

Guidelines for Community Living
Tatum Ranch Community Association
and
Tatum Village Homeowner's Association

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Supersedes any previous document

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WELCOME to Tatum Village. We are glad you chose to live here. This guide should familiarize you with Tatum Village and its Homeowner Association (HOA). The HOA contracts with a professional property management company to keep our affairs in order. The management company, **Planned Development Services, Inc. (PDS)** is the contact point for communication with all homeowners. Please contact it for information regarding gate codes, website registration, keys for the swimming pool, tennis courts, etc.

Contact:	Vern Carrillo	E-mail: vern@pdsaz.com
	Planned Development Services, Inc. (PDS)	Phone: (623) 877-1396
	14100 N. 83 rd Ave, Suite 200	Fax: (623) 298-5975
	Peoria, AZ 85381	

COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S): The HOA is officially governed by the CC&Rs. All homeowners agreed to abide by them when they purchased their home. If you need a copy of the CC&Rs or have a question regarding them, contact the management company or access the website, www.tatumvillage.com. (Select "Community" tab).

Tatum Village is a sub-association of Tatum Ranch Community Association (TRCA). Accordingly, the TRCA "Guidelines for Community Living" as revised, provide the controlling standards for Tatum Village. Tatum Village has incorporated its Guidelines into the Tatum Ranch Guidelines. In most cases the Tatum Village addition to the Tatum Ranch Guideline adds additional restrictions for this unique community. For example, since The Tatum Village HOA is responsible for all landscaping, the Tatum Ranch guidelines are not applicable to each homeowner, but to the Tatum Village HOA. However, the Landscape Maintenance Guideline incorporates the Tatum Village requirement for its homeowners.

What does the HOA Own?

The HOA owns Common Areas of real property within the perimeter fence and gates of Tatum Village. The HOA also owns the area outside of the front wall and gates adjoining Tatum Blvd.

What are the responsibilities of/and services provided by the HOA?

The HOA is responsible for the maintenance and repair of the Common Areas, including the swimming pool, spa, structures at the swimming pool, tennis courts, roads, sidewalks, driveways, perimeter walls, and all landscape maintenance and irrigation outside of each home and within the patios and atriiums of individual homes. Additionally, the HOA is responsible for the sewer lines from the foundation of each home to the street. The HOA establishes an annual budget and sets sufficient funds aside in a reserve account for long term maintenance and replacement costs. The HOA collects an assessment from each Member to pay for maintenance and other HOA expenses. The HOA contracts with a property manager take care of day-to-day management of the HOA.

Are there any restrictions on what I may do with my yard?

Yes, The CC&Rs require that the HOA is responsible for all landscape management in the common area, on individual lots, atriiums and patios, and for repair of sidewalks and driveways. **No landscaping or landscape maintenance by any individual resident is allowed.** See the [Landscape Maintenance](#) topic in these guidelines.

Additionally, the resident may not use any of the common area adjoining his/her lot without permission of the Board of Directors. This includes placement of stepping stones, pavers, rocks or pavers around sidewalks, driveways or at the back gate of the patio.

Are there any restrictions on what I may do with my house?

Yes. The CC&Rs and these "Guidelines for Community Living" contain rules and regulations that define what you may do. The CC&Rs also define the circumstances when Architectural Committee approval is required before owners may make changes to homes.

The Architectural Committee shall approve or disapprove a request within 45 days of the receipt of the application. Failure of the Committee to approve or disapprove within 45 days shall waive the approval requirement.

NO EXTERIOR CHANGES MAY BE STARTED WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL COMMITTEE UNLESS EXPRESSLY STATED IN THESE GUIDELINES. MEMBERS MAY BE SUBJECT TO A MONETARY PENALTY FOR COMMENCING WORK WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

These guidelines are to be used by the residents of Tatum Village when making improvements to their homes. Where required, an application must be filed with the Tatum Village Architectural Committee for approval prior to making the improvement. Fill-in on-line Application forms are on the website www.tatumvillage.com or application forms may be requested from PDS. Applications filed from the fill in on-line form are automatically submitted to the management company and the Architectural Committee. Manual forms should be sent to the management company or filed with the chairman of the Architectural Committee.

In some situations (as noted in each guideline) an application to the Tatum Ranch Architectural Committee for approval is required **after** approval from Tatum Village is received. Application forms are available on the TRCA website at www.tatumranch.org, at the TRCA Administrative Office, or by mail, upon request.

What Constitutes the Architectural Committee?

The Architectural Committee is composed of five appointed members, the chairman being a member of the Board of Directors as required by Arizona law. Decisions by the Architectural Committee are subject to appeal to the Board of Directors, who may elect to uphold or modify the decision of the Architectural Committee. The Board of Directors' decision is final.

The following guidelines are identified as follows:

- TR – signifies the Tatum Ranch Guidelines, in black.
- TV – signifies the Tatum Village Guidelines, in blue
- TV – signifies the Tatum Village Guideline that is unique to Tatum Village and does not have any relationship with the Tatum Ranch Guideline

TR 1: Ancillary Buildings and Gazebos (Architectural Approval Required) (Eff. 2010)

A gazebo is defined as a freestanding roofed structure, usually open on the sides. All building plans must be submitted to the Architectural Committee for approval before start of construction. No residential ancillary building or gazebo may be more than four feet above party/perimeter walls. In the case of commercial buildings, architectural drawings are required. All freestanding structures must be a minimum of three feet from any party/perimeter walls.

An Ancillary building/structure is defined as any building/structure whether or not attached to the house and includes, but is not limited to, being used as a sunshade, ramada, pergola, or any other similar use or purpose.

Ancillary building roofs that are visible from adjacent properties must be tiled to match the house. Flat or open lattice roofs need not be tiled. Sidewalls, fascias and wide support pillars must be stuccoed and finished to match the house, when required.

A gazebo structure that is not designed to support the weight of trusses and tile for a sloped roof may have the roof made of a durable metal. If unpainted, the metal roof should be black, brown or bronze color. If painted, the metal roof color should match the color of the house roof tile, the body or trim color.

Sidewalls of gazebos may remain in the natural wood finish or be stuccoed and painted to match the body color of the house. If the gazebo support structure is metal and unpainted, the color should be black, brown or bronze color. If the gazebo support structure is painted, the color should match the color of the painted roof or the body color of the house.

Freestanding fabric covered canopies and tents are not allowed. However, temporary freestanding fabric covered canopies, tents, or similar structures may be used during non-repetitive special events. They must be located a minimum of three (3) feet from any perimeter wall. Temporary is defined as not to exceed forty-eight (48) consecutive hours in any thirty (30) day period.

No temporary building, trailer, incomplete building, tent, shack, garage, or structure of any kind, shall be used at any time as a residence.

TV 1: Ancillary Buildings and Gazebos: (Eff. 2017)

Not allowed in Tatum Village.

TR 2: Artificial Turf (Architectural Approval Required) (Eff. 2015)

Requests for installation of artificial turf must include a minimum of a one square foot sample of the exact finished turf product, along with the manufacturer's product specifications and detailed installation specifications from the installing company. Only Landscape Turf is allowed, golf putting holes and flags are not allowed in front yard.

Allowable face weight (pile weight) must be a minimum of 60 ounces per square yard. Artificial turf areas may not exceed 10% of the total lot areas. Artificial turf in the front yard is limited to 2% of the lot size. The remaining 8% is allowed in the rear yard.

A sub-base of three to four inches of compacted decomposed granite shall be installed under the artificial turf surface, using ¼" minus. Weed control fabric shall be installed over the sub-base.

Artificial turf will be installed in such a way as to appear seamless and uniform. Only natural grass colors are acceptable. Seams must be taped using a 6" wide seaming tape and turf shall be held in place with 5" to 6" spikes on 4" staggered pattern.

The pile height of the artificial turf shall be minimum of 1 ½ inches, not to exceed 1 ¾ inches.

Only turf requiring infill installation is allowed. Infill material installation shall be approximately 2 pounds per square foot.

Artificial turf must be maintained in like new condition, color, and uniformity with no tears or seams visible. Pile must be maintained with regular raking as necessary for a natural look; not flat or lying horizontal.

When artificial turf reaches the end of its lifespan and no longer appears natural in color and appearance, or has suffered irreparable damage or wear, the turf must be replaced.

TV 2: Artificial Turf (Architectural Approval Required) (Eff. 2017):

Tatum Ranch guideline applies to Tatum Village. Additionally, artificial turf may be allowed within the patio area but will require the homeowner to be responsible for all maintenance within the patio area. The Association improvements, plants and irrigation system will be removed prior to the installation of artificial turf. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 3: Awnings & Sail Shades (Architectural Approval Required) (Eff. 2009)

An awning may be attached to a residence only in the side or rear yard. Awnings and canopies are prohibited in the front of a residence and on a side yard that is adjacent to a street. Businesses may install awnings. Only solid colors that complement the exterior finish are permitted.

Temporary canopies or other similar structures may be used during non-repetitive special events. They must be located a minimum of three (3) feet from any perimeter or party wall. Temporary is defined as not to exceed 48 hours.

TV 3: Awnings & Sail Shades (Architectural Approval Required) (Eff. 2017).

Tatum Ranch guideline applies to Tatum Village. Additionally, an awning is only allowed on windows or doors located on the patio area. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 4: Basketball Goals (Architectural Approval Required) (Eff. 2008)

Portable basketball goals used in the front of the house shall be stored out of sight when not in use. Basketball playing before 8:00 AM and after 8:00 PM is not permitted. Use of a regulation height basketball goal is permitted in the backyard when properly set back (12') from perimeter/party walls. The backyard is defined as anything behind the front wing walls. Backboards must be clear or painted to match the house.

TV 4: Basketball Goals (Eff. 2017)

Tatum Ranch guideline applies to Tatum Village for portable basketball goals. Permanent or backyard basketball goals are not allowed in Tatum Village because we have no back yards, so **No Tatum Ranch Architectural Approval is required.**

TR 5: Building Repair

(CC&Rs, Article IV, Section 2, paragraph (g))

No building or structure on any area in Tatum Ranch is permitted to fall into disrepair and each such building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

TV 5: Building Repair (Eff. 2007)

Tatum Ranch guideline applies to Tatum Village.

(CC&R's, Article III, Section 6) Additionally, all surfaces of the homes are to be covered uniformly with the approved paint color, shall not show signs of application of non-matching touch-up paint, and trim areas and walls shall be free of soil stains. Marks due to application of pesticides, marks and holes made by birds or other wildlife, marks made by motor vehicles, and rust stains due to air conditioners or other faulty equipment shall be patched and/or repainted promptly. When foam roofing is applied, the bright white material is sometimes sprayed on the firewall between homes and the tops of parapets. Homeowners should repaint any of these areas that are visible from the street or neighboring property with the appropriate color.

TR 6: Clotheslines (Eff. 2009)

(CC&Rs, Article IV, Section 2, paragraph (k))

No outside clotheslines or other outside facility for drying or airing clothes shall be placed or maintained in Tatum Ranch unless they are not visible from neighboring property.

TV 6: Clotheslines (Eff. 2017)

Clotheslines or any outside drying facilities are not allowed in Tatum Village because every property is visible to neighboring properties.

TR 7: Commercial Vehicles (See Revised Street Parking Policy)

Commercial vehicles are not permitted to park within Tatum Ranch except when performing work at a property or garaged. A commercial vehicle is any vehicle having a logo or any appliance on it that may assist in indicating a commercial enterprise. Appliances include, but are not limited to pumps, tanks, ladders, tool racks, storage racks, lifts, carrying cages and frames. DPS, MCSO and local law enforcement jurisdiction vehicles that are required to be available at a person's residence as a condition of employment, as well as vehicles covered under ARS 33-1809, are excluded from this provision.

TV 7: Commercial Vehicles (Eff. 2017)

Tatum Ranch guideline applies to Tatum Village.

TR 8: Decomposed Granite and Boulders (Architectural Approval Required) (Eff. 2009)

Decomposed granite is permitted in a naturally occurring neutral earth tone color only. Use of naturally occurring neutral colored earth-tone boulders such as surface select/naturally weathered granite is also

permitted. Use of plastic under-liners is prohibited. (No sprayed/painted granite/ boulders are permitted.)

Architectural approval is not required to replenish existing decomposed granite with the same size and shade of granite.

TV 8: Decomposed Granite and Boulders (Board Approval Required) (Eff. 2011)

Tatum Ranch guideline does not apply to Tatum Village because the Association is responsible for all areas outside home and patio walls. See **TV 21A: LANDSCAPING POLICY AND REQUESTING MAINTENANCE** for additional information.

TR 9: Decorations

Display of holiday decorations is allowed 28 days before until 10 days following a holiday.

TV 9: Decorations (Eff. 2017)

Tatum Ranch guideline applies to Tatum Village.

TR 10: Decorative Plants/Pots

Pots of a neutral color or natural finish are allowed when placed within 3 feet of the front of the structure and on entryways and front patios. Only plants from the approved plant list are permitted. No artificial plants are permitted. No planters are allowed on window ledges.

TV 10: Decorative Plants/Pots (Eff. 2017)

Tatum Ranch guideline applies to Tatum Village.

TR 11: Doors (Architectural Approval Required) (Eff. 2013)

Doors with or without glass inserts and with or without sidelights require Architectural Committee approval. Painted doors must be painted using one of the three colors from the color scheme chosen.

Entry doors refinished in the original natural wood stain do not require Architectural Committee approval. For security doors, see Section 35.

TV 11: Doors: (Architectural Approval Required) (Eff. 2009, Amended 2016)

Doors with or without glass inserts and with or without sidelights require Tatum Village Architectural Committee approval. Painted doors are required to be painted in either the trim color or the body color of the home (Eff. 2009).

Entry doors refinished in the original natural wood stain do not require architectural approval. For security doors, see Section 35. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 12: Driveways (Architectural Approval Required)

Installation of additional driveways or parking areas other than those installed prior to July 1998 is not permitted. Painting driveways and sidewalks is not permitted. A clear sealer or earth tone matte finish concrete stain may be applied to driveways. No outdoor carpet, textured surfaces or other removable materials are permitted on driveway surfaces.

TV 12: Driveways (Eff. 2017)

Tatum Village driveways and sidewalks are maintained by the Association. No alteration or addition to the driveways or sidewalks, not part of the front entry to the house, is allowed.

TR 13: Flags (Eff. 2015)

Flags mounted to the front of a house are permitted when using an appropriate pole and bracket. Flagpoles installed in the rear yard must be twelve (12) feet from any party/perimeter wall. Flagpoles installed in the front yard must be ten (10) feet from any property line. A single flagpole per property shall not exceed the height of the rooftop of the house. All hardware must be firmly secured to prevent noise when windy.

The American flag and U.S. Military flags may be flown if displayed in a manner consistent with the federal flag code (P.L. 94-344: 90 Stat. 810: 4 United State Code sections 4 through 10). The POW/MIA, Arizona, Arizona Indian Nations, the Gadsden flag may be flown in a manner consistent with the U.S. Flag Code, Title 36, Chapter 10.

Professional sports and college team flags may be flown one day a week.

The number of flags displayed is limited to no more than two (2) flags at one time.

TV 13: Flags (Eff. 2017)

Tatum Ranch guideline applies to Tatum Village, EXCEPT flags may only be mounted on the front of the house. Front yards in Tatum Village are not big enough to house a flagpole.

TR 14: Garage Conversions (Architectural Approval Required)

Two (2) car garages may not be converted into living spaces. The exception is for three (3) car garage houses. In these cases the single stall may be converted provided that the driveway leading to that stall is removed and landscaping installed.

TV 14: Garage Conversions (Eff. 2017)

Not allowed in Tatum Village.

TR 15: Garage Doors (Architectural Approval Required) (Eff. 2013)

Garage doors shall remain closed except when needed for yard and house maintenance or for access to and from the house. When garage doors are replaced or repaired they must be painted with a semi-gloss or satin finish paint using one of the three colors from the color scheme chosen. All garage doors on the house must be of the same design and color.

TV 15: Garage Doors (Architectural Approval Required) (Eff.2007)

Tatum Ranch guideline applies to Tatum Village. Additionally, the garage door, patio wall and patio gate must be painted the same as the house color. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 16: Garage/Moving Sales

Two neighborhood garage sales are held each year for the entire community (March and October – 2nd weekend). Garage sales are not permitted at other times. The Association will advertise the community garage sale and place neighborhood garage sale signage at major intersections throughout Tatum Ranch. Residents may put up directional signs which are not attached to light poles, street signs, walls or other structures. Daily removal of additional directional signs is required. Balloons at the sale location are permitted.

Owners who have sold their house may hold a moving sale outside the above schedule. Prior approval from the Association office is required. Once approved, the Association will provide a moving sale sign (deposit required). Daily removal of the sign by the owner of the property having the sale is required. Attachment of signs to light poles, street signs, walls or other structures is not permitted.

TV 16: Garage/Moving Sales (Eff. 2017)

Garage sales are not allowed in Tatum Village except as approved by the Board of Directors at a regularly scheduled meeting.

Estate/Moving Sales are allowed as set forth in the Tatum Ranch guideline. Additionally, in Tatum Village they are permitted for two consecutive days (Friday & Saturday). Entrance gates will remain closed, though the owner/sponsoring Company must contact the Tatum Village community manager for a temporary gate code.

TR 17: Gates (Architectural Approval Required) (Eff. 2009)

Replacement of a single gate with a new single gate shall not exceed 6 feet in height and 5 feet in width and comply with the Design Guidelines.

Replacement of a single gate by a double gate is allowed provided it is of the same type, design and color as the original single gate. Such gates shall not exceed 6 feet in height and 10 feet in width. The addition of hard surfaces in front of the double gates is not permitted. Entry through such double gates is approved for occasional use only and does not permit the area in front of or behind the double gates to be used as additional parking areas.

Single or double gate frames must be painted black, bronze or the base color of the house. Wood slats must be stained with a solid or semi-transparent natural wood tone color, or painted to match the base color of the house. The design and color of the gate must be included with the application.

TV 17: Gates (Architectural Approval Required) (Eff. 2009)

The Tatum Ranch Guideline does not apply to Tatum Village, because Tatum Village does not have any of the described gates. However, addition of a gate at the front entry of the home is allowed. The gate must be wrought iron in a color complementing the home. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 18: Height Restrictions

Any structure constructed or installed in the rear yard is restricted to a maximum height of four (4) feet above existing party/perimeter walls.

Note: Compliance with the height restrictions does not exempt any member from the requirement of applying for Architectural Committee approval of any additions as outlined elsewhere in this document.

TV 18: Height Restrictions.

The Tatum Ranch guideline does not apply to Tatum Village because we have no rear yards, just patios.

TR 19: House Painting (Architectural Approval Required) (Eff. 2013)

Prior to painting, an Application for Design Review identifying the colors selected must be submitted to the Architectural Committee for approval.

House paint colors must be chosen from the current approved color schemes that are available for review at the Association office. Colors chosen must be from only one color grouping from the Tatum Ranch color palette. Homeowners may choose to use any combination of the three colors of the scheme for the body, garage door, trim and pop outs (if applicable).

The body of the house must be painted with a flat finish and garage doors may be painted with a semi-gloss or satin finish paint using one of the three colors from the color scheme chosen.

All exterior walls must be painted at the same time the house is painted. Wing walls must be painted the body color of the house. Perimeter walls must be painted Dunn Edwards color Brown Owl, #Q5-19D.

Houses painted with unapproved colors must be repainted with approved colors as described above.

TV 19: House Painting: (Architectural Approval Required) (Eff. 2009, amended 2015, 2016)

Tatum Village is unique in that there are 54 structures, but each structure contains 2 homes for a total of 108 homeowners. **Applications must be filed simultaneously by the 2 homeowners.** Tatum Village has adopted a selection of 14 color schemes from the TRCA's paint palette. Samples of the following schemes are available by contacting the chairman of the Architectural Committee.

TV Scheme 1; TR Scheme 10

DEC718 – Mesa Tan
DEC757 – Rincon Cove

TV Scheme 8; TR Scheme 22

DE6137 – Tan Plan
DE6136 – Terracotta Sand

TV Scheme 2; TR Scheme 14

DEC717 – Baked Potato
DEC716 – Stonish Beige

TV Scheme 9; TR Scheme 13

DE6110 – Warm Hearth
DEC714 – Friar Tuck

TV Scheme 3; TR Scheme 14

DE6124 – Whole Wheat
DEC716 – Stonish Beige

TV Scheme 10; TR Scheme 17

DE6207 – Egyptian Sand
DE6206 – Desert Suede

TV Scheme 4; TR Scheme 20

DE6068 – Cobblestone Path
DEC715 – Sandal

TV Scheme 11; TR Scheme 24

DE6221 – Flintstone
DE6220 – Porous Stone

TV Scheme 5; TR Scheme 16

DE6143 – Almond Latte

TV Scheme 12; TR Scheme 11

DE6215 – Wooden Peg

DE6144 – Graham Cracker

DE6206 – Desert Suede

TV Scheme 6; TR Scheme 7

DE6200 – Handwoven

DE6172 – Bungalow Taupe

TV Scheme 13; TR Scheme 18

DEC750 – Bison Beige

DEC766 – Steveareno Beige

TV Scheme 7; TR Scheme 9

DE6144 – Graham Cracker

DEC726 – Adobe

TV Scheme 14; TR Scheme 24

DE6222 – Weather Board

DE6221 – Flintstone

Entry doors not finished in the original wood stain are required to be painted in either the trim color or the body color of the home. The garage door, patio wall and patio gate must be painted the same as the house color. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

Special Note: The original palette of colors used by the builder is no longer available for use, per a September 21, 2011 decision made by the Tatum Ranch Architectural Committee.

TR 20: Landscaping/Hardscaping (Architectural Approval Required) (Eff. 2015)

Changes to the backyard landscaping do not require Architectural Committee approval as long as they are not visible over the rear yard walls. Plants used to landscape any visible area within Tatum Ranch must be from the Approved Plant List, which can be found at our website www.tatumranch.org. No artificial plants are permitted.

The additions of planters that use the perimeter/party walls as a retaining wall of the planter shall be submitted for approval. A moisture barrier must be used to prevent damage to the painted and/or stucco surface on the opposite side of the wall.

Decorative borders are not permitted in the front or side yards. Lot line delineation is allowed if it is flush to grade. Delineation of grass lawns is allowed with “mowing strips” of brick or natural or earth tone colored concrete. Front yard grass must be kept green year round.

Grass areas must not exceed 10% of the total lot area. Grass in the front yard is limited to 2% of the lot size. The remaining 8% is allowed in the rear yard.

TV 20: Landscaping/Hardscaping.

[The Tatum Ranch guideline does not apply to Tatum Village residents, only to the HOA, because landscaping is the responsibility of the HOA and homeowners are not allowed to landscape.](#)

TR 21: Landscape Maintenance (Eff. 2009)

All landscaped and hardscaped areas shall be properly maintained. Maintenance shall include but not limited to keeping the areas neatly trimmed and free of trash, weeds and unsightly material. Front yard grass must be kept green year-round.

No tree, shrub or planting of any kind on any lot, parcel or other area shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, bike path, equestrian trail, pedestrian way, the Golf Course or other areas from ground level to a height of eight (8) feet.

TV 21: Landscape Maintenance (Eff. 1997, amended almost annually; last amendment 2015)
Tatum Ranch guideline applies to Tatum Village. However, per Article 1.5 of the Tatum Village CC&Rs, the HOA is responsible for landscape maintenance of all common areas and lots which include atriums, patios, and front and back yards of homes. Please make sure that your patio and atrium areas are free of pet waste. **Please, do not add or replace plants and do not tamper with the irrigation system.** If there seems to be a problem with the irrigation system please immediately email the community manager. Request for landscape maintenance, including adding or removing plants and addition of decorative stone, are requested electronically from the village website. For detailed information refer to **TV 21A: LANDSCAPING POLICY AND REQUESTING MAINTENANCE.**

TV 21A: LANDSCAPING POLICY AND REQUESTING MAINTENANCE (Plants, Rocks & Gravel):

LANDSCAPING: All landscaping decisions are the responsibility of the HOA as directed by its Board of Directors. The maintenance standard for landscaping is established by the Board and applies to all landscaping, including maintenance of any plant or material for which the homeowner has paid. The Board and the HOA contracted landscape company continually assess the health and hazard potential of the landscaping. If it is determined that there is questionable sustainability, personal hazard or possible structural damage to property, the tree/bush/plant/cactus will be removed. The HOA contracted landscaper performs all plant additions, removals, replacements and maintenance, including pruning/trimming, watering, cleanup and fertilizing. **Homeowners are restricted from performing plant maintenance. Residents may not make requests to the on-site maintenance crews.**

The Board has appointed a Landscape Committee to assist it and homeowners in landscaping issues. Homeowners need to contact committee members for help and information. **The contracted landscapers cannot act upon direct requests from any individual homeowner.** Landscaping requests must be submitted using the [Landscape Request Form](#) on the Tatum Village website: www.tatumvillage.com. From the website home page, select "Request Forms", then "Landscape Maintenance Request". This request, when submitted, goes directly to designated Board and committee members who respond, either approving or disapproving the request. Homeowners may request the following in regards to their front lot, patio and atrium area:

1. All plant selections will be limited to plants on the Tatum Village Plant list.
2. At his/her expense, the removal and/or replacement of a viable plant/tree/bush/cactus. Upon installation, the plant is owned and maintained by the Association.
3. At the Association's expense, the removal or replacement of dead, dying, or dangerous plants if the following conditions are met:
 - a. the plant is an original HOA plant.
 - b. the plant falls within the guidelines applicable in section 5 below.
 - c. the plant is within the budgetary constraints of the HOA.
4. Generally, plants replaced by the Association will be young plantings. The homeowner, at his/her own expense may request a more mature version of the replacement plant, which when installed is owned and maintained by the Association.
5. The following guidelines govern the removal or replacement of any landscaping within homeowner's front lot, patio or atrium:
 - a. a plant must exist, or have existed, in the location of the proposed replacement.
 - b. if consultation with the Association's contracted landscaper requires payment outside the contract, this payment will be at the homeowner's expense.
 - c. the irrigation system must have sufficient capacity to support the plant.

- d. plant replacements cannot result in an undue burden to the HOA, including impact to: 1) future water usage costs; 2) on-going maintenance or replacement costs and; 3) appropriateness of the location for plant survival.
- e. all landscape plantings must be obtained from and installed by the HOA's contracted landscaper.

As part of landscaping maintenance, the HOA contracted landscaper is responsible for landscaping maintenance within the homeowner's patio/atrium, including debris cleanup using leaf blowers. Homeowners may request to restrict the landscapers from performing the cleanup/blowing function on their patio, via the Landscape Request form on the Tatum Village website: www.tatumvillage.com. From the website home page, select "Request Forms", then "Landscape Maintenance Request".

Any expenses being incurred by the homeowner must be paid to the HOA contracted landscaper per the payment terms established by same. Normally, planting projects are done in March and November and rock work projects are done in January and July.

DRIP BORDERS and GROUND COVER: Homeowners, at their own expense:

1. May request installation of drip borders around homes, to help prevent dust and mud stains. Madison Gold or Palomino Gold select rock sized ¾" to 1" is to be used for drip borders and border width may be either 18" or 24".
2. May replenish the rock ground cover on the lot. Madison Gold or Palomino Gold select rock sized ¾" minus is to be used for ground cover. Additionally, homeowners can request that the rock ground cover be extended into the common areas adjacent to their lot lines.

REQUESTING MAINTENANCE:

All work related to plants and landscaping materials (i.e. stone and irrigation system) must be performed by the HOA's landscape company. All landscaping, irrigation problems, plant issues, and stone requests must be submitted by using the Landscape Request Form on the Tatum Village at www.tatumvillage.com. From the website home page, select "Request Forms", then "Landscape Maintenance Request". Homeowners without on-line access should contact a TV Landscape Committee member for assistance requesting landscape maintenance.

TR 22: Lighting (Architectural Approval Required) (Eff. 2015)

Exterior lighting fixtures on the house shall be of a design/color consistent with the style/color of the structure. No more than ten (10) low voltage landscaping lights may be placed in the front area of the house. Wiring must be concealed.

All security devices and electrical lines mounted anywhere on the house shall be concealed in the eaves or by other trim and painted the color of the surface to which they are attached.

Except for holiday decorations, no colored or string lights are permitted.

Exterior lighting is limited to 40 watts per fixture for incandescent bulbs or 450 lumens. Security lights shall be no more than 100 watts for incandescent bulbs or 1800 lumens.

Lights installed on lampposts are not permitted. Exterior lights including security lights must be shielded or directed so that lights will not shine onto a neighboring property.

TV 22: Lighting: (Architectural Approval Required) (Eff. 2011)

Tatum Ranch guideline applies to Tatum Village. Additionally, the fixtures should be of a design/color consistent with the style/color of the home. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 23: Misting Systems (Architectural Approval Required)

Water misting systems may be installed in the rear of homes. Businesses may install such systems where outside tables are part of the business. The conduits and brackets supporting the system must be painted to match the existing structure. Brass nozzles may be left unpainted.

TV 23: Misting Systems (Architectural Approval Required) (Eff. 2006)

Tatum Ranch guideline applies to Tatum Village. Additionally, piping must be installed in the patio area on the inside or underside of the patio soffit. The misting system should match the residence color. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 24: Nuisances

(CC&Rs, Article IV, Section 2, paragraph (e))

Any member, parcel owner or tenant who violates any City of Phoenix or Maricopa County ordinance with respect to pets or noise shall have committed a nuisance and shall be subject to sanctions from the appropriate jurisdictions, including the Tatum Ranch Community Association Board or Architectural Committee.

No animal, bird, fowl, or livestock shall be allowed to make an unreasonable amount of noise or to become a nuisance or an annoyance to other residents. All pets must be kept in a fenced yard or on a leash at all times. It shall be the responsibility of each resident to remove immediately any droppings from pets (Article IV, Section 2, (b)). The Architectural Committee, pursuant to the CC&Rs, will follow up on all written nuisance complaints.

Parents or guardians of operators of go-peds or other motorized vehicles shall be responsible for the minor child's or ward's compliance with all applicable ordinances and CC&Rs and any damage caused by the operator. The parents or guardians shall also be subject to sanctions for any violations committed within Tatum Ranch by their minor child or ward.

Any Owner or tenant of Owner may report the existence of a nuisance within Tatum Ranch to the Association and such report shall be kept confidential to the extent possible. No report will be acted upon unless reasonable substantiating evidence of the alleged nuisance is included in the report.

TV 24: Nuisances

Tatum Ranch guideline applies to Tatum Village.

(CC&Rs, Article III, Section 4) Additionally, Tatum Village enforces a strict no bird or wildlife feeding or watering.

TR 25: Ornamentation

Ornamentation in/on the front of a house is limited to a southwestern theme. The number of items is limited to three (3) and the size cannot exceed twenty-four (24) inches in any one dimension.

Ornamentation must be at least twenty (20) feet from the curb but is always permitted within three (3) feet of the structure of the house.

TV 25: Ornamentation (Eff. 2017)

[Tatum Ranch guideline applies to Tatum Village.](#)

TR 26: Parking

(CC&Rs, Article IV, Section 2, paragraphs (v) and (q) and Revised Street Parking Policy)

Parking of vehicles on sidewalks or front yards is not permitted.

Parking on streets within Tatum Ranch is restricted with the following exception:

During special events where a resident's driveway and garage cannot accommodate all of the vehicles, overflow street parking is permitted on a temporary basis but no overnight parking is permitted. Overnight parking (for guests or an emergency) is defined as parking from midnight to 6:00 AM and is allowed provided the Tatum Ranch Office receives adequate prior notice and approval is given by the Association. (The Association office maintains a telephone answering system during non-office hours).

Only vehicle repairs of an emergency nature are allowed on a residential driveway or at its curb. Storage of inoperable vehicles is prohibited in view of neighboring property. An inoperable vehicle is defined as any vehicle without current registration or that is unused, stripped, scrapped, junked, discarded, dismantled, wrecked, on blocks or similar devices, or has deflated tires.

TV 26: Parking

[Tatum Ranch guideline applies to Tatum Village. \(CC&Rs, Article III, Section 20, paragraph 3\)](#)

[Additionally, no automobile or other motor vehicle shall be parked on any road or street in Tatum Village, except for automobiles or motor vehicles of guests of Owners which may be parked on a road or street for a period of not more than forty-eight \(48\) hours.](#)

[Recreational vehicles - Recreational vehicles may be parked in driveways or on the street in front of the home for the sole purpose of loading and unloading and the owner must be in attendance during the process. To facilitate late arrivals or departures, residents may park a recreational vehicle no more than 30 feet in length in the pool lot for one night only so long as they do not block traffic or inconvenience other residents. Residing in any vehicle while it is parked in Tatum Village is prohibited.](#)

[Pool Lot - Overnight parking is not permitted except by getting a parking pass from the community manager for the following special circumstances: construction dumpster in driveway, moving truck on premise overnight, or extended visits of friends or family. Pool Lot parking passes can be requested for up to 30 days. If more time is required, the resident can request an extension.](#)

TR 27: Party and Perimeter Walls (Architectural Approval Required) (Eff. 2009)

(CC&Rs, Article IV, Section 2, paragraphs (p) and (q))

Community perimeter and party walls are restricted to a height of six (6) feet above grade level.

Changing the height of any wall is not permitted without Architectural Committee approval, and must follow the City of Phoenix code.

A homeowner's use of their side of the party wall must not interfere with the adjacent homeowner's use of the opposite side of the wall. Owners are responsible for maintenance of their side of the party wall. Periodic repair and painting of Tatum Ranch walls and view fences require homeowners to cut back or remove plantings for Association maintenance.

Damage caused by an owner to either side of a party or perimeter wall is the responsibility of the owner causing the damage.

TRCA is responsible for the exterior and two (2) sides of the view fence and the homeowner is responsible for the interior side, except for those lots bordering the golf course. When a lot is on the golf course, the homeowner is responsible for painting all sides of the wall and view fence. The walls and view fence facing the golf course shall be painted in the Dunn Edwards Brown Owl color #Q5-19D.

Owners are responsible for painting a street facing wall. The wall must be painted Dunn Edwards Brown Owl #Q5-19D. All wing walls attached to the front of the house must be painted the body color of the house.

All street facing walls, except wing walls are to be painted Brown Owl #Q5-19D by January 1, 2010.

All walls must be painted at the same time the house is painted. Refer to Guideline.

TV 27: Party and Perimeter Walls

Tatum Ranch guideline applies to Tatum Village for the perimeter walls; we have no party walls.

TR 28: Patios/Balconies

Potted plants (from the Approved Plant List available at www.tatumranch.org) and patio furniture are allowed on patios and balconies. Storage of bicycles, automobile parts, paint cans or other such storage items is prohibited on front patios.

TV 28: Patios/Balconies

Tatum Ranch guideline applies to Tatum Village. ADDITIONALLY:

Patio Resurfacing: (Eff. 2011) Floor surface materials may be diverse, but the color(s) of the selected material should be in harmony with the approved colors for the residence. The floor surface may be extended to the patio wall. **Please contact the management company who will make arrangements with the landscape company to remove the plants and disconnect the irrigation system.**

Patio Screened: (Architectural Approval Required) (Eff. 2011) Please include detailed construction plans and specifications in the application and information if the patio is to be extended or not, so the Tatum Village landscape company may remove the plants and disconnect the irrigation system. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

Patio Wall Extensions: (Architectural Approval Required) (Eff. 2011) Patio walls may be extended to a total height of no more than six feet. Extensions may either be wrought iron view fencing in a style that matches existing fences and gates in the Village, or concrete block and stucco to match the existing wall. All extensions must be painted to match the base color of the home and existing wall. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 29: Patio Covers (Architectural Approval Required)

Trellis roof covers and flat roofs hidden behind a stuccoed façade are exempt from the requirement for roofing tiles to match the house. (See Guideline #1, paragraph 3).

TV 29: Patio Covers (Architectural Approval Required) (Eff. 2017)

Any new patio cover must be constructed to the same architectural and structural format of the home, and match any existing cover. Trellis roof covers are not allowed. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 30: Pool Installations (Architectural Approval Required)

The homeowner is responsible for obtaining all required permits. An Application for Design Review form must be submitted stipulating location and other pertinent specifications: i.e., rear yard entry, setbacks and any element over wall heights. No pool company signs are permitted to be displayed at any time.

If a wall and/or gate is removed, a safety barrier shall be used during construction. If a wall section is removed, it must be stuccoed and repainted immediately upon reconstruction. The wall and/or gate and all landscaping must be restored.

In addition to prior approval by the Architectural Committee, a minimum \$2,000 performance bond is required when pool construction requires access to or impacts any Association Common Area, including perimeter walls.

Backwashing of pool water onto the community streets or common areas is not permitted. Pool water must be retained within the homeowner's lot.

TV 30: Pool/Spa Installations Architectural Approval Required) (Eff. 2003)

Pool Installations are not allowed in Tatum Village. However, spas are allowed within the patio area. Both in-ground and above-ground spas are permitted. Any type of spa must comply with Phoenix city ordinances. Requests for above-ground spas must include size and depth of the spa, height of the spa in relation to patio wall height, and drainage system details. The spa must have a locking cover and visible parts of the spa should be a neutral color. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 31: Rain Gutters (Architectural Approval Required) (Eff. 2013)

Rain gutters and downspouts must be painted the color of the surface to which they are attached.

TV 31: Rain Gutters (Architectural Approval Required) (Eff. 2016)

Tatum Ranch guideline applies to Tatum Village. Additionally, in Tatum Village gutters and downspouts must meet the following requirements:

1. All gutters MUST be 6" K-Style aluminum gutters. This is for roof mount as well as scupper-to-scupper.
2. All gutters must have a collection box under the existing scupper.
3. No scupper should be blocked off.
4. Any gutter span over 35 feet REQUIRES two downspouts.
5. Downspouts must be 3"x 4".
6. Downspouts should drain into a current rock channel, where possible.

7. Any gutter contractor can be used but must follow these guidelines.

Each application submitted to the Architectural Committee must have the approval of a member of the Erosion Committee to determine that the gutter will not add to the HOA's continuing erosion problem. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 32: Recreational Equipment (Architectural Approval Required)

Swing sets, pool slides, gymnastic equipment and other such recreational equipment are permitted in the rear yards only. Such equipment must be located at least twelve (12) feet from any wall and/or property line. The structure may be made of natural wood materials or painted a neutral color.

Canopies must be a solid, neutral color with no designs. Canopies must be maintained in good repair. The equipment, including canopy, shall not extend more than four (4) feet above wall heights.

If recreational equipment is not visible from neighboring properties and follows all rules as outlined in this section, no approval is required.

TV 32: Recreational Equipment

The Tatum Ranch guideline does not apply to Tatum Village because we have no rear yards, just patios.

TR 33: Roof Tile and Roof Installations (Architectural Approval Required) (Eff. 2011)

When doing a complete roof tile replacement, color selected should be compatible with the house color, colors predominant in the parcel, and the overall TRCA natural desert color scheme. Homeowners in subdivisions with multiple tile designs may use any design already present in their subdivision.

Provide a sample of the old and new tile or colored photo of the old and new tile to the office for Architectural Committee review.

Architectural Committee approval is required when doing repairs with tile that does not match the color and style of existing tile. Approval is not needed when replacing roof tiles while doing repairs if the replacement tile is an exact match to the existing tile.

No devices of any type, including but not limited to, solar energy device; air conditioning unit; evaporative cooler; antenna; or other apparatus, structure or object shall be placed on any roof without the prior written consent of the Architectural Committee.

TV 33: Roof Tile and Roof Installations (Architectural Approval Required) (Eff. 2017)

Tatum Ranch guideline applies to Tatum Village. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 34: Satellite Dishes and Antennas (Eff. 2016)

Satellite dishes and television antennas are allowed per the Code of Federal Regulations, Title 47 – Telecommunication, Volume: 1, Section 1.4000.

Satellite dishes must be one meter (39.37") or less in diameter and television antennas must be one meter or less in diameter or diagonal measurement. Every attempt should be made to place satellite dishes and television antennas in a location that is not visible from a neighboring property so long as the

owner can still receive an acceptable signal (i.e., side yard or rear yard). Any cable leading from such installations must be secured and painted the color of the surface to which it is attached.

Antennas for AM radio, FM radio, amateur ("HAM") radio, Citizen's Band (CB) radio, Digital Audio Radio Service (DARS), General Mobile Radio Service (GMRS), Family Radio Service (FRS) shall not be allowed.

TV 34: Satellite Dishes and Antennas (Eff. 2017)

Tatum Ranch guideline applies to Tatum Village.

TR 35: Security Screen Doors/Windows (Architectural Approval Required)

Doors shall be black, bronze or painted to match the color of the front door or the house. The design and color of the door must be included with the application.

No wrought iron security windows are permitted.

TV 35: Security Doors/Windows (Architectural Approval Required) (Eff. 2011)

Requests must include a drawing of the door, including in-door design(s). Doors shall be black, bronze or painted to match the color of the front door or the house. **Tatum Ranch Architectural Approval required after Village approval.** (NOTE: White has not been allowed since 2010).

TV 35A: SEWER LINE MAINTENANCE (Eff.2016)

The HOA is responsible for maintenance of the sewer line that runs from the homeowner's foundation to the connection under the street. Therefore, if the resident has multiple plumbing fixtures backing up at the same time (which indicates a main line backup) he/she should call PDS at all times. They will arrange for a plumber to come on site, clean the line and determine if the sewer blockage is a broken or damaged sewer line caused by root blockage between the house foundation and the street connection. If so, the HOA will be responsible for the cost of repair.

If it is determined that sewer blockage is created by inappropriate disposal of material into the line, e.g. grease, or the sewer blockage is within the house the homeowner will be responsible for cost of all repairs at the time of service. If the homeowner calls someone other than PDS, the homeowner will be responsible for cost of all repairs at the time of service. This may be appealed to the Board of Directors on a case by case basis.

Homeowners with tenants are responsible for informing the tenant of the procedures outlined above. To help maintain the health of the sewer lines, homeowners are encouraged to periodically utilize a commercial grade root killer, per manufacturer instructions. Additionally, homeowners should consider installing a "popper valve" at their sewer cleanout connection. This inexpensive valve is easily installed and helps protect against accidental sewage flow into the home due to a blocked sewer line.

TR 36: Signs (Architectural Approval Required for Commercial Signage) (Eff. 2015)

(CC&Rs, Article IV, Section 2, paragraph (m))

A single indoor or outdoor "For Sale," "For Rent," or "For Lease" sign is only permitted in front of the property and shall not exceed the industry standard size sign, which is eighteen by twenty-four (18x24) inches. Attachments shall not exceed four in number and each shall not exceed the industry standard size rider of six by twenty-four (6x24) inches.

In no case shall signs, placards or banners be placed or affixed to the surface of any residential structures. Signs shall not be placed over rear or sidewalls or on second story balconies. The exception is that residents are permitted one "No Solicitor" sign not to exceed 28 square inches. This sign must be posted in the front entryway.

Not more than two security signs are permitted. They shall be mounted on a stake within one foot of the house and shall not be more than 16" from the ground to the top of the signs. Open House signs may be displayed between 8:00 AM and 6:00 PM. A single Open House sign may be displayed in front of the property. Directional Open House signs may be displayed only at an intersection and the number of Open House signs may not exceed more than one (1) for any direction of travel at any intersection. Open House signs shall not be displayed on Tatum Ranch common area.

A single indoor or outdoor political sign is permitted in front of the member's property with the owner's permission and shall not exceed twenty-four by twenty-four (24x24) inches. Political signs shall be displayed no more than 45 days before the election and removed within ten (10) days after the election or run off to which they refer.

Refer to <http://phoenix.gov/election/signspolitical.pdf> for the City of Phoenix political sign regulations. A "political sign" means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.

Permanent/temporary commercial signs or banners require approval by the Architectural Committee. Pennant string flags, streamers or other similar devices are not permitted. A-frame or sandwich board signs are not permitted except for temporary "Open House" signs. Signs for temporary events shall be erected no more than two days prior to the event and shall be removed no more than one day after the event. Such signs are limited to no more than two events at one site, 14 in a calendar year and the duration of such event shall be at the discretion of the Architectural Committee. All signs must be commercially produced.

TV 36: Signs (Eff. 2017)

Tatum Ranch guideline applies to Tatum Village and all approvals required will be from the Tatum Ranch Architectural Committee, because signage in Tatum Village does not constitute an alteration of the exterior appearance of the Lot as set forth in the CC&Rs, Article III, Section 3.1, paragraph 5.

TR 37: Solar Devices (Architectural Approval Required)

Solar devices are permitted in accordance with ARS 33-439. Supply and return lines shall be painted the color of the house.

TV 37: Solar Devices (Architectural Approval Required)

Tatum Ranch guideline applies to Tatum Village. **Tatum Ranch Architectural Approval required after Village approval.**

TR 38: Solar Tubes

Installation of solar tubes to provide for interior light is permitted.

TV 38: Solar Tubes

Skylights and solar tubes can be installed only on the flat surface of the roof and must not be visible from any walkway, driveway, common area or any other location within the Village.

TR 39: Storage Sheds (Architectural Approval Required)

Temporary metal or other back yard storage sheds detached from the house are allowed when they are lower than the walls surrounding the house. Permanent sheds that are taller than the block wall must be tiled to match the roof of the house. Permanent sheds may not be attached to any block wall and must be a minimum of three (3) feet from the property line.

TV 39: Storage Sheds.

Storage sheds are not allowed in Tatum Village

TR 40: Sunscreens/Window Screens (Architectural Approval Required)

Drapes and roll up sunscreens may be installed in the rear yards and must be a solid color that is neutral or matches the color of the home. All drapes and roll up sunscreens must be maintained in good condition. Screens shall be black, bronze or similar to the color of the house.

TV 40: Sunscreens/Window Screens (Architectural Approval Required) (Eff. 2012)

Tatum Ranch guideline applies to Tatum Village. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TR 41: Surveillance Cameras or Equipment (Architectural Approval Required)

Exterior surveillance or monitoring cameras or equipment, including cables, shall be concealed or hidden with trim and painted to match the color of the surface to which it is attached.

Surveillance camera(s) shall be directed only toward the applicant's lot or an adjacent street. In approving any surveillance camera or equipment, the Architectural Committee does not rule or pass upon or make any representations regarding the civil or criminal legality of the use, placement or operation of surveillance or monitoring cameras or equipment. The applicant is solely responsible in determining the applicable law and applicant's compliance with the law. The applicant is solely responsible for the use, placement or operation of surveillance or monitoring cameras or equipment.

TV 41: Surveillance Cameras or Equipment (Architectural Approval Required) (Eff. 2017)

Tatum Ranch guideline applies to Tatum Village. **Tatum Ranch Architectural Approval is required after Tatum Village Approval.**

TV 41A: TENANT REGISTRATION (Eff. 2015)

ARS 33-1806-1 allows Associations to implement Tenant Registration Policy and charge a processing fee. Planned Development Services (PDS) also sends a disc to the tenant with Documents and rules.

Within ten (10) days after commencement of the lease/rental term, the Owner shall provide the HOA with the following information: (a) the commencement date of the lease term; (b) the names of each of the Lessees and each any other adult who will reside in the home; (c) the address, telephone number and email address at the which the Tenant can be contacted in the event of an

emergency; and (d) the expiration date of the Tenant contract.

Any lease of a lot must be for an initial term of at least one (1) month. The owner shall be liable for any violation of this Declaration, the Community Guidelines or the HOA Rules by the Lessees or other persons residing in the home and their guests or invitees and, in the event of any such violations, the owner, upon demand of the HOA, shall immediately take all necessary actions to correct any violations.

Each Owner shall pay the HOA a \$25 processing fee to be paid each time there is a change in the tenant. Existing contracts between owners and tenants will not be grandfathered in or exempt from this new program.

All fees associated with this policy are the responsibility of the homeowner, of which all liabilities and responsibilities shall rest upon. No portion of the costs for compliance shall be reimbursed or repaid by the HOA, or the Board, for any reason at any time.

The Tenant Registration form can be accessed from the Tatum Village website (www.tatumvillage.com) using the "Request Forms" tab on the home page.

TR 42: Trash Containers and Collection

(CC&Rs, Article IV, Section 2, paragraph (j))

Trash containers may be placed at the curb the evening before the scheduled pick up and must be stored out of sight by the evening of the trash pickup. No outdoor incinerators are permitted in any area of Tatum Ranch.

TV 42: Trash Containers and Collection

[Tatum Ranch guideline applies to Tatum Village.](#)

TR 43: Trellises (Architectural Approval Required) (Eff. 2010)

Vertical Trellises attached to the rear patio of a residence are permitted. Natural wood or artificial wood-appearance trellises may be used if painted with a solid color that matches the exterior of the house. A trellis may be used to support a climbing plant selected from the approved plant list. 15 Freestanding or portable trellises are permitted. Trellises must be painted black, bronze or with a solid color that matches the exterior of the house or in a natural finish wood tone. The height and width is limited to six feet.

TV 43: Trellises

[Vertical Trellises are not allowed in Tatum Village.](#)

TR 44: Vehicles, Trailers, Campers and Boats

(CC&Rs, Article IV, Section 2, paragraph (t))

Maintenance or repair of any motor vehicles classed by manufacturer rating as exceeding ¾ ton, mobile home, travel trailer, utility trailer, camper shell (attached or detached), boat or other similar equipment or vehicle is not permitted on any lot or on any street in Tatum Ranch.

Boats, motor homes or other recreational vehicles are permitted to park on the driveway or in front of a member's residence to allow loading or unloading of supplies for no more than 48 hours in any one

week. Such vehicles must not block or hamper the flow of traffic or park in front of any property other than the owner's.

All vehicles, motorized or not, including ATVs, motorcycles, bicycles, go-carts, go-peds and similar vehicles are prohibited from entering onto any Association property, including, but not limited to, Common Areas, washes, equestrian trails and hiking trails.

Lot/parcel owners, who are parents or guardians of minors, are responsible for their child's/ward's proper operation of any motorized vehicle within Tatum Ranch and compliance with all applicable city or county ordinances and state statutes regarding the use and operation of such vehicles.

TV 44: Vehicles, Trailers, Campers and Boats

Tatum Ranch guideline applies to Tatum Village.

TR 45: Walkways (Architectural Approval Required)

The addition of walkways to connect driveways or entry pathways to rear yard gates is permitted. Such walkways may not constitute the widening or creation of a driveway. Stone, tile or concrete is permitted for pathways as long as the colors and textures are compatible with the front yard landscaping. The addition of tile or stone covering for the front entry of a house is permitted. Color and texture should blend in with those of the house.

TV 45: Walkways (and Entryways and Atriums) (Board and Architectural Approval Required) (Eff. 2017)

Tatum Ranch guideline applies to Tatum Village. Additionally, Homeowners, at their expense, may request installation of decorative stone within the atrium. Because the Association is responsible for sidewalks, driveways and all areas outside the patio walls, the Board must approve any change of walkways of any kind including those around driveways. This Board approval will be done by the Architectural Committee for the homeowner while processing the application. Tatum Ranch Architectural Approval is required after Tatum Village Approval.

TR 46: Washes and Common Area Access

The installation of gates from individual residences to the washes or other Common Areas is prohibited.

TR 46: Washes and Common Area Access

Tatum Ranch guideline applies to Tatum Village.

TR 47: Window Film (Architectural Approval Required)

Transparent window film is permitted and shall not exceed visible light reflection ratio of 20% for single pane windows and 25% for double pane windows. Any cracking, peeling or bubbling of the film visible from neighboring property requires immediate removal or replacement.

TV 47: Window Film (Architectural Approval Required) (Eff. 2003)

Tatum Ranch guideline applies to Tatum Village. Tatum Ranch Architectural Approval is required after Tatum Village Approval.

TR 48: Wiring

All exposed wires and conduits attached to the house shall be installed flush to the house and painted to match the color of the house.

TV 48: Wiring

Tatum Ranch guideline applies to Tatum Village.