



SHAMROCK ESTATES

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Renaissance Inspection Standards

Most CC&Rs and Design Guidelines do not define everything an inspector needs to do his/her job effectively. It is necessary to define enforcement standards to assist the inspectors in consistently inspecting the communities in the event that the Community Docs do not provide a standard.

The following are Renaissance Corporate Standards of enforcement for when community documents are silent.

Accessory Structures – Gazebos, fireplace, fire-pits, and rear yard structures require 5-foot setback – anything higher than fences requires ARC approval.

Antennas – Not allowed to be viewed from street.

Awnings – Solid color that matches color of house – **Not** allowed on front of house.

Basketball Hoops – Must be permanent – poles must be color of house or black – backboards must be grey, black, white, plexiglass or color of the body of the exterior of home.

Bare Dirt – All bare dirt must be covered with rock or grass.

Boulevard Plants – Owners must water and trim trees in boulevards and replace dead trees with exact same species of tree.

Christmas Lights – Put up no sooner than November 1 and down no later than January 31.

Clotheslines – Not allowed anywhere viewable from street.

Decorative Art on houses viewable from street – Neutral color – no more than 2 – no larger than 3 feet height & width.

Driveway Extensions – Side yard only – total driveway not to exceed 30ft contiguous (measured from the neck/sidewalk) or 50% of lot width – must stop 1 foot from side property line.

Flags – Seasonal Decorative – Removed 30 days after holiday.

Flag Poles – No more than one pole and one state or US flag – Poles must not be higher than roof of house or be high enough to fall over and hit any common area, lot line or street sidewalk.

Gates – Gates are pretty simple, but two things apply.

- All the wood slats must be in place.
- Any gate that is not the normal black iron with wood slats, requires an ARC change request. If you notice one change, give sticky for ARC request.
- With approval they can be painted the color of the house.

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Granite – Must be at least ¾ inch, earth tones, no painted rock – River rock must be 1-6 inches and cover less than 15% of the lot.

Grass in the rocks – notices should be given if there is a large clump of grass in the rocks or there are more than 12 small clumps of grass in the rocks.

Holiday Decorations – Can be up one week before & after holiday.

Number of Plants – Must be installed within 120 days of occupancy and dead material replaced within this same period after resale and move in.

Lots 50' wide – 2–15 gal trees, 10–5 gal shrubs, 10–1 gal shrubs

Lots 70' wide – 2–15 gal trees, 8–5 gal shrubs, 10–1 gal shrubs, 5–1 gal ground cover

Lots 80' wide – 2–15 gal trees, 10–5 gal shrubs, 10–1 gal shrubs, 5–1 gal ground cover

Oil Stains – If oil is fresh and collects dust or debris that blows on to it, or if it looks really bad – give violation – pans, carpets, boards to collect oil **not** allowed.

Parking – If Shamrock on-street parking is prohibited except if the vehicle is too large for the driveway (big vehicles are only allowed for daylight hours). Give inoperable vehicle notices to automobiles parked on the street or in driveways if the following conditions exist:

- There cob webs reaching from the vehicle to the ground
- It is obvious the street sweeper has been driving around the vehicle
- The license plate is expired
- There is a flat tire, on jacks, or covered by a tarp
- Vehicles larger than 1 ton are not allowed
- Commercial vehicles not allowed (company name, phone #, ladders) to remain parked more than overnight or for a weekend.

Parking Limitations – Motorized vehicles of any kind are not to be parked anywhere within the yard boundaries other than on driveways.

Playground Equipment – Not to exceed 12 feet high, 5 ft setback, canopy solid color – Require ARC approval.

Prohibited Plants (front yard) – Olive Tree, Mexican Palo Verde, Citrus Trees, Fountain Grass, Oleanders (except dwarf varieties), and Mulberry Trees.

RVs, Boats and Trailers – Give notice to all RVs, campers, trailers, utility trailers, boats parked on the streets or in the driveway. If it is parked in the back yard and you can see it over the fence, give notice. There may be the odd exception where the homeowner has received temporary approval. (If it is obvious they are actively loading or unloading don't give violation – max 7 days in 6 month period)

Satellite Dish – Location preferences – Recommend relocation if not in conformance with location preferences: (However, no violations will be issued unless the location is a nuisance.)

- Back yard screened from view
- Unscreened location in back yard
- On roof completely lower than highest point of roof
- Side yard where it is screened with landscaping

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Screen/Security Doors – Bronze, beige, brown, charcoal, or same color as house allowed w/o ARC.

Sheds – Maximum height is 7ft, with 3ft setback must blend with color of house or be beige or tan.

Sidewalk Additions – Must be 3ft or less in width and be no closer than 1ft to lot line or house.

Trash & Recycle Cans – For inspection purposes if the inspection happens on a non-trash or recycle day, any bins left are a violation. On trash day, any recycle bins out is a violation and recycle days the same for trash bins. (ARC provide 12 hrs before and after pickup)

Trees – Must be trimmed in the following manner:

- Branches must not touch the ground or any building
- Branches must be contained on the property – grant leniency if it is less than 3 feet over
- Branches cannot extend into the street so as to be hit by garbage trucks or buses
- Trunk of tree must be visible and not appear as a bush
- Suckers must be removed (give violation for suckers longer than 12 inches)
- When overhanging a sidewalk or driveway, must be trimmed 8 feet high

Trimming of Plants – When looking at plants, give a trim plants notice if the following conditions exist:

- Plants must be contained on the lot and not go across the property line
- Must not stick into the sidewalk
- Must be contained within border around plants
- Dead material or plants must be removed

Walls – Height must not exceed 6ft – HOA common walls must not be torn down - \$2,000 fine.

Water Features – Rear yard must not exceed fence – Front yard not to exceed 4½ feet high – Requires ARC approval.

Weeds – Weed notices should be given if any of the following conditions exist:

- More than 12 weeds in a yard that are 6 inches high or appear to be 2 weeks or older
- In the case of spurge 12 or more clusters
- Weeds in dormant grass apply to same rule
- Make sure to differentiate between grass and weeds in the rock area
- Standard applies regardless if some weeds have been pulled

Window Coverings – No reflective coverings, newspapers, bed sheets or papers are allowed – must be installed within 30 days of occupancy.

Wires – All satellite dishes, cable wires, or any exposed wire must be painted to match the body color of the house. Same applies if enclosed in PVC.

ARC Change Request – Give notice in the following conditions:

- Any time you see something that looks like the ARC Committee would not approve it. For example, an odd colored house, a big shed, patio cover extension that extends to the block wall, a structure without a setback or front-yard plantings that create a visual eyesore.
- In general all awnings, ramadas, patio covers, patio extensions require ARC approval. If you see a new one without a request, give notice to submit request.

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