



Introduction

Standards for Homes are the measures for keeping our community beautiful. The standards provide owners and other residents in all neighborhoods, including sub-associations*, with the benchmark that their property should reflect, enabling residents to enjoy not only the beauty of their property, but of all the neighboring properties as well. It is important for residents to understand the standards and to voluntarily identify when maintenance of wood, metal, stucco, concrete, etc. is needed.

The goal of standards is simple: to ensure DC Ranch is as beautiful and enticing today as it was the first time you saw it. Standards address the accepted appearance and maintenance of physical elements already on your property. Either the Modification Committee or Covenant Commission may allow changes to the structure or appearance of your property as long as the alterations correspond with DC Ranch Design Guidelines. This includes everything from changes in driveway and patio materials to a new front door or exterior lighting. Once changes are approved and completed, they should be maintained to the standards set forth in this document (Standards for Homes). Modification forms are available online at DCRanch.com or at The Ranch Office or by calling 480-513-1500. Modification fees may apply.

Property within DC Ranch will be routinely reviewed for compliance to the standards. In addition, a review will be conducted when a modification is complete, at time of sale, or upon request by an owner. **Owners can save time and challenges by requesting a pre-inspection prior to putting their home on the market.** A property is considered to be out-of-compliance with the standards, when discrepancies can be identified upon observation from the sidewalk, path, common area or adjacent property. Private areas (backyards, enclosed courtyards, etc.) will not be entered during routine reviews, but will be inspected as part of the modification process and at time of sale.

Owners in non-compliance with the standards will receive a courtesy notice, usually by email, and also a phone call when possible. Next, a DC Ranch Community Standards Specialist will work with the resident to provide detailed information about the issue, possible time frame for a remedy, and access to various resources needed to bring their property into compliance. No penalties will be assessed to residents who willingly comply with the standards. Continued non-compliance, however, will cause the Ranch Association to take additional steps possibly including—as a last resort—legal action. Additional information concerning non-compliance procedures can be found at the end of this document and online at DCRanch.com.

Notwithstanding any of the guidelines or suggested penalties contained in this document, penalties may be escalated in certain circumstances, including the deactivation of transponders and loss of other privileges, at the sole discretion of the Community Council Board of Directors or the Ranch Association Board of Directors.

*In neighborhoods managed by a sub-association, compliance with the Standards may also be the responsibility of the sub-association and may be more restrictive. Questions should be directed to the sub-association manager before addressing the violation.



DC Ranch Standards for Homes

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DCRH-00 Address Markers and Numbers

Simple, neighborhood-appropriate, small-scale numbers shall be directly affixed to the house or related site walls for identification purposes (except for custom homes in Country Club and Silverleaf). Address numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property and contrast with their background. Numbers shall be replaced when faded, cracked, missing or show other disrepair. House numbers are not to be painted on the curb. No family, house names, or other special identification may be displayed.

RE: [Design Guidelines, Sec. 1, page 73, Scottsdale Fire Ordinance 4045, Sec. 505.1](#)

DCRH-01 Awnings or Shade Structures

Awnings are an architectural detail and when designed as part of the original construction, should not be removed. Awnings and other attached shade features should be replaced in the same color when faded or torn. Awning and shade features may be added to a home, or changed, with prior approval through the modification process. [Modification forms](#) may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval.

RE: [Community Council Board of Directors, Adopted December 2015](#)

DCRH-02 Concrete and Masonry Block

All concrete and masonry-block foundations and walls on the property shall be substantially free of peeling or loose paint, large cracks, loose or damaged parging, exposed footings or other noticeable defects.

RE: [Design Guidelines, Sec. 3, page 27](#)

DCRH-03 Decks and Railings

Decks and railings shall be free of noticeable defects due to weathering and deterioration, such as cracking, structural failure, surface stains and mold. Railings should be securely attached. Paint or stain used on decks and railings shall be from the home's approved color palette* and be free of fading, peeling or other visible blemishes.

RE: [Design Guidelines, Sec. 1, page 51](#)

*Palette is used to describe the full selection of colors available within DC Ranch, known as the Master Color Palette. Based on each neighborhood's architectural styles, the master palette was used to determine a specific combination of pre-approved exterior paint and stain colors for doors, walls, decks, railings and facia. For information about the paint and stain colors approved for you home, call The Ranch Offices at 480.513.1500.

DCRH-04 Doors

Doors are the gateways to our homes. House, garage and other doors should be properly hung. Paint or stain used on doors shall be from the home's approved color palette or finish. Doors, including trim, hardware, threshold and associated features, shall be free of noticeable peeling or faded paint, dents, warpage and other visible defects. Alternative materials or custom colors need prior approval through the modification process. [Modification forms](#) may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval.

RE: [Design Guidelines, Sec. 1, pages 57-59](#)

Standards for Homes as approved by the Community Council Board of Directors on November 12, 2015 and the Ranch Association Board of Directors on May 9, 2016. To the extent there is a conflict, the standards and policies set forth herein supersede all previous standards and policies.

DCRH-05 Exterior Lighting

Outdoor lighting fixtures and photocells shall be in operable condition, and all parts, such as posts and lamp fixtures, free of damage, oxidation or other visible defects. Lighting shall be shielded or glass inserts should obscure the view of bulbs. A warm bulb (emitting a soft yellow light, 2700K) should be used, although lighting standards may vary by neighborhood. DC Ranch follows a “dark skies” philosophy to minimize light pollution and enhance star gazing. As a result, many areas in the community do not have street lighting. In several of our communities, the developer wired each home with exterior lights connected to a photo cell, so that the lights would remain on from dusk until dawn for safety and security. If your home is in one of these neighborhoods, you are required to maintain these lights and photo cell for normal operation. All other residents are encouraged to leave two outside front or street-facing house lights on for safety and security. Exterior lighting requirements for Silverleaf vary, and can be accessed by clicking on the neighborhood name: [Arcadia](#), [The Parks](#), [Upper Canyon](#) and [Horseshoe](#). Please refer to the Standards for Landscape for all landscape lighting guidelines.

RE: Design Guidelines, Sec. 1, page 67 and Sec. 7, page 16

DCRH-06 Fencing and Gates

Most front yard fences and gates are low by design to encourage neighborhood interaction. Ornamental metal fences may be either painted per the approved home color palette or left as raw metal. Fences and gates shall be maintained in the original condition and be free of oxidation, discoloration, peeling paint, mold, mildew, fungus, rot, warpage or other visible defects.

RE: Design Guidelines, Sec. 1, page 58, Sec. 2 page 101

DCRH-07 Gutters

Rain gutters shall be securely attached, free of debris and sealed to prevent leakage. Paint should be in good repair and match the home’s approved color palette.

RE: Community Council Board of Directors, Adopted December 2015

DCRH-08 Mailboxes and Posts

Mailboxes and posts located on private property should be painted to match the home's approved color palette (unless otherwise specified for that neighborhood) and be free of faded paint, rust, dents, missing parts or other visible defects.

RE: CC&Rs Exhibit “C” Initial Use Restrictions and Rules Section 3(b) Adopted 07/16/1999

DCRH-09 Mechanical Equipment

HVAC, pool pumps and other mechanical equipment should be screened from view. Electrical/gas meters and water pipes should match the surface color of the attached or nearest building. All equipment shall be maintained in good working condition to minimize noise.

RE: Design Guidelines, Sec. 1, page 71

DCRH-10 Metal and Siding

Metal and siding surfaces shall be free of oxidation, rust (unless of a natural rust finish), peeling and faded paint, dents and other noticeable defects.

RE: [Design Guidelines, Sec. 3, page 26](#)

DCRH-11 Outdoor Furniture

Homes in DC Ranch are designed to enjoy outdoor living. Furnishings should be selected that complement the style, color and materials of the home and be maintained free of debris and decay. Fabric components shall be replaced when faded or torn.

RE: [CC&Rs Exhibit "C" Initial Use Restrictions and Rules Section 3\(b\) Adopted 07/16/1999](#)

DCRH-12 Paint

DC Ranch has pre-approved exterior paint and stain colors that vary by neighborhood based on architectural styles. Body, accent and trim colors should be complimentary and from the pre-approved colors. All exterior painted and coated surfaces shall be substantially free of peeling, blistering, alligatoring, chalking, fading, spalling, mildew, mold, rust, efflorescence, dirt, stains or other blemishes and discoloration. All paint-color changes need prior approval through the modification process. [Paint modification forms](#) can be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval. You may also phone The Ranch Offices at 480.513.1500 for further information.

RE: [Design Guidelines, Sec. 1, page 69](#)

DCRH-13 Play Equipment

Temporary play equipment may be installed within the private (fully walled) rear yard of a home. Height is limited to eight feet above grade finish. The equipment should be screened from view to the extent possible and in good repair. Play equipment, including sport courts, that are permanently installed require prior approval through the modification process. [Modification forms](#) may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval.

RE: [Community Council Board of Directors, Adopted December 2015](#)

DCRH-14 Pools and Water Features

Pools and water features should be properly maintained and be free of green or stagnant water. Pool equipment should not be seen from neighboring properties. Any addition or significant change needs prior approval through the modification process. [Modification forms](#) may be downloaded online at DCRanch.com and be submitted to The Ranch Offices for review and approval.

RE: [Community Council Board of Directors, Adopted December 2015](#)

DCRH-15 Roofs

Roofs shall be free of cracked, missing or otherwise damaged tiles, shingles or other material. Repairs should be made with materials that match the existing tiles or shingles. Vents and other protrusions through the roof shall be painted to match the color of the roof.

RE: [Design Guidelines, Sec. 3, pages 26, 28, 29](#)

DCRH-16 Satellite Dishes and Antennae

Antennae, satellite dishes, cables and equipment shall be painted to blend with the structure to which it is attached, and be hidden from view when possible. They may only be mounted on common-area property with prior approval through the modification process. [Modification forms](#) may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval.

RE: [Community Council Board of Directors, Adopted December 2015](#)

DCRH-17 Solar

Solar panels should be screened from view to the extent possible, and be free of visible defects, discoloring and other disrepair. Solar energy devices may be added with prior approval through the modification process. [Modification forms](#) may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval.

RE: [Community Council Board of Directors, Adopted December 2015](#)

DCRH-18 Stone and Brick

Stone, brick and other similar elements shall be free of efflorescence and replaced or repaired when cracked, missing, discolored or show other visible defects. Architectural styles and color palettes must be considered for any changes. Any addition or significant change requires prior approval through the modification process. [Modification forms](#) may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval.

RE: [Design Guidelines, Sec. 3, page 27](#)

DCRH-19 Stucco

Stucco shall be substantially free of peeling, blistering, alligating, chalking, fading, spalling, mildew, mold, rust, efflorescence, dirt, stains, discoloration, or other visible blemishes. Paint should be in good repair and match the home's color palette and texture. When stucco is covering block, the block pattern may eventually begin to show through and require re-stuccoing. Any addition or significant change needs prior approval through the modification process. [Modification forms](#) may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval.

RE: [Design Guidelines, Sec. 2, pages 21, 25](#)

DCRH-20 Walkways, Steps, Driveways & Patios

Concrete, stone, brick, paver and other hardscape surfaces shall be level and free of missing, stained or cracked sections and substantially free of pot holes, large cracks, grade depressions or other signs of erosion. Surfaces should be maintained in a clean condition and no colored, glossy, or reflective materials applied. Matching material shall be used when replacing damaged areas. Gravel driveways should not track gravel onto the street.

RE: Design Guidelines, Sec. 1, page 53

DCRH-21 Walls, Retaining Walls and Boundary Walls

Retaining walls are designed with weep holes at the bottom, which shall be kept clear of debris to allow water to be released. Walls that are not designed as retaining walls shall not have soil against them (includes raised planters), as it may result in finish or wall failure. All walls shall be in good repair and match the home's approved color palette. Retaining walls shall be waterproofed. Shotcrete walls should not be painted. Common walls between adjacent lots are the responsibility of both neighbors.

RE: Design Guidelines, Sec. 1, page 61, Sec. 3, page 47. Local ordinance and state statute.

DCRH-22 Windows, Shutters, Screens and Skylights

Windows and related outdoor elements, such as screens, shutters, skylights, window grids and window treatments shall be clean, complete and in good repair.

RE: Design Guidelines, Sec. 1, page 49, page 71

DCRH-23 Wood

Wood shall be maintained free of peeling finishes, splintering and fading, rot, warpage or damage and match the home's approved color palette.

RE: Community Council Board of Directors, Adopted December 2015

Enforcement Guidelines for Violations of Standards for Homes

(Step 1 is used in all situations; 2-5 used when owner responds to Courtesy Notice)

1. Courtesy Notice of Non-Compliance
 - a. Letter states the importance of standards for keeping the community beautiful.
 - b. Letter states the infraction (along with photo in most cases).
 - c. Letter requests owner to contact Ranch staff within 10 business days to discuss options and obtain information about possible resources for potential solutions.
2. Owner and staff will develop a mutually agreed-upon plan to remedy the infraction within 10-180 calendar days; consideration will be given to cost and complexity in deciding number of days.
3. If the infraction is not remedied within agreed-upon time, a final reminder will be issued, including a specified number of calendar days (between 10 and 30) by which the infraction shall be remedied to avoid potential legal action. Information on how to appeal will be included.
4. If the infraction is not remedied within the time specified in the final reminder, the Association's attorney will issue a letter stating the legal consequences (as agreed to by attorney and staff) for continued non-compliance. Information on how to appeal will be included.
5. The Association reserves the right to proceed with legal action or other penalties in the event a reasonable and timely plan for remedy is not reached or important benchmark dates are not met.

(Steps 6-8 apply when Owner fails to respond to Step 1 Courtesy Notice)

6. If there is no response to the Courtesy Notice of Non-Compliance (action step 1) after 10 business days, a final reminder letter will be issued stating the requirement to remedy the infraction or contact staff to develop a plan. This must be done within 10 business days of this second letter in order to avoid possible legal action. Information on how to appeal will be included.
7. If no response to the final reminder, the Association's attorney will issue a letter repeating the requirement to remedy or to contact staff in order to avoid potential legal action. Information on how to appeal will be included.
8. If no response to attorney's letter, staff will work with the attorney to determine legal action (appropriate for the situation) for failure to remedy the infraction.

Note: Notwithstanding any of the guidelines or suggested penalties contained in this document, penalties may be escalated in certain circumstances, including the deactivation of transponders and loss of other privileges, at the sole discretion of the Community Council Board of Directors or the Ranch Association Board of Directors.