

COLONIA ENCANTADA
ARCHITECTURAL CONTROL GUIDELINES

Approved 5/15/2006

Colonia Encantada, or Enchanted Colony, is a unique subdivision in Scottsdale. In this land of desert and rock, Colonia Encantada stands out as an oasis of trees, green lawns and lush vegetation matching its Spanish and Mexican influenced architecture. You will find the same formed concrete treatments, wrought iron, clay roof tiles, saltillo tiles and brickwork that adorn our homes in Cuernavaca and San Miguel de Allende, Mexico. This appearance is not accidental. The governing documents are firm in this conviction stating:

*“neither the Architectural Control Committee nor the Board of Directors shall have the authority to change the existing architectural scheme and style of the structures, any colors of stucco, trim, awnings, cement, doors, wrought iron, driveways, tile or other standards which have been established, without the approval of a two-thirds (2/3rds) majority of the Homeowners present in person or by proxy and entitled to vote at a meeting called for that purpose. This provision shall not be subject to amendment by the Board of Directors.” **There will be no approval for changes of these structures or trim.***

While interior designs vary greatly, this community through the years has insisted on maintaining the architectural details of its origin. Preserving this aesthetic is the foundation of the following architectural guidelines. To maintain this unique Mexican Villa appearance requires the cooperation of Homeowners, Architectural Control Committee and Board of Directors.

Requests for Change to External Appearance

Complete a Work Order Form and attach any drawings, sketches, photographs that clarify your request. The Architectural Control Committee will respond within 30 days. Approval must be received for **all external changes**, even if following the guidelines listed below. Failure to get approval for changes may result in removal of the changed item or return to the original condition or a fine. Any changes made after approval must be re-submitted to the Architectural Control Committee. Detailed drawings or a photograph should accompany requests. Design and workmanship must be consistent with the quality of the villas in Colonia Encantada.

Paint

Only paint listed in the Paint Specifications are allowed. You may do small touch up painting without permission. If you are painting large portions or the entire exterior, other than during the Colonia Encantada paint cycle, you must notify the Property Manager.

Awnings

Only awning materials and colors listed in the Awning Specifications may be used.

Gates and Hardware

Gates must be replaced with black wrought iron or cast iron in the style common to the community. A drawing of the proposed new gate must be included in a request for change.

Light Fixtures

Lighting fixtures must be in a black or black/bronze color and constructed of metal or wrought iron. The design should be that of others in the community. The wattage must not exceed 40 watts per fixture. The size of the fixtures should be of the same as those in the community.

Holiday Lights

Holiday lights may be put up no earlier than Thanksgiving and must be removed no later than 2 weeks after the holiday.

Driveway Paint

Painting of driveways is encouraged. The recommended service to use is Garage Floor Coating .com. Phone 602-579-2628. They have the proper color (Terra Cota) and their coatings seem to last better than others.

Windows

Since Colonia Encantada is over 20 years old, some of the windows used originally are no longer available. Replacing windows is considered normal home maintenance, but such replacements shall be of similar or compatible appearance (frame color or material/grid pattern) and should be submitted to the committee for approval.

Garage Windows

Garage windows must be covered on the inside with shutters or closed blinds that are of an earth tone or one that blends with the exterior color of the Villa. The windows must be kept clean and free of spider webs. If discolored by the hard water of the sprinklers, they need to be periodically replaced. If your windows are sprayed by irrigation water, fill out a Work Order form to request the landscape crew to make adjustments to the irrigation nozzle.

Flower Pots and Miscellaneous Exterior Décor

With the exception of small pots containing live plants, nothing may be hung from or placed on the exterior of any lot or wall, window, door, balcony, atrium, patio or placed on the fence of any unit without written approval of the Architectural Control Committee.

Wall planters:

Earth tone in color

Courtyard decorations

There should be no decorations outside of the courtyard. Courtyard decorations and furniture should be in earth tones, black or black/bronze wrought iron, if viewed from above the courtyard wall. No patio umbrellas are allowed in the courtyards.

Backyard decorations

Patio umbrellas must be in earth tones only (also a requirement of McCormick Ranch HOA).

Common walls

No changes to common walls may be made.

Fountains

Water pipes should not be installed in common walls with neighbors. The design of the fountain must be in the same style common to the community. Fountains must be maintained year-round such that no standing water remains through the summer.

Courtyard Walls

The maximum height of a courtyard wall is 8 feet.

Tarps and Covers

The use of tarps or covers is not allowed in Colonia Encantada. Committee inserted word not.

Flower, Shrub and Tree Covers

Covering of frost-sensitive plants and trees are allowed when the danger of frost is announced in the media. The covers must be removed the following morning. UA Extension Service recommends removal of covers to prevent plant dehydration.

Cable and Phone Wires

All cable, phone and other media wires and boxes should be placed in the most inconspicuous places along the walls as possible. They must be painted over in the same color as the wall on which they are located.

Satellite Dishes

Satellite dishes should be located on the roof in the most inconspicuous place as possible so as not to be least visible to neighboring properties, streets or common areas.

Light pollution

Care should be given to the level of lighting outside of your unit. Enough light should be provided for ease of walking, but not overdone. The Arizona night skies are so beautiful that harsh lights which overpower the stars seem unnecessary.