

Park Grove Estates

Homeowners Association

Design Guidelines

Adopted: 2/26/2004

Amended: 2/9/2005
Amended: 6/24/2008
Amended: 9/21/2011
Amended: 1/30/2012
Amended: 6/21/2012
Amended: 8/16/2014
Amended: 7/11/2015
Amended: 1/20/2018
Amended: 10/16/2021
Amended: 2/2/26
Amended: 6/16/26

PARK GROVE ESTATES DESIGN GUIDELINES

Amendment Number	Date Approved	Topics Covered
1	2-9-2005	Pecan tree replacement policy
2	6-24-2008	\$500 fine for unapproved architectural changes
3	9-21-2011	Homeowner will have the ability to appeal a denied architectural submittal to the board. The board will then discuss it with the DRRC and make a decision. The board's decision is final.
4	1-30-2012	Homeowners must submit for mail box changes.
5	6-21-2012	Clarification of trailer policy and DRRC procedure.
6	8-16-2014	Clarified tree replacement, violation fee and color palette.
7	7/11/2015	Clarified use of satellite dishes, revised placement of driveways, removed solar panels from roof mounted mechanical equipment and added as a separate item, deleted ash trees as a pecan replacement and added Chinese Elm and Southern Oak as options, added section on solar panels and words "in writing" to swing sets ...
8	1/20/2018	Provides for the conduct of community garage sales twice a year.
9	10/16/2021	"All structures must match the body and roof color of the home. Aluminum style or unfinished sheds that are visible above the fence are not allowed. All structure installations must first be submitted and approved by the DRRC. The submission must include all final design details (i.e. building material, color, finish, dimensions)."
10	2/2/26	Landscaping-- specifically trees and tree replacements
11	6/16/26	Artificial turf standards for front yards – added TURF (ARTIFICIAL) section. Landscape/Trees – preferred changed to pistache. Impeding Landscape – added homeowner responsibility for foliage growing outside perimeter walls.

The Park Grove Design guidelines are intended to interpret the Declaration of Covenants, Conditions and Restrictions of Park Grove Estates in accordance with section 5.24

PARK GROVE ESTATES DESIGN GUIDELINES

ANTENNAS

(Amendment 7)

Direct-to-home satellite dishes larger than one meter (39.37”) visible from the street are not permitted. One-meter dishes are permitted per the Telecommunications Act of 1996. It is requested that the dishes be placed in the least visible location while still being able to receive a signal without incurring additional cost.

AWNINGS

Awnings are prohibited.

APPEAL PROCESS

As of 9/21/11, any homeowner who wishes to appeal a denied architectural submittal may attend a board meeting and appeal that denial to the board. The board will then discuss this with the DRRC committee and inform the homeowner of the appeal decision. The board’s decision is final.

APPROVALS

Pursuant to the Declaration of Covenants, Conditions & Restrictions, residents desiring to construct improvements within Park Grove Estates must have their plans approved by the Deed Restriction Review Committee (DRRC) prior to submittal to the Town of Gilbert or the commencement of construction and must include, as applicable, the following:

- Floor plans for each proposed improvement.
- Elevations of the home or proposed addition or alteration.
- Exterior paint color samples.
- Sample roof tiles with a list of manufacturer, style, and model number and/or color.
- Landscape plans and plant lists.

**ARCHITECTURAL
STYLE**

All homes will be constructed in a southwestern style.

BASKETBALL GOALS

Basketball goals are permitted in front yards adjacent to driveways only upon prior written approval from the DRRC, and if they are pole-mounted and permanently installed. Pole and/or mounting fixtures must match the exterior house colors. Basketball goals may not be attached directly to any residence. Portable basketball goals are permitted but must be stored out of sight when not in use and must be maintained.

BUILDING HEIGHTS

Building heights are limited to one-story structures with a maximum height of fifteen (15) feet above the finished floor.

COLORS/TONES

(Amendment 6)

The exterior color of all buildings and structures must be approved by the DRRC. A color palette has been approved by the board of directors to make color selection easier and quicker. The color palette may be accessed [here](#):

<https://www.dunnedwards.com/colors/color-ark-pro/park-groves-estates/park-groves-estates/>

The color codes may be used with any paint provider. A discount may be available through Dunn-Edwards at this website.

CONSTRUCTION

Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the discretion of the DRRC), such construction shall be completed within six (6) months from the date of the DRRC's approval of the application.

DISCLAIMER FOR LIABILITY

It is strongly recommended that the owner retain professional services for landscape planning and design.

The DRRC shall have no liability in connection with or related to approved or disapproved plans, specifications, or improvements. The approval of plans does not mean that judgment is passed on the structural soundness of the improvement, nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

DRIVEWAYS (Amendment 7)

Widening of driveways requires prior approval of the DRRC. The submission must include a dimensioned plan of the existing lot and the direction of proposed expansion. The exact measurements of the proposed paved surfaces must be stated on the plan. Driveways must not extend to within four (4) feet of the lot line. Driveways shall not be placed on public service easements as indicated on the recorded map.

EXTERIOR HOUSE

Finished building materials must be applied to all exterior sides of buildings and structures (final paint or stucco finish). Acceptable materials include stucco masonry and brick (approved by the DRRC). No plastic or aluminum siding is permitted.

FENCING AND WALLS

Rear yard fencing is required on all lots and shall be no higher than seven feet or lower than six feet in height as measured from adjacent ground level, unless otherwise approved by the DRRC. Fencing located between dwelling units and facing the street (commonly known as fence returns) shall be stuccoed and painted so as to be consistent throughout the subdivision. All fencing between dwelling units that does not face or adjoin a public right-of-way or open space may be unfinished block.

Fencing not permitted:

- Chain Link
- Wood Slat
- Wood Picket
- Free-standing on Property Line

Wood slats are permitted as part of a metal frame gate within a masonry block fence.

FINE GRADING

Fine grading is a critical aspect of landscaping. Each lot shall be graded so that all stormwater drains away from the house. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining the individual lot drainage pattern and creating a natural appearing mounding, it is recommended that a Registered Landscape Architect or design professional be consulted. Mounding and other proposed grade changes will be closely scrutinized.

FLAGPOLES

Requests for flagpoles must be submitted to the DRRC and be approved prior to installation. American flags are to be displayed in accordance with the federal flag code.

GATES

Gates may have a metal frame and may have wood slats. Gates opening onto common areas are prohibited. Double gates may be installed to provide wider access to backyards. Double gates may also have metal frames and may have wood slats. All gates must be natural wood colored or painted to match the color of the adjacent block wall.

Gates shall not be permitted in any perimeter theme wall without prior approval of the DRRC.

HEADER MATERIAL

Headers may be used to contain and separate rock ground cover from grass and common areas. Brick, steel or concrete is permitted. Headers may not exceed 12” in width and shall be flush where they abut other paved areas. Railroad ties, plastic, aluminum, or redwood headers are prohibited.

IRRIGATION SYSTEMS

All landscaped areas must be equipped with an underground automatic irrigation system unless in designated artificial turf areas. A low-pressure drip irrigation system is encouraged for all shrubs and ground cover areas.

LANDSCAPE & TREES

(Amendments 1, 6, 7, 10, 11)

Park Grove Estates unique character is provided by our once mature grove of pecan trees. This grove of trees, planted in 1912 by Dr. Frank Rowell as part of his Gilbert homestead. It is very important that proper care is given to these trees in order to maintain this unique character. The PGE HOA also understands that with trees of this age, there will be a certain mortality rate. For that reason, we have started a transition in 2025 to adopt the Red Push Pistache as our neighborhood tree of choice, maintaining a look consistent with the pecan while requiring far less water.

Should a pecan tree die or need replacement due to a safety concern, the tree will be replaced by the Homeowner in accordance with the stipulations of Paragraph 5.05 of the Declaration of Covenants, Conditions and Restrictions (CC&R's).

No Owner shall remove any tree on the approved Specimen Tree list below (collectively 'Specimen Trees') from the Properties without the prior written approval of the Board. If the removal of the Specimen Tree is approved, the Board may require the Owner to plant a new Specimen Tree from the approved list in its place, as outlined in the Tree Policy. If a dead

Specimen Tree is removed, it must be replaced by a Specimen Tree of 24” box or larger size.

A committee periodically inspects trees to assess their viability. Once a tree is determined to need removal, plans for its replacement must be addressed promptly. Upon being informed by the Board (or a designated committee) that a tree needs to be replaced, the owner must indicate when the replacement can be expected. If the Board does not receive a response within 90 days, the Board may begin issuing monetary penalties in the same manner as assessments. The required number of trees on each lot, or “quota,” was established based on the original number of trees when the neighborhood was developed, MINUS one tree allowed to be removed when the residence was built on the lot, or a minimum of two (2) shade trees per street frontage lot.

The following steps are to be followed for the replacement of a pecan or “specimen tree” listed below.

- i. Homeowner shall initiate replacement of the designated tree in a timely manner, using the request form on pages 13–14 of the design guidelines.
- ii. All requests to remove and replace a “specimen tree” must be accompanied by an assessment from the PGEHOA.
- iii. A tree must be replaced with a minimum 24” box tree selected from one of the following varieties, with the preferred replacement being a 24” box Red Push Pistache:
 - Red Push Pistache
 - Pistache.....Pistacia Chinensis (Chinese Pistache)
 - Chinese Elm
 - Southern Oak
 - Desert Ironwood
 - Pecan
 - Texas Ebony

Each home is required to have at least two (2) “specimen trees” in the front of the home (street facing). If the home does not have at least two (2) trees at the time of purchase, the HOA will subsidize 50% of the purchase price of the replacement(s), up to \$600 total. The homeowner has 6 months from the date of the PGE HOA letter to communicate with the Board via email or architectural request form.

NOTE: Due to potential diseased soil conditions, replacement trees may be relocated to alternate locations in the yard area from which the original tree was removed.

OTHER LANDSCAPE: Covered open porches, courtyards, low walls, fountains, or other features may be used to supplement and create imaginative landscape designs, subject to approval of the Committee.

	Non-conforming landscaping is subject to removal or conformance if not otherwise approved by the Deed Restriction Review Committee (DRRC).
IMPEDING LANDSCAPE: <i>(Amendment 11)</i>	Homeowners with properties backing up to any common areas, such as Lindsay Rd or Elliot Rd, are responsible for trimming foliage growing from the homeowner's yard that crosses the property line wall.
LIGHTING	The use of outside lighting is allowed with the following restrictions: • Exterior lighting must be soft and indirect, with no light sources directly visible to neighboring properties or creating any nuisance. • No colored light bulbs, lenses, or reflections are permitted. • Low-pressure sodium bulbs are discouraged. • Malibu-type lights are permitted. • Low-voltage lighting is acceptable.
MAIL BOXES <i>(Amendment 4)</i>	As of 1/30/12, the board has unanimously agreed that any homeowner who will be replacing their mailbox must obtain architectural approval for the change.
ORNAMENTS	Figurines, shrines, or fountains in front yards are not permitted without prior approval of the DRRC unless their view from the street is screened.
PATIO COVERS	Patio covers must be painted to match the existing trim of the home and all must have a permit issued by the Town of Gilbert.
POOLS AND SPAS	Plans for pools and spas need not be submitted for DRRC approval. Perimeter walls on lots bordering common landscaped areas may not be torn down. Access must be gained by tearing down the front wall of the lot, leaving the perimeter wall intact, thereby ensuring texture and color consistency throughout the community.
ROCK GROUND	Rock ground cover, used as an accent, may be decomposed granite or other natural rock material approved by the DRRC. All bare earth must be covered. Decomposed granite in the front yard or areas visible from the street must be earth-toned in color. Acceptable colors include: • Amber, Coral, Gold, Red, Grey Artificially colored rocks (blue, green, white or other non-earth tones) are not permitted. Only 3/4" or 1/2" minus or screened sizes are acceptable. All decomposed granite shall be spread a minimum of 2" deep, and shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Rock ground cover should not cover more than 1/3 of the entire square footage of the front yard. All rock ground-cover areas must also include live landscaping.

BOULDERS	Only granite boulders of a color similar to the indigenous rock of Arizona are allowed. They must be buried with 1/3 the diameter below grade.
RIVER RUN ROCK	River run rock shall be 3" to 8" in diameter. Not more than 10% of the front yard landscape area may be river run rock.
ROOF MOUNTED MECHANICAL EQUIPMENT (Amendment 7)	In general, roof-mounted mechanical equipment is prohibited. Screening must be compatible with the building design, and all roof-mounted mechanical equipment must be approved by the Committee.
ROOFING	Roof covering materials shall be concrete tile. No composite shingle roofing or shake will be allowed. Overhead screens, shade covers, patio roofs, and other similar structures shall be integrated into the design of the home and constructed of materials and color to match or complement the structure or shall be screened with a parapet wall. All such roofs must be submitted to the Committee for approval prior to installation.
SECURITY DOORS	Security doors, security gates, and screen doors must be submitted to the DRRC for approval prior to installation.
SETBACKS	No two (2) front elevations that are identical are permitted to be built adjacent to one another. This will ensure visual relief and varying aesthetic streetscapes throughout the project.
SIGNS	For sale, rent, or garage sale signs are permitted to be displayed in the common areas on Lindsay and Elliot roads on weekends only. Only one for-sale or rent sign is permitted on the homeowner's property.
SOLAR PANELS (Amendment 7)	Solar panels may be permitted as defined by A.R.S. § 44-1761 (4). These guidelines are intended to comply with A.R.S. § 33-1816. Devices not qualifying as a Solar Energy Device under A.R.S. § 33-1816 and A.R.S. § 44-1761(4) are not the subject of these Guidelines and may be prohibited by the DRRC. An architectural request must be submitted to the management company prior to installation. The request must be accompanied by documentation showing compliance with A.R.S. § 44-1762 including a written statement of performance data for the Solar Energy Device pursuant to A.R.S. § 44-1762 (B) and proof of licensing of the installer of the Solar Energy Device pursuant to A.R.S. § A.R.S. 44-1762(B). The DRRC may request additional information or documents, which must be supplied before the application is deemed complete. The entire Solar Energy Device installation, including all associated components must be approved by the DRRC in writing prior to the commencement of installation.
SWING SETS, PLAY STRUCTURES (Amendment 7)	The location of swing sets, play structure and the like are subject to approval of the DRRC if they can be seen from a neighbor's property. The DRRC will consider a request for locating swing sets, play structures and the like if the properly filled out DRRC -06 2/04 form is attached to the

request together with a detailed drawing or photograph. A swing set, play structure request needs to include a dimensional backyard layout and approval, in writing, of the structure by the two closest neighbors to the play structure and/or swing set at the time of installation.

TURF (GRASS AREAS) Front yard natural turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls, or topographical features such as mounding, rock cover, evergreen bushes, or boulders.

As per our CCRs, grass must be maintained year-round, and an in-ground sprinkler system is required, as outlined in Section 5.05 of the Park Grove Estates CCRs titled “Landscaping and Grounds”: “All residences shall have installed in the front yard an automatic-drip irrigation system for the watering of the trees and other live plants on an automatic sprinkler system for the watering of the landscaping.”

TURF (ARTIFICIAL)
(Amendment 11)

Artificial turf is permitted in front yards as a water-conserving alternative to natural grass, but only upon prior written approval of the DRRC.

1. Submissions must include:
 - a physical product sample of at least 6” x 6”, which the DRRC will retain and compare against the completed installation;
 - the manufacturer’s specification sheet showing product name, pile height, face weight, blade shapes, color blend, thatch, and warranty;
 - a plan or marked photograph showing the area(s) to be covered, dimensions, edging and adjacent live plant material; and
 - the installer’s name and Arizona ROC license number, or a description of the installation method if owner-installed.
2. Only products meeting all of the following standards will be approved:
 - **Style:** must mimic Bermuda or St. Augustine grass.
 - **Pile height:** minimum 1.5”, maximum 2”.
 - **Color:** a blended mixture of green shades—emerald, olive and hints of yellow or brown—replicating the diverse color palette of a natural lawn.
 - **Finish:** matte, low-luster finish that does not shine or glare in direct sunlight.
 - **Blade structure:** blades must emulate the natural curves of living grass and face multiple directions.
 - **Blade shapes:** must contain at least two distinct blade shapes (e.g., “W,” “S” or “C”).
 - **Thatch:** must include a layer of curled brown fibers beneath the green blades, mimicking natural undergrowth for a lifelike, grown-in look.

- **Quality:** minimum face weight 80 oz. per square yard; UV-stabilized with a ten (10) year minimum fade warranty; certified lead-free.
3. Artificial turf may cover an area no greater than the prior existing turf of the front yard landscape area and no less than 75% of the existing grass area if replacing all grass. Artificial turf installation area must be integrated with live plant material and, like natural turf, be contained by continuous walkways, driveways, headers (see HEADER MATERIAL), decorative walls, or topographical features.
 4. Turf must be set back at least six (6) inches from public sidewalks and curbs, may not extend beyond the lot line, and may not be installed on slopes or mounds where seams, edges or backing would be visible from the street.
 5. Turf must be installed over a compacted aggregate base (minimum 3”) with positive drainage, not directly over soil, concrete or existing grass. Please refer to section (FINE GRADING) for grading of your new landscape.
 6. All edges must be secured so that no edge or backing is visible or can lift; seams must be invisible with a consistent blade direction. Infill must be silica sand, coated sand or zeolite; black crumb rubber is prohibited.
 7. The completed installation must match the DRRC-approved sample.
 8. Turf must be kept clean, weed-free and brushed to keep blades upright. Tears, lifted edges, visible seams or burns must be repaired within thirty (30) days of written notice. Turf that has become noticeably faded, discolored, flattened or matted must be replaced; replacement requires a new DRRC submission.
 9. Indoor/outdoor carpeting, putting-green or sport turf, single-tone or unnaturally bright products, turf in non-natural colors, and patching of visibly different products are prohibited in any area visible from the street.

VARIANCES

In the event a variance is requested, the following items must be submitted to the DRRC.

1. A typed letter referencing the address of the home involved, the name of the subdivision, a request that a variance be granted, a description of the variance(s) requested, and the reason for needing the variance(s).
2. Any plans, photographs, or other visual aids that will help explain the requested variance(s) should be included.
3. If a landscape variance is requested, a landscape plan should be prepared and submitted that shows the house footprint and indicates plant varieties and locations.
4. The DRRC will endeavor to respond in writing to a request for variance(s) within thirty (30) calendar days of receipt.

VEHICLES	Commercial vehicles as prohibited by section 5.13 of the CC&Rs is defined as “Truck” means a motor vehicle with a manufacturer’s rated chassis capacity in excess of one ton or designed or used primarily for the carrying of property other than the effects of the driver or passengers, and includes a motor vehicle to which has been added a box, a platform or other equipment for such carrying.
VIOLATION FEE	As of 6/24/08, the board has unanimously agreed to a \$500 fine for any homeowner who makes an architectural change to their home after the submittal has been denied.
WATER FEATURES	Water features are permitted within rear yard areas. Water features will be permitted in the front yard only if the feature is located near the entry to the house and if it is screened from view of the street by a 36” to 48” high decorative wall.
WINDOW COVERINGS	Permanent draperies or suitable window treatments shall be installed on front-facing windows within sixty (60) days of occupancy. All first-floor windows visible from the street must have customary window treatments. Newspaper, sheets, or reflective materials, including but not limited to aluminum foil, reflective screens, or glass, mirrors, or similar type material, shall not be installed or placed upon the outside or inside of any windows. Bright colors are not permitted. No aluminum material or other reflective material(s) may be installed in windows. Bronze or charcoal sunscreen material may be installed. The frame or window/sun screens must match the screen material or the existing window frames.
GARAGE SALES	Park Grove will hold two community garage sales a year, one in the spring and one in the fall. The dates for the garage sales will be approved by the Board of Directors and published as part of the board meeting minutes. No individual sales will be permitted on any other dates.

PARK GROVE ESTATES HOMEOWNERS ASSOCIATION

Architectural Design Request for Approval Form

The Covenants, Conditions and Restrictions (CC&R's) require that an owner obtain the prior written approval of the DRRC for any exterior alteration or addition to property within Park Grove Estates.

To comply with the CC&R's, please complete the form below. Attach a detailed drawing or blueprint of the proposed alteration and/or addition. The drawing should specify dimensions, materials to be used, and colors. This application and the drawing will be retained for the DRRC records.

PARK GROVE ESTATES HOMEOWNERS' ASSOCIATION

Homeowner's Work Request

TO: Deed Restriction Review Committee

DATE:

FROM (Lot Owner's Name):

Phone Number: _____ Email: _____ Lot #:

Address: _____ Gilbert, AZ 85234

In accordance with Section 6.03, Article VI, of the Declaration of Covenants, Conditions and Restrictions of Park Grove Estates, I/We hereby request your review and approval of my/our plan to undertake the construction set forth below on my/our lot.

Specifically:

Construction Plans Attached (Ref. CC&R Section 5.03)

I/We would like to commence work on this project on or about _____ (Date)

and anticipate completion on or about _____ (Date)

I/We can be reached at _____ (Telephone #) between the hours of _____

X _____

(Lot Owner's Signature)

CONDITIONAL APPROVAL: This is not authorization to proceed. Upon issuance of required permit(s), final plans and permits must be submitted to DRRC for approval.

DENIED:		
PGEHA/DRRC	Date:	
PGEHA/DRRC	Date:	
APPROVED:		
PGEHA/DRRC	Date:	
PGEHA/DRRC	Date:	

PARK GROVE ESTATES HOMEOWNERS' ASSOCIATION

Homeowner's Work Request — Form Instructions (DRRC-06)

1. Enter the current date.
2. Print the name(s) of current lot owner(s).
3. Enter street address & lot number.
4. Describe as completely as possible the work that you are planning to do, including as much information as you can on sizes, dimensions, colors, etc.
5. Make sure that your name and address appears on all copies of submitted construction plans.
6. Enter the (approximate) date that you plan for your project to begin.
7. Enter the (approximate) date that your project will be completed.
8. Enter either your home or business telephone number (or both).
9. Indicate the time(s) that you will usually be available at the above listed telephone number(s).
10. Sign your name as entered in #2 above.
11. Submit the completed form to:

Kinney Management Services
P.O. Box 25466
Tempe, AZ 85285-5466
(480) 820-3451 (800) 678-9936
FAX (480) 820-7441

The Committee's review and approval is limited to and ONLY pertains to the ITEMS DESCRIBED ABOVE. The fact that the information not specifically requested is shown on the plan does not mean that it is approved as part of the submittal.

Form DRRC-06 2/04

AMENDMENT 1 TO PARK GROVE ESTATES DESIGN GUIDELINES

LANDSCAPE

TREES

Park Grove Estates unique character is provided by our mature grove of pecan trees. This grove of trees, planted in 1912 by Dr. Frank Rowell as part of his Gilbert homestead. It is very important that proper care is given to these trees in order to maintain this unique character. The PGEHOA also understands that with trees of this age, there will be a certain mortality rate.

- Should a pecan tree die or need replacement due to a safety concern, the tree will be replaced by the Homeowner in accordance with the stipulations of Paragraph 5.05 of the Declaration of Covenants, Conditions and Restrictions (CC&R's).
- The following steps are to be followed for the replacement of a pecan tree.
 - 1) Homeowner shall initiate replacement action, using the request form on page 11 – 12 of the Design Guidelines, of the designated tree in a timely manner. The exception to this requirement would be that the planting of the replacement tree would not be compatible with optimum growing conditions.
 - 2) A tree must be replaced with a minimum 15 gal tree selected from one of the following varieties:
 - Pecan.....Carya Illinoensis (Western Schley, Wichita)
 - Pistache.....Pistacia Chinensis (Chinese Pistache)
 - AshFraxinisis Uhdei (Evergreen, Shamel, Sexton or Tomlinson)
 - 3) Due to potential diseased soil conditions, replacement trees may be relocated to alternate locations in the yard area from which the original tree was removed.

Other Landscape

- Covered open porches, courtyards, low walls, fountains or other features, may be used to supplement and create imaginative landscape designs subject to approval of the Committee.

Non-conforming landscaping is subject to removal or conformance if not otherwise approved by the Deed Restriction Review Committee (DRRC).

Adopted by the Board of Directors, Park Grove Estates Homeowners Association February 8, 2005.

AMENDMENT 5 TO PARK GROVE ESTATES DESIGN GUIDELINES

TRAILERS	Trailers are not permitted unless they are garaged or out of sight. CC&R 5.13
Commercial Trucks/ Vehicles	Commercial Trucks/ Vehicles may not be parked in PGE unless they are present on business. All vehicles, including pickup trucks and cars, that display commercial lettering (i.e. company names, email/ web addresses and /or phone numbers) are prohibited unless the lettering is covered or they are parked in the garage or out of sight behind the fence. ARS 33-1809 (public service and public safety vehicles) is the only exception to this policy and homeowners must communicate this exception to the management company.
DRRC Committee Review Process	All PGE DRRC change requests shall be forwarded to the chair of the DRRC. The DRRC chair shall meet with the committee and will render their majority decision to the PGE management company for communication to the homeowner. The response shall be as detailed as possible. The homeowner may request to attend the DRRC meeting through coordination with the PGE management company. Homeowners are permitted to file an appeal to the board per our appeal process.

Adopted by the Board of Directors, Park Grove Estates Homeowners Association on June 21, 2012.

AMENDMENT 6 TO PARK GROVE ESTATES DESIGN GUIDELINES

TREES

The following steps are to be followed for the replacement of a pecan tree.

Homeowner shall initiate replacement action, using the request form on pages 11 – 12 of the design guidelines, of the designated tree in a timely manner. All requests to remove and replace a pecan tree must be accompanied by an assessment from the PGEHOA certified arborist. All pecan trees must be replaced per the approved tree list.

The name and contact information can be obtained from the management company.

- 1) THE REQUESTING HOMEOWNER IS RESPONSIBLE FOR THE ARBORIST'S ASSESSMENT FEE.

VIOLATION FEE

As of 6/24/2008, the PGEHOA board unanimously agreed to assess a \$500 fee for any homeowner who makes a change to their home WITHOUT APPROVAL OF AN ARCHITECTURAL REQUEST or after the change has been denied.

COLORS/TONES

Exterior color of all buildings and structures must be approved by the DRRC. A COLOR PALETTE HAS BEEN APPROVED BY THE BOARD OF DIRECTORS TO MAKE COLOR SELECTION EASIER AND QUICKER. THE COLOR PALETTE MAY BE ACCESSED AT:

<https://www.dunnedwards.com/colors/color-ark-pro/park-groves-estates/park-groves-estates/>

THE COLOR CODES MAY BE USED WITH ANY PAINT PROVIDER. A DISCOUNT MAY BE AVAILABLE THROUGH DUNN EDWARDS AT THIS WEBSITE.

ADOPTED BY THE BOARD OF DIRECTORS, PARK GROVE ESTATES HOMEOWNERS ASSOCIATION ON August 16, 2014.

AMENDMENT 7 TO PARK GROVE ESTATES DESIGN GUIDELINES

ANTENNAS

(Amendment 7)

Direct-to-home satellite dishes larger than one meter (39.37”) visible from the street are not permitted. ONE METER DISHES ARE PERMITTED PER THE TELECOMMUNICATIONS ACT OF 1996. It is requested that the dishes are placed in the least visible from the street location while still being able to receive a signal without incurring additional cost.

DRIVEWAYS

(Amendment 7)

Driveways shall not be placed on public service easements as indicated upon the recorded map.

LANDSCAPE/ TREES

(Amendment 7)

Delete Ash trees as a replacement for pecan trees
Add: Chinese Elm and Southern Oak

SOLAR PANELS

(Amendment 7)

Solar panels may be permitted as defined by A.R.S. § 44-1761 (4). These guidelines are intended to comply with A.R.S. § 33-1816. Devices not qualifying as a Solar Energy Device under A.R.S. § 33-1816 and A.R.S. § 44-1761(4) are not the subject of these Guidelines and may be prohibited by the DRRC. An architectural request must be submitted to the management company prior to installation. The request must be accompanied by documentation showing compliance with A.R.S. § 44-1762 including a written statement of performance data for the Solar Energy Device pursuant to A.R.S. § 44-1762 (B) and proof of licensing of the installer of the Solar Energy Device pursuant to A.R.S. § A.R.S. 44-1762(B). The DRRC may request additional information or documents, which must be supplied before the application is deemed complete. The entire Solar Energy Device installation, including all associated components must be approved by the DRRC in writing prior to the commencement of installation.

SWING SETS/PLAY STRUCTURES

(Amendment 7)

The location of swing sets, play structure and the like are subject to approval of the DRRC if they can be seen from a neighbor’s property. The DRRC will consider a request for locating swing sets, play structures and the like if the properly filled out DRRC -06 2/04 form is attached to the request together with a detailed drawing or photograph. A swing set, play structure request needs to include a dimensional backyard layout and approval, IN WRITING, of the structure by the two closest neighbors to the play structure and/or swing set at the time of installation.

GARAGE SALES

(Amendment 8)

Park Grove will hold two community garage sales a year, one in the spring and one in the fall. The dates for the garage sales will be approved by the Board of Directors and published in the board meeting minutes. No individual sales will be permitted on any other dates.

Adopted by the Board of Directors, Park Grove Estates Homeowners Association on January 20, 2018.

AMENDMENT 11

LANDSCAPE & TREES

The following steps are to be followed for the replacement of a pecan or “specimen tree” listed below.

- i. Homeowner shall initiate replacement of the designated tree in a timely manner, using the request form on pages 12–13 of the design guidelines.
- ii. All requests to remove and replace a “specimen tree” must be accompanied by an assessment from the PGEHOA.
- iii. A tree must be replaced with a minimum 24” box tree selected from one of the following varieties, with the preferred replacement being a 24” box Red Push Pistache:
 - Red Push Pistache
 - Pistache.....Pistacia Chinensis (Chinese Pistache)
 - Chinese Elm
 - Southern Oak
 - Desert Ironwood
 - Pecan
 - Texas Ebony

Each home is required to have at least two (2) “specimen trees” in the front of the home (street facing). If the home does not have at least two (2) trees at the time of purchase, the HOA will subsidize 50% of the purchase price of the replacement(s), up to \$600 total. The homeowner has 6 months from the date of the PGE HOA letter to communicate with the Board via email or architectural request form.

IMPEDING LANDSCAPE: *(Amendment 11)*

Homeowners with properties backing up to any common areas, such as Lindsay Rd or Elliot Rd, are responsible for trimming foliage growing from the homeowner’s yard that crosses the property line wall.

TURF (ARTIFICIAL) *(Amendment 11)*

Artificial turf is permitted in front yards as a water-conserving alternative to natural grass, but only upon prior written approval of the DRRC.

1. Submissions must include:
 - a physical product sample of at least 6” x 6”, which the DRRC will retain and compare against the completed installation;
 - the manufacturer’s specification sheet showing product name, pile height, face weight, blade shapes, color blend, thatch, and warranty;
 - a plan or marked photograph showing the area(s) to be covered, dimensions, edging and adjacent live plant material; and
 - the installer’s name and Arizona ROC license number, or a description of the installation method if owner-installed.

2. Only products meeting all of the following standards will be approved:
 - **Style:** must mimic Bermuda or St. Augustine grass.
 - **Pile height:** minimum 1.5”, maximum 2”.
 - **Color:** a blended mixture of green shades—emerald, olive and hints of yellow or brown—replicating the diverse color palette of a natural lawn.
 - **Finish:** matte, low-luster finish that does not shine or glare in direct sunlight.
 - **Blade structure:** blades must emulate the natural curves of living grass and face multiple directions.
 - **Blade shapes:** must contain at least two distinct blade shapes (e.g., “W,” “S” or “C”).
 - **Thatch:** must include a layer of curled brown fibers beneath the green blades, mimicking natural undergrowth for a lifelike, grown-in look.
 - **Quality:** minimum face weight 80 oz. per square yard; UV-stabilized with a ten (10) year minimum fade warranty; certified lead-free.
3. Artificial turf may cover an area no greater than the prior existing turf of the front yard landscape area and no less than 75% of the existing grass area if replacing all grass. Artificial turf installation area must be integrated with live plant material and, like natural turf, be contained by continuous walkways, driveways, headers (see HEADER MATERIAL), decorative walls, or topographical features.
4. Turf must be set back at least six (6) inches from public sidewalks and curbs, may not extend beyond the lot line, and may not be installed on slopes or mounds where seams, edges or backing would be visible from the street.
5. Turf must be installed over a compacted aggregate base (minimum 3”) with positive drainage, not directly over soil, concrete or existing grass. Please refer to section (FINE GRADING) for grading of your new landscape.
6. All edges must be secured so that no edge or backing is visible or can lift; seams must be invisible with a consistent blade direction. Infill must be silica sand, coated sand or zeolite; black crumb rubber is prohibited.
7. The completed installation must match the DRRC-approved sample.
8. Turf must be kept clean, weed-free and brushed to keep blades upright. Tears, lifted edges, visible seams or burns must be repaired within thirty (30) days of written notice. Turf that has become noticeably faded, discolored, flattened or matted must be replaced; replacement requires a new DRRC submission.

9. Indoor/outdoor carpeting, putting-green or sport turf, single-tone or unnaturally bright products, turf in non-natural colors, and patching of visibly different products are prohibited in any area visible from the street.

Adopted by the Board of Directors, Park Grove Estates Homeowners Association on June 16, 2026.