
ACC GUIDELINES**PAINTING & REPAINTING OF EXTERIOR SURFACES ACC PERMIT REQUIRED**

The 2016 approved exterior paint colors will be used for all future painting of houses. There is no grandfathering in of past existing colors. Paint colors are divided into Body & Trim colors which are mix and match for the entire house. TRIM ONLY COLORS, (CARMEL SWIRL, CLAY POT, SOFISTICATA, CORANADO DUNES, AND EARTH TONE), are for bump outs & fascia (trim) only. They cannot be used for the body of the home. (You may use all of the approved colors for trim). Color samples with paint names and codes are available in the clubhouse. The entire house may be painted either one color, (except TRIM ONLY colors) or two colors: one color for the house body and stem wall and another color for the trim and bump outs. Doors, including security doors, must either be painted one of the approved SunBird colors, or retain the manufacturer's original door color and must blend with the SunBird approved palette. Refreshing a wall section, whole trim sections, and bump outs is allowed with the following suggestion: *Remove a color sample from the area you want to refresh, take it to a commercial paint store instructing them to match the sample color.* Exterior wall murals are permitted with the following rules: Sketch of actual mural must accompany permit request; Use of bushes (i.e. oleanders or appropriate landscaping) must be used to conceal mural from view of any streets; If plants or landscaping that conceal the mural are removed, they must be either replaced within 2 weeks with similar landscaping or if the removal is determined to be permanent the mural must be painted over using the surrounding walls existing base color; Mural must be refreshed to maintain the artist's original rendering and color with no fading or chipping; If property is sold the new buyer must agree to the above terms, and either repaint the wall using the surrounding walls existing base color, or paint the walls a different color from the Sunbird approved palette. ALL ACC PERMITS SUBMITTED FOR APPROVAL must be accompanied with your paint plans and contain the paint name(s), code(s) and contractor name and phone number. Any mural permit submitted for ACC approval must be accompanied with a sketch or drawing of the mural, dimensions, colors, and name(s) & phone number(s) of all contractors and artists.

PROPANE CONTAINERS ACC PERMIT REQUIRED

Free standing propane containers must be stored in an area where they are not visible from streets. It is recommended that free standing and spare containers are stored in accordance with the requirements regarding propane containers. It is the responsibility of the owner or supplier to comply with local codes regarding the installation of free standing containers.

ALL ACC PERMITS SUBMITTED FOR APPROVAL must be accompanied with the plot plan showing the location(s), the size(s), and the area(s) where the containers will be stored.

RAIN GUTTERS ACC PERMIT REQUIRED

Gutters and down spouts must be positioned to discharge away from your neighbor's property; Discharge into the streets is permitted. Gutters may be painted to match the house color.

ALL ACC PERMITS SUBMITTED FOR APPROVAL must be accompanied with either a brochure or drawing of the style, color, location(s), and water discharge direction(s).

ROOF RESHINGLING AND/OR RETILING ACC PERMIT REQUIRED

Replacing shingles and tiles must be done using materials closely matching the color and style of existing material. Shingled roofs may be converted to light weight tiles.

ALL ACC PERMITS SUBMITTED FOR APPROVAL must be accompanied with the location and description of work to be performed, and a sample, or brochure, of the proposed roofing material and color.

ACC GUIDELINES**WALLS, FENCES, ARCHES & LATTICE ACC PERMIT REQUIRED**

Each homeowner is subject to the Deed of Restriction with respect to walls (common/party), fences, arches and lattice. No wall, fence, arch, or lattice shall be constructed, modified, or replaced without ACC Approval. For complete rules and restrictions concerning common/party walls refer to current CC&R pages 6 & 7, paragraphs 2.20, 2.21(a,b,c,d,e,f) and 2.22.

1. Future Golf Course walls with the exclusion of the homes in 1A or fences/walls owned by the golf course must be constructed of slump block, with or without pillars. You may use a wrought iron or vinyl fence between the pillars. The base of the wall, including the base, wrought iron or vinyl fencing and blocks cannot exceed 36", (3ft.) height measured from the original grade, (dirt) of the outside perimeter of the homeowner's lot bordering the golf course. The only approved colors are Adobe Buff, Spanish Brown, Desert Beige, and Castle Grey. Slump block can never be painted. Approved slump block sizes are as follows:
 - 6"X 4"X 16" this is commonly used for the base
 - 8"X 4"X 12" this is commonly used for the pillars
 - 8"X 4"X 16" solid rollock, this is used for the top of the pillars
 - 10"X 4"X 16" solid rollock, this is commonly used for the top of the pillarsNo gates will be permitted leading out to the golf course. Walls can also be constructed with cement blocks covered with stucco and painted the color approved by the ACC Committee per individual permit.
2. Interior and perimeter lots with existing cinder block(cinder/slump)rear walls may be constructed of same block material and may be constructed as a solid wall or with black wrought iron, or white, ivory, or tan vinyl between pilasters. Walls constructed of like block material may be stuccoed, but are restricted to matching the color and
3. Interior lots with existing golf cart paths in the rear may have walls and/or fences. A wall may be constructed of solid block (cinder/slump) and must be painted and/or stuccoed and painted to match the house and may support an iron or vinyl fence (white, ivory or tan) with the height not to exceed 4 feet. In addition a fence of iron or vinyl alone may be constructed with the height not to exceed 4 feet. All walls and fences must be within property lines and approved by the ACC.
4. All SunBird lots may construct front private walls (cinder/slump) that are painted and/or stuccoed and painted to match the house existing color. All walls must not exceed 4 feet in height and must be constructed within property lines and must be approved by the ACC.
5. Sunbird pool lot walls are governed by the restrictions established by the City of Chandler, and are subject to review by the ACC.
6. Arches must be reviewed for construction material and art designs. Arches must be attached to a support structure such as a house or garage wall. Arch material and color must match the existing house and other supporting structures.
7. All lattice type structures, (wooden, vinyl, or plastic will no longer be allowed for any decorative barriers. This would include floral/vegetable support, screening, patio covers and garbage enclosures. If current lattice needs to be replaced it must be replaced using materials such as screens, alumawood, or wrought iron and compliment the exterior of the house.

ALL ACC PERMITS SUBMITTED FOR APPROVAL must be accompanied with by a plot plan, location and dimension of wall(s), construction material(s), paint color, and measurements of any arch. All design style(s) shall be approved by the ACC on a case by case basis.
