

SUNRISE MOUNTAIN VIEW ESTATES HOA

2016-17 Directions for Application for Approval of any exterior structural changes, additions, or exterior remodeling

1. At least two weeks prior to construction, submit two copies of:
 - a. A Letter of request outlining work to be done
 - b. Any design modification sketches or Architectural Plans
 - c. Copies of the plot plan showing location of home on plot
 - d. Copies of Architectural Process Checklist initialed by homeowner and contractor & signed Approval Forms
 - e. If an item on the forms is not applicable to the intended work, write NA in space.

2. An Architectural Committee member may visit the site, ask questions, take photos, and will give speedy consideration to processing these forms, making any necessary inquiries and/or adjustments, and returning one completed signed copy of the Architectural Process Checklist and Architectural Committee Approval Form to the applicant.

3. Approval of an architectural request expires if construction is not begun within six months of the approval date or if the property is sold before construction begins.

Email these forms to:

Guy Scharf, Architectural Comm. Chair
4940 N. Via Velazquez, Tucson, AZ 85750
520-305-1472, architecture@smve.org

Or to:

Kathy Mitton, Comm. Member
5048 N. Via Sempreverde, Tucson, AZ 85750
520-979-1218, kmitton@comcast.net

SMVE Homeowners Association 2016

Architectural Process Checklist

Homeowner's Name: _____

Address: _____

Lot #: _____ Phone Number _____

HOMEOWNER: Two copies each of:

1. Letter of Request (**At least two weeks prior to construction**)

Design Modification Sketches or Architectural Plans, Plot Plan

Initial below to show acceptance:

_____ 1. Before any excavation, site must be "blue staked" to avoid damage to underground utilities
(i.e. natural gas, water, electrical, cable, etc.)

_____ 2. Any "Port-a-Potty" in garage or inside gated yard

_____ 3. Trash inside garage or removed at end of each day

_____ 4. Trucks do NOT block street

_____ 5. All building materials on homeowner's property.

_____ 6. No discarding any materials in SMVE common areas

_____ 7. Read & agrees with Approval Form

_____ **BUILDER/CONTRACTOR: Agrees to follow conditions in SMVE Contractor's Checklist**

ARCHITECTURAL COMMITTEE:

_____ 1. Reviews "setbacks" from sidewalk/street and adjoining properties

_____ 2. Are easements respected?

_____ 3. Access to backyard checked?

_____ 4. Proposed construction reviewed for height change and property footprint including any wall changes.

_____ 5. Any construction must be consistent with and conform to the SMVE community style of construction and colors.

_____ Approval Form (signed and dated)

Other:

Homeowner: X _____ Date: _____

Arch. Comm. Member: X _____ Date: _____

**SMVE Homeowners Association
2016 – 17 Contractors Checklist**

Homeowner's Name: _____

Address: _____

Lot #: _____ Phone Number _____

Contractors Signature below to show acceptance:

_____ **BUILDER/CONTRACTOR: Agrees to following:**

1. Before any excavation, site must be **"blue staked"** to avoid damage to underground utilities (i.e. natural gas, water, electrical, cable, etc.)
2. If a "Port-a-Potty" is necessary, it must be in the garage or inside gated yard.
3. **No Dumpsters or trailers may be left visible overnight!** A small dumpster or a trailer may be left inside the garage or placed in the driveway in the AM but must be removed before nightfall that day.
4. No trash debris may remain visible overnight! It must be left in the closed garage or removed at end of each day!
5. Trucks and/or workers vehicles may NOT ever block the street. All trucks, cars, trailers, or any other equipment must be removed from the subdivision at the end of each day.
6. All building materials must be on homeowner's property, not on the street. No construction materials may be left visible overnight! Such materials must be left in the closed garage or out of sight behind the front wall if left overnight!
7. No removing or discarding any materials in SMVE common areas. No materials stored in the common areas.
- 8.
9. **Contractors may arrive at 6 AM but will inform their workers not to make any noises that may disturb neighbors before 7 AM.**
10. When in doubt about any rules, ASK! Call Guy Scharf (305-1472) or Joe Steiner (529-2733).

Homeowner: X _____ Date: _____

Contractor: X _____ Date: _____

Contractor's Copy

**SMVE Homeowners Association
2016 – 17 Contractors Checklist**

Homeowner's Name: _____

Address: _____

Lot #: _____ Phone Number _____

Contractors Signature below to show acceptance:

_____ **BUILDER/CONTRACTOR: Agrees to following:**

1. Before any excavation, site must be "**blue staked**" to avoid damage to underground utilities (i.e. natural gas, water, electrical, cable, etc.)
2. If a "Port-a-Potty" is necessary, it must be in the garage or inside gated yard.
3. **No Dumpsters or trailers may be left visible overnight!** A small dumpster or a trailer may be left inside the garage or placed in the driveway in the AM but must be removed before nightfall that day.
4. No trash debris may remain visible overnight! It must be left in the closed garage or removed at end of each day!
5. Trucks and/or workers vehicles may NOT ever block the street. All trucks, cars, trailers, or any other equipment must be removed from the subdivision at the end of each day.
6. All building materials must be on homeowner's property, not on the street. No construction materials may be left visible overnight! Such materials must be left in the closed garage or out of sight behind the front wall if left overnight!
7. No removing or discarding any materials in SMVE common areas. No materials stored in the common areas.
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9. **Contractors may arrive at 6 AM but will inform their workers not to make any noises that may disturb neighbors before 7 AM.**
10. When in doubt about any rules, ASK! Call Guy Scharf (305-1472) or Joe Steiner (529-2733).

Homeowner: X _____ Date: _____

Contractor: X _____ Date: _____

Homeowner's Copy

SMVE Homeowners Association
2016 - 17 Architectural Committee Construction Approval Form

Homeowner Name(s) _____

Address: _____

Lot #: _____ Phone Number(s)/email _____

Structural changes or additions to homes or lots absolutely require prior approval by the Architecture Committee. The request for approval must be in writing (accompanied with copies of design modification sketch or architectural plans and copy of the plot plan) and submitted at least two weeks prior to the start of plan construction.

Construction Staging Requirements: (as per Architectural Process Checklist)

Materials from any remodeling project must be removed by the end of each day, or stored within the garage, avoid a health hazard and a ready environment for vermin. Construction materials must be kept behind the patio wall.

If Portable toilets are used, they must be located within the garage or behind a locked gate on the premise. Vandalism of these waste containers has resulted in a Pima County Health Hazard. Cleanup will be at the homeowner's expense.

Contractors and workers vehicles must not block the street.

The homeowner is at all times responsible for:

(Initial)

- _____ There will be no construction or other noise that might disturb neighbors before 7 AM
- _____ Safe and secure storage of all construction materials
- _____ Traffic safety related to the movement and parking of construction vehicles
- _____ Post-construction cleanup of the site and surrounding area

The Architecture Committee has the right to reasonably inspect the construction site to verify compliance these requirements, in addition to adherence to approved plans. This approval expires if construction is not begun within six months fo the approval date or if the property is sold before construction begins.

Specific Requirements:

I have read, understand, and agree to comply with these requirements.

REQUIRED SIGNATURES:

Homeowner(s): X _____ Date: _____

Arch. Comm. Member: X _____ Date: _____

PLEASE KEEP THIS SHEET

2016 SMVEHOA Approved Dunn Edwards Paint Colors

Updated 2/17/2016

Most of our homes in Sunrise Mt. View Estates are made of Antique Copper colored slump block. **These blocks are not entirely waterproof and should be resealed with water repellent sealer as needed (about every 5 years).** A recently sealed home has a faint shine (in sunlight) and water drops will bead on it.

Fairfield Block -**Water repellent silicon sealers - OKON W1 or W2 or Thompsons Water Seal or Behrs Waterproofer # 980**

When you are ready to paint, be sure that your contractors use of the following permissible colors for exterior surfaces:

Garage doors -**Cliff Brown DEC 711 in SSSL 10-0 flat**

Front entry Door -**New Doors – (should be stained wood or resemble wood) – submit stained or color sample to committee for approval**

Repl. Doors or Windows - ... **New energy efficient fiberglass frames with med.beige color are now acceptable – doors should resemble wood (submit sample with request).**

Exterior Door Trim only - **Norfolk Brown SP 79 in SSSL 10-0 flat or 901 E Semi-gloss (optional)**

Other Exterior Trim - **Norfolk Brown SP 79 in SSSL 10-0 flat**

Overhangs and vertical wooden porch support posts -... **Norfolk Brown SP 79 in SSSL 10-0 Flat**

Roof: flat portions -**White Elastik Solar Extreme or W2456 Stay-Kool elastomeric coatings**

Inside of Roof Parapets -...**Must use: Desert Tan colored Elastik Solar Extreme or Travertine colored W2456 Stay-Kool elastomeric coatings.**

Stucco House Wall Color - **Dunn Edwards DEC 711 Cliff Brown in SSSL 10-0 flat**

Stucco wall portion (below brick wall) in homes in steeper areas with stepped elevation changes: –

Contact Guy Scharf
for Color samples

Paint with DEC 711 Cliff Brown in SSSL 10-0 flat, 13-930-11 SMVE Stucco Wall Color in SSSL 10-0 flat, or 7825D Tawny Copper in SSSL 10-0 flat

Iron gates, posts, railings - ... **repaint w/Black satin (non-glossy) or flat finish or submit sample**

Shiny portions of newer Air Conditioning Units, Evaporative Coolers, Solar Cell Frames, or pipes that protrude above Roof Parapets - **Cliff Brown DEC 711 in SSSL 10-0 flat**

Visible (beyond the yard) shiny portions of metallic Cisterns, or similar metallic units, placed near home walls, must be painted to blend with the wall and have vegetation to break up the outline.

Dunn Edwards, 4320 E. Speedway (1-888-337-2468), offers Fairfield in the Foothills residents a 35% discount on 1 gallon or more of paint. Identify yourself and give them account # 040432-009.

For any questions relating to colors or requests for approval from the Architectural Committee call **Guy Scharf (338-2420) (architecture@smve.org) or Chris Bruyn 520-742-3018**