

THE RETREAT HOMEOWNERS' ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS

It is the goal of the Architectural Control Committee (ACC) to represent the common interest of the homeowners in maintaining the architectural and aesthetic integrity of our neighborhood. The ACC strives to supervise compliance with the rules in a fair, reasonable and equitable manner, while achieving its goals.

Per the CC&Rs, homeowners are responsible for maintaining the exterior of their dwellings, structures and grounds and for keeping their house and lot "in good, neat and safe order, condition and repair".

The rules and regulations below were developed to clearly inform all members in the community of the expectations regarding upkeep and maintenance of individual homes and lots.

Please remember before doing any work outside of your home or front yards that you submit an ACC Request Form and wait for approval before starting any work.

HOME EXTERIOR

Paint Dunn Edwards (Eggshell Sheen is recommended for our climate)

1. All homes must be painted with colors selected from the established and approved color palette. This includes garage doors, trim, and small landscape walls (including accent strip). To review the approved paint colors, please visit The Retreat Homeowners Association website (www.retreatatlookoutmountain.com).
2. Exterior surfaces shall be painted in such a manner as to maintain a uniform appearance.
3. Exterior surfaces shall be maintained so as to prevent chipping, staining, peeling, fading or exposed raw material.
4. Window screens shall be always kept in good condition and repair and shall be uniform as to color and screen fabric. Faded or damaged window screens should be removed or replaced.

HOME LANDSCAPING

1. The approved stone design for landscaping is decomposed screened granite (3/4 to 1-inch gravel size). To review the approved gravel colors, please visit The Retreat at Lookout Mountain website (www.retreatatlookoutmtn.com).
2. All rock and granite materials shall be maintained in such a manner that they do not spread to the street, sidewalk, driveway, or the neighboring yard.
3. Granite should be raked to maintain a uniform appearance. Thin or bare areas within the rock or granite landscape shall not be permitted.

Trees

1. Trees shall not be permitted to encroach upon the street or sidewalk in such a fashion as to impede pedestrian traffic, the home or other approved structures located on the lot or the neighboring lots.
2. Tree debris (leaves, seed pods, fruit droppings, etc.) shall be removed from all lots (including driveway). If homeowner tree debris drops into Common areas (sidewalks, graveled spaces, street, etc.), the homeowner is responsible for removing this debris as well.
3. Trees that overhang sidewalks must be maintained to have a minimum clearance of eight (8) vertical feet from the level of the highest point of the sidewalk.
4. Dead trees shall be removed from all lots. All tree stumps shall be removed or ground down to slightly below grade level.

Shrubs & Plants

1. Shrubs shall not encroach upon the streets, sidewalks, adjoining properties, homes or other areas thereby impeding pedestrian traffic, and must keep a healthy appearance.
2. All plants must be maintained in a healthy condition. Dead plants shall be removed from all lots.

Weeds

1. Weeds in rock and granite ground cover (dead or alive) shall be removed from all lots.
2. Wildflowers shall be removed from all lots immediately upon going to seed, i.e. blooms dry out and die.

Irrigation Lines

1. Irrigation pipe, tubing or lines shall be buried so that they are not visible from the streets or neighboring lots. Unused irrigation pipe, tubing or lines shall be removed from the lot.
2. Front yard garden hoses should be neatly stored (wrapped), in a mobile station or a hose bin and stored within 1-2 feet of the hose bib.

Other

1. Planters, pots, landscape borders and other accent pieces shall be maintained in good repair at all times. Planters and pots are not replacements for trees or plants that have been removed or used to fill in the residents' front yards. Approved plants, trees, and bushes must be planted in the ground per the ACC guidelines. Exceptions are planters that are matching and harmonious to the Retreat paint colors approved by residents' garages and front door courtyards.
2. Doors, security doors, planters, addresses, driveways, garage doors, satellite dishes, yard ornamentation, landscape borders, solar equipment, etc. shall be always kept in good condition and repair.

3. Yard decorations with the exception of Holiday decorations that are temporary are not allowed in front yards. Personal yard decorations may be displayed in the resident's courtyard/front door area but need to be harmonious to the neighborhood and not be excessive in quantity and size.

4. The American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard may be displayed by an association member on that member's property if the American flag or military flag is displayed in a manner consistent with the federal flag code. Other permitted flags follow:

- **The POW/MIA flag**
- **The Arizona state flag**
- **An Arizona Indian nations flag**
- **The Gadsden flag**
- **A blue star service flag or a gold star service flag**
- **A first responder flag (A first responder flag may incorporate the design of one or two other first responder flags to form a combined flag)**

Members shall not display more than two flags at once, and the height of any flagpole shall be limited to the height of the rooftop of the member's home. A flagpole may be placed in the front yard or backyard of the member's property. If placed in the front yard, the flagpole must be installed behind the retaining wall of the member's home.

Consistent with the Federal Flag Code, the US or any other approved flag must be fully luminated between dusk and sunrise. Notwithstanding the foregoing, the luminated lights shall not interfere or be directed onto another resident's lot or adjacent street (Retreat CC&Rs 5.12).

Flagpole and Flag(s) must be in kept in good condition.

5. Bird feeding, and feeders should be given a second thought, we have heard from residents that this is attracting many pigeons and rodents (mice, roof rats) that are feeding on the bird food and creating a mess and damage to residents' homes and yards.

Revised: December 16, 2017/ November 28, 2020/February 2023