started within 90 days of the approval date or the plans must be resubmitted.
- 3.1.5 Construction Period: The Association expects continuing progress toward completed construction within six months.
- 3.1.6 Appeal: Any appeal of the Committee's decision must be submitted in writing to Warner Ranch 4 Architectural Committee, c/o Sentry Management, 4605 E Elwood St, Ste 100, Phoenix AZ 85040-0903, within 30 days from the mailing of the Committee's decision.

## **4 GUIDELINES FOR ARCHITECTURAL IMPROVEMENTS**

### **4.1 Antennas and Satellite Dishes**

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- 4.1.1 The Association's preference for location of receivers which are regulated by the FCC (television antennas and satellite dishes less than one meter in diameter), in descending order, is as follows:
- 4.1.1.1 A location in the back yard of the Lot where the Receiver will be screened from view by landscaping or other improvements;
  - 4.1.1.2 An unscreened location in the back yard of the Lot;
  - 4.1.1.3 On the roof, but below the roof line;
  - 4.1.1.4 A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements;
  - 4.1.1.5 On the roof above the roof line;
  - 4.1.1.6 An unscreened location in the side yard;
  - 4.1.1.7 A location in the front yard of the Lot where the Receiver will be screened from view by landscaping or other improvements.
  - 4.1.1.8 Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible From Neighboring Property, the Association would prefer that such location be used for the Receiver rather than a higher-listed location at which the Receiver would be Visible From Neighboring Property, provided such location will not unreasonably delay or prevent installation, maintenance, or use of the Regulated Receiver, unreasonably increase the cost of installation, maintenance, or use of the Regulated Receiver, or preclude the reception of an acceptable quality signal.



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- 4.1.1.9 Unregulated Receivers, whether attached to a building or structure, or on any Lot, must be approved in writing by the Architectural Committee, with such screening and fencing as such Committee may require, prior to installation.

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## Awnings

- 4.1.2 Awnings over windows shall:
  - 4.1.2.1 be a canvas type or shade screen material,
  - 4.1.2.2 be a solid color matching the exterior body or roof color on the home,
  - 4.1.2.3 be the same color on the inside and the exterior face, and
  - 4.1.2.4 be installed only on the side and rear of the home. A minimum five-year guarantee is expected from the manufacturer to ensure a high-quality awning.
  - 4.1.2.5 Submit: The manufacturer, sample color swatch, type, and the number of years' guarantee for approval prior to installation.

## 4.2 Basketball Goals or Similar Structures

- 4.2.1 No basketball goal or similar structure or device (whether mounted on a pole, wall, or roof) shall be placed or constructed in the front yard, front elevation, or front roof surface of any structure on any part of the Property. For purposes of the foregoing sentence, the term "front" shall be deemed to mean visible from ground level view from the street(s) running immediately in front of or along the side of a Dwelling Unit or other structure. For further information, consult the CC&Rs, section 10.9.

## 4.3 Children's Play Structures

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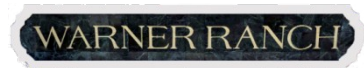
- 4.3.1 Plans for children's play structures must be submitted for approval since in most instances they protrude over the fence. This is not intended to eliminate play structures, but to assure nothing unsightly is erected.
- 4.3.2 The maximum height, which will be considered for approval for pool, ladders, swing sets, and jungle gym equipment, shall be eight feet. Any play structures that have a height that exceeds the height of the neighboring fence line shall be a minimum of 8 feet from the neighboring walls. An exemption applies to all existing structures that are attached permanently to a ground foundation (i.e., cemented or posted down into the ground).
- 4.3.3 When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure. When considering plan approval, the Committee will be concerned that the height of the structure does not protrude above the perimeter fence more than two feet.

#### 4.4 Decorative Items

- 4.4.1 Including Fountains, Light Poles, Furniture, and Ornamental Statuary
- 4.4.2 These items placed in front yards must be approved by the Architectural Committee in writing prior to installation.

#### 4.5 Driveways

- 4.5.1 In most cases, driveways may be widened to a maximum of 37 feet, which will accommodate four vehicles.



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- 4.5.2 Plans must include a plot plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surface must be stated on the plan.

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#### 4.6 Fences and Walls (Including Decorative Walls)

- 4.6.1 Plans for new fences or walls or additions to existing structures must be submitted to the Committee for approval prior to construction. (This includes decorative walls). Stucco must match the existing dwelling in texture and paint color. Walls bordering streets must match the house color or association wall color.

#### 4.7 Flagpoles

- 4.7.1 Flagpoles must be submitted for architectural review and approval prior to installation.
- 4.7.2 They may not exceed 20 feet in height and must be located at least 15 feet from any public sidewalk and 5 feet from the property line.
- 4.7.3 Flagpoles may not be located within any setback on the lot, and the homeowner must obtain the City required permit prior to installation.
- 4.7.4 If the flag is to be flown at night it must be lit up. The only flags that may be displayed are:
- 4.7.5 American flag provided it is displayed in a manner consistent with the federal flag code
- 4.7.6 Flag of one of the five American military branches provided it is displayed in a manner consistent with the federal flag code
- 4.7.7 POW/MIA flag
- 4.7.8 Arizona state flag

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4.7.9 Arizona Indian nations flag

4.7.10 Others as designated by AZ Statue

**4.8 Gates**

4.8.1 Double gates may be installed at Warner Ranch 4 to allow wider access ways to backyards.

**4.9 Gazebos**

4.9.1 Gazebos may be approved. Based on size and height it may require a city building permit.

4.9.2 Per city code, the maximum square footage is 150 and

4.9.3 height that will be considered for approval is 10 feet.

4.9.4 The minimum distance from a neighboring wall shall be five feet.

**4.10 Gutters and Downspouts**

4.10.1 Gutters and downspouts may be considered for approval. The finish on same must match the dwelling in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain the addition in good repair.

4.10.2 Plans must include the proposed locations of the gutters and downspouts, the quality of materials to be used, warranty by the manufacturer, and the name of the installer and telephone number.

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**4.11 Heating, Ventilating, and Air Conditioning Units (Includes Evaporative Coolers)**

- 4.11.1 All units must be ground mounted. Specific provisions are recorded on the property in the CC&Rs, page 28, section 10.6.

**4.12 Paint Choices for Homes**

- 4.12.1 Please see the document "Approved Paint Colors" at <https://wr4hoa.com>. Guidelines for paint requirements for fences and walls should 1) match the body of the home, or 2) match the boundary walls of the community. All repainting requires architectural review and approval prior to the start of work even if original/existing colors will be used.

**4.13 Patio Covers**

- 4.13.1 Plans for patio covers will be considered for approval. Effective July 1, 2003, patio covers shall not exceed 12 feet in height at the area that adjoins the home. The following minimum standards are suggested:

**4.14 Partial Shade Covers/Solid Patio Covers**

- 4.14.1 Flat roof pitch less than 1":12" must have a BRU or other built-up roof application identical in color and quality that meets City code.
- 4.14.2 Sloped patio cover with 4":12" and greater shall have tile to match existing dwelling.
- 4.14.3 Exterior surface shall be consistent with the stucco design of the existing home and neighborhood.

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4.14.4 All building materials and structural designs must meet City code and have a City permit.

4.14.5 Any trellis, lattice and exterior blinds on patios shall match the approximate color of the house or match existing trim.

#### 4.15 Pools and Spas

4.15.1 Pools and spas need not be submitted for architectural approval provided the following requirements are met:

4.15.2 pool ladders shall not exceed eight (8) feet in height,

4.15.3 perimeter "theme" walls on lots bordering Association landscaped areas may not be torn down.

4.15.4 Access must be gained by tearing down a front wall on the side of the home, leaving the perimeter theme wall intact, assuring it matches in texture and color throughout the community.

#### 4.16 Shade Sails

4.16.1 Sails cannot be attached to any fence walls directly. They must be free-standing supported to avoid structural damage in high winds.

4.16.2 Any support poles within 3' of the property lines must not exceed the height of the fence for appearance reasons.

#### 4.17 Signs

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- 4.17.1 No signs which are visible from streets or neighboring property shall be erected or maintained on any lot except signs required by legal proceedings, "for sale" and "for lease" signs not exceeding eighteen (18) inches by twenty-four (24) inches and two identification signs for individual residences, each with a face area of seventy-two square inches or less which have been approved in advance by the Architectural Committee. Contractor signs, Landscaping, pool signs, etc., must be removed no later than two weeks after the major work is completed.
- 4.17.2 HOA may prohibit the display of a political sign earlier than 71 days for the day of the election and assert that they must be taken down no later than 3 days after election.
- 4.17.3 Small signs for displaying security systems and "Beware of Dog" are allowed subject to committee approval.

#### 4.18 Solar Panels

- 4.18.1 All solar panels must be approved by the Architectural Review Committee.

#### 4.19 Storage Sheds

- 4.19.1 Prefabricated storage buildings are prohibited unless they are below the fence line.

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- 4.19.2 Plans for buildings, which match the construction of the dwelling, will be considered for approval. (Refer to CC&R's Art. X, Section 21.)

#### 4.20 Sun Screens and Window Tinting

- 4.20.1 Clear aluminum (silver-colored) screen material is prohibited, as are silver aluminum screen doors. Grey, bronze, or charcoal sunscreen material may be installed.
- 4.20.2 The frame for window screens must match the existing window frames.
- 4.20.3 Screen doors will be considered provided the screen material is gray, bronze, charcoal, Verde, or blue patina (screen must match whatever sunscreen material may exist on the dwelling windows).
- 4.20.4 Reflective (mirror type) window films are expressly prohibited. Grey, bronze, or charcoal non-reflective window tinting may be installed.
- 4.20.5 Sheets, flags, posters, and logo signs are prohibited on any window that is exposed to any street, neighbor, or view within the neighborhood.

#### 4.21 TREE PLANTING STANDARDS

- 4.21.1 Tree Planting Standards

*To maintain consistency and community aesthetics, the following tree planting guidelines must be adhered to:*

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- 4.21.1.1 Location: Trees should be planted in locations that do not unreasonably obstruct the views from neighboring properties.
- 4.21.1.2 Proximity: Trees must be planted at least 8 feet away from any property line to prevent root encroachment and overhanging branches.
- 4.21.1.3 Approved Tree Types: Acceptable tree varieties include Palo Verde, Mesquite, Acacia, and other drought-tolerant species.

**4.22 Tree Maintenance:**

- 4.22.1 Homeowners must regularly maintain trees:
  - 4.22.1.1 prevent overgrowth onto neighboring properties
  - 4.22.1.2 remove dead branches or palm fronds
  - 4.22.1.3 ensure overall tree health.

**4.23 Debris Removal:**

- 4.23.1 Homeowners are responsible for cleaning up any tree debris, including leaves and branches, as well as bird droppings from the sidewalk and street in front of their home to maintain neighborhood cleanliness.

## **5 Landscaping Standards**

*The following are the approved landscaping guidelines to ensure uniformity and enhance the visual appeal of the community:*

**5.1 Front Yard:**

- 5.1.1 Maintenance: Front yards must be regularly maintained, including mowing, weeding, and trimming of shrubs and trees.

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- 5.1.2 Appearance: Landscaping should complement the overall appearance of the community.
- 5.1.3 Grass: While winter grass is not required, summer grass must be maintained to avoid a brown, unsightly appearance.

**5.2 Hardscaping:**

- 5.2.1 Any hardscaping elements, such as rocks, pavers, or gravel, must be approved by the Architectural Committee prior to installation to ensure consistency with community aesthetics.
- 5.2.2 Headers may not exceed 12" in width and shall be flush where they abut other paved areas and must be of the following materials: brick, Saltillo tile, Mexican tile, slump block, paver, concrete, steel, aluminum, or 2" x 4" redwood.
- 5.2.3 Any additional pavement areas in any form, e.g., concrete, brick, tile, paver, or any wood decks, etc., must be approved by the Architectural Committee. Bollards, chairs, and rope are prohibited in front yards.

**5.3 Lighting:**

- 5.3.1 Landscape accent lighting is encouraged.
- 5.3.2 Lighting shall be shielded such that the light shines primarily on the Lot and not on adjacent lots. Lighting should be shielded with plants or walls when possible.

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- 5.3.3 Lights which create glare visible from other lots are prohibited.
- 5.3.4 Colored light bulbs, lenses, or reflectors are not permitted.
- 5.3.5 Light fixtures shall not exceed an illumination intensity of more than one (1) foot candle power as measured from the lot line.
- 5.3.6 Low-pressure sodium bulbs are not permitted.

#### 5.4 Permanent Roofline Lighting

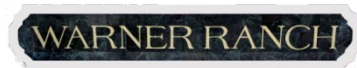
##### 5.4.1 Purpose:

- 5.4.1.1 The purpose of this policy is to maintain the aesthetic integrity of the community, reduce light pollution, and ensure the harmonious enjoyment of properties within the HOA.

##### 5.4.2 Definition of Permanent Roofline Lighting

- 5.4.2.1 Permanent roofline lighting is defined as any low-voltage, exterior lighting system (e.g., LED track, channel, or strip lighting) intended for continuous or prolonged use, permanently mounted along the structure's roofline (including eaves, fascia, gutters, or trim).
- 5.4.2.2 Installation must comply with all local electrical and building codes.

##### 5.4.3 General Restrictions



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- 5.4.3.1 Permanent roofline lighting must be approved by the HOA Architectural Review Committee (ARC) prior to installation.
- 5.4.3.2 Aesthetic & Directionality:
- 5.4.3.3 All lighting must be downward-facing and/or shielded to prevent light spill onto neighboring properties or into the night sky (in compliance with dark-sky principles).
- 5.4.3.4 Lighting must not create excessive glare or be distracting.
- 5.4.3.5 Color and Motion:
  - 5.4.3.5.1 The permanently installed lighting, when in regular use, must be static and display only a warm white color (not exceeding 3000 Kelvin).
  - 5.4.3.5.2 Lights may not flash, blink, chase, or change colors except for Holidays (see .
- 5.4.3.6 Compliance:
  - 5.4.3.6.1 All lighting must comply with local ordinances, including any specific dark-sky-friendly guidelines.

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## 5.5 Holiday Lighting Exceptions

- 5.5.1 Winter Holiday Period: Lighting is permitted from November 10th to January 24th. During this period, the lighting may utilize colors and effects (including gentle, non-aggressive motion), and may be illuminated between 5:00 PM and 11:00 PM daily.
- 5.5.2 Other Holidays: For non-winter holidays (e.g., Halloween, Independence Day), lighting may be displayed no more than 14 days before the holiday and must be turned off or returned to the approved static warm-white setting within 7 days after the holiday. Illumination during this time is restricted to 5:00 PM to 11:00 PM.

## 5.6 Artificial Turf:

- 5.6.1 Approval: Installation of artificial turf requires prior approval from the Architectural Committee.
- 5.6.2 Quality: The turf should be of high quality and realistically mimic the appearance of natural grass.
- 5.6.3 Warranty: The artificial turf must come with a manufacturer's warranty of at least 10 years to ensure durability and long-term appearance.

## 5.7 Water Features:

- 5.7.1 Approval: Any water features, such as ponds or fountains, must be approved by the Architectural Committee before installation.



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- 5.7.2 Maintenance: Water features must be maintained to prevent stagnation and the breeding of pests, ensuring they remain clean and function.

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**5.8 Back Yard:**

- 5.8.1 Maintenance: Homeowners are encouraged to maintain their backyards to the same high standards as the front yard. This includes regular upkeep of trees, shrubs, and lawns.
- 5.8.2 Weeds must be controlled and dirt with no grass for rock is not allowed.
- 5.8.3 View Fence: Homeowners with view fences that back up to the greenbelt area and park must keep bushes, vines, and any vegetation at least six (6) inches from the fence.
- 5.8.4 Lighting: String lights attached to the view fence are discouraged due to potential electrical shock hazards.

**5.9 View Fence Screening Guidelines**

- 5.9.1 To maintain community aesthetics and property values, all view fence screening installations must adhere to the following guidelines and receive prior approval from the Architectural Committee.
- 5.9.2 Application and Approval Process
- 5.9.3 Homeowners must submit a completed Architectural Review Request form, including the following detailed information for review and approval:
  - 5.9.3.1 Color: Specify the exact color or shade of the proposed screening material.
  - 5.9.3.2 Manufacturer: Provide the name of the manufacturer.

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- 5.9.3.3 Material: Clearly state the type of material (e.g., HDPE, fabric, composite).
- 5.9.3.4 Dimensions: Include the proposed height and length of the screening.
- 5.9.3.5 Attachment Method: Describe how the screening will be securely fastened to the view fence.
- 5.9.3.6 Warranty: Provide information regarding the product's warranty.
- 5.9.3.7 Photos/Renderings: Submit clear photos of the existing view fence and, if possible, a rendering or sample of how the proposed screening will appear.

5.9.4 Important Note: Do not purchase or install any screening material before receiving written approval from the Architectural Committee.

5.9.5 *Unauthorized installations may be subject to removal at the homeowner's expense.*

5.9.6 Material and Performance Standards

*To ensure durability, aesthetic consistency, and minimal impact on neighboring properties, approved screening materials must meet the following standards:*

5.9.7 Durable Material: Must be crafted from high-quality, weather-resistant materials designed for outdoor use, such as 300 denier knitted HDPE with a minimum 5 oz material weight, or equivalent.

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- 5.9.8 Effective UV Blocking: Must filter out at least 85% of UV rays to protect the material from degradation and reduce sun exposure, while allowing for adequate air circulation (e.g., 15% openness for ventilation).
- 5.9.9 All-Weather Performance: Must be proven to operate effectively in varied climates, with a temperature tolerance typically ranging from -4°F to 140°F without failure, tearing, or significant deterioration.
- 5.9.10 Eco-Friendly (Recommended): Materials made from recyclable components and free from harmful substances like lead or phthalates are highly recommended.
- 5.9.11 Appearance and Consistency: The screening should complement the existing view fence and the overall aesthetic of the community. Neutral tones (e.g., black, brown, beige, dark green) are generally preferred.
- 5.9.12 Custom Size Options: Availability of made-to-order dimensions is beneficial for a precise fit.

## 5.10 Installation and Maintenance Requirements

- 5.10.1 Secure Fastening: Screening must be securely attached to the view fence using durable, non-damaging methods. Cable ties are permissible. Metal straps or wire are strictly prohibited due to potential damage to the fence and safety concerns.



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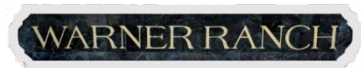
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- 5.10.2 Grommet Spacing: If using grommeted screening, a heavy-duty, tightly knitted construction with high-grade UV-treated material is required. Grommet spacing should be adequate (e.g., 24-inch spacing with triple grommeted corners) to ensure secure attachment and prevent sagging or tearing.

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- 5.10.3 No Obstruction of Views (General Principle): While screening provides privacy, the primary purpose of view fencing is to allow for open sightlines. The Architectural Committee reserves the right to deny requests that, in their sole discretion, would unreasonably obstruct or diminish the views of adjacent property owners or the community at large.
  
- 5.11 Maintenance: Homeowners are responsible for maintaining the screening in good condition.
  - 5.11.1 This includes repairing any tears, sagging, fading, or damage promptly.
  - 5.11.2 Screening that becomes unsightly or damaged must be repaired or replaced by the owner.
  
- 5.12 Removal Upon Notice:
  - 5.12.1 The Board of Directors reserves the right to require the removal of any screening upon reasonable notice, should it no longer comply with these guidelines or if unforeseen issues arise.
  
- 5.13 Recommended Uses
  - 5.13.1 These screening materials are generally recommended for use as shade cloth, mesh tarp, or wind screens to provide privacy and protection without fully obstructing light or air flow.



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**5.14 List of Potential Suppliers**

5.14.1 This list is provided for convenience and is not exhaustive. Warner Ranch is not a partner nor receives any compensation from these suppliers. Homeowners are encouraged to research and select a supplier that best meets their needs and these guidelines,

5.14.2 Amazon

5.14.3 Home Depot

*[Consider adding local fencing/screening suppliers if known and reputable]*

**These Architectural Guidelines may be amended by the Board of Directors from time to time by a majority vote of the Board.**

*By adhering to these guidelines, Warner Ranch 4 aims to maintain its aesthetic appeal, promote responsible development, and ensure the community's high standards are upheld. For further details or clarifications, please contact the Architectural Committee.*