

Coral Point /The Falls Architecture Guidelines

Effective May 1, 2017

We have all chosen to live in a deed-restricted community, The Islands. That carries certain responsibilities for every resident. "The Falls" (legal name Coral Point) is considered a "Sub-Association" contained within The Islands Master Association. The Falls has the authority to institute regulations specific to our community, over and above those restrictions imposed by The Islands Master Association.

When taking title to these properties, buyers are required to sign a legal document agreeing to uphold the community CC& R's (Covenants, Conditions, and Restrictions) and Bylaws as filed and recorded.

The Falls Architectural Review Committee (ARC) meets on a regular basis to ensure that these rules and regulations are followed, and to help new and established homeowners with any plans for property improvements or changes which are visible from their neighbors' yards, common areas, or from the street.

Prior to installing new or additional landscaping, docks on the lake, extra patios, planters, painting your home, or fence, or changing your original home exterior in any way or installing anything visible from their neighbors; yards, common areas, or from the street, you must submit a request and drawing to the committee for its approval. Following the ARC approval, your plans must also be approved by The Islands master community ARC, whose guidelines are similar to ours but not as inclusive. The Islands has the authority to override our decisions. However, they will approve no plans without The Falls ARC approval. The Falls web site www.theFalls-HOA.org contains information and forms for submitting a request for ARC consideration. Please read the attached document carefully, as it may affect some of your plans for your home.

Any subject not specifically addressed by these Guidelines, or the CC&R's shall be addressed on an individual basis by the ARC.

For additional information regarding governing guidelines published by The Islands Community Association please visit The Islands Community Center, or visit www.islandscommunity.org.

CORAL POINT/ THE FALLS ARCHITECTURAL GUIDELINES

These Guidelines are based on the CC&R's *and are not intended to be all-inclusive*. They represent overall guidelines to be used for easy reference. The Board of Directors of The Falls Homeowners' Association have the right to levy fines on homeowners if, after being duly notified, there is a persistent violation of any rule stated in the CC&R's or in this guideline.

Residential Use

All lots shall be used, improved, and devoted to residential use. Business use that is obvious to neighbors due to employee or vehicle traffic, and loading or unloading equipment or products is prohibited. Refer to the Islands Community Association Handbook, Page 23, Section C.

There shall be no garage or other types of sales at times other than those scheduled by the Islands or Falls/Coral Point. A special exception maybe granted with prior written approval of the ARC.

Improvements and Alterations

No improvements, alterations, repairs, excavations, landscaping, lighting, or other work which in any way alters the exterior appearance of any home or property may be made without prior written approval of the Architectural Review Committee (ARC) of Coral Point (The Falls).

Coral Point /The Falls Architecture Guidelines

Effective May 1, 2017

Use of Lagoons (Interior Lakes)

The lagoons are only for aesthetic (visual) purposes and shall not be used for swimming, boating, fishing, wading, or any other type of water-related activity. No docks are permitted. No backyard fences shall be installed parallel to the lagoon. Plant material, such as water lilies, shall not be placed in the lagoons or the bowls existing in the structure of the waterfalls. Only lighting installed by the HOA shall be placed in rear yards to accent the waterfalls, foliage, or islands.

Use of Lagoon Waterfall Islands

These landscaped islands are common areas, designed for visual enjoyment only. No resident or other person with the exception of maintenance personnel is allowed access for any reason. Landscaping and equipment maintenance are the responsibility of the management company. Access will be granted to ARC, Board members and designees acting on official business.

Lighting

All homes shall have one or two exterior lamps attached to the garage, and fixtures must be lit from dusk to dawn. No lighting other than house-mounted decorative fixtures shall be placed, allowed, or maintained on any lot except with the Architectural Committee's prior written approval and authorization. No spotlights or floodlights shall be placed on any structure. Exterior ground mounted lighting shall be low voltage or indirect, having an intensity no greater than one foot candle measured 5 feet from the light source. Glare shall not be directed toward neighboring properties, streets, waterfalls or Islands common areas. Mini-lights or decorative low voltage lighting shall be white or clear (Islands ARC Guidelines). Security lighting shall be allowed if the fixture is hidden under the eave or is not visible to the public and is triggered only by movement on the homeowner's property. All lighting must be approved by the Falls ARC and the Islands ARC.

Parking and Repairs

It is the intent of Coral Point (The Falls) to minimize on street parking. Vehicles shall be kept in garages and residential driveways. No on street parking within the community is allowed between 1:00am and 5:00am. Any vehicles parked on the street during that time are subject to towing unless it displays a temporary parking permit issued by a board member. There shall be no parking that will block private driveways or block common areas including sidewalks/walkways, or parking on the grass. No commercial use vehicle, truck with elevated equipment rack, vehicles with business/advertising related signage on the exterior of the vehicle, bike, motorcycle, boat, boat trailer, trailer, hang glider, or any transportation equipment for land, water or air shall be parked, placed, kept, constructed, serviced, or repaired upon any street, driveway or other property that would be visible from neighboring property. No inoperable or unlicensed vehicle shall be stored or parked on any driveway, or street.

Mobile Containers

Storage Pods, mobile containers and similar storage containers may not be placed on any Parcel so as to be visible from neighboring property or from the street (Islands CC&R's IV,4.3.x) without prior approval of the Architectural Review Committee before said container is placed on the property. They may be placed in the driveway but shall not hang over the sidewalk or the street curb. These containers should not stay on the property for more than 30 days.

Coral Point /The Falls Architecture Guidelines

Effective May 1, 2017

RV Parking for loading and unloading

Homeowners are permitted to park their RV in front of their home for a maximum of 24 hours for the specific purpose of loading and unloading only. This requires a temporary parking permit issued by a Board member. No more than two 24 hour periods are allowed within any 7 day period of time. No other RV parking is allowed. The RV is not to block access to another homeowner's driveway, sidewalk or prevent emergency vehicles from driving through the area. Per Gilbert Municipal code (Code 1984, § 12-1-5(D); Ord. No. 2160, § I, 5-27-08)

Unlicensed Motor Vehicles

Vehicles such as ATV/Quads, go-peds, mini bike, pocket bike or motorized skateboards are not to be operated in the community.

Recreation and Play Equipment

No child or adult recreation or play equipment shall be installed, attached, or placed temporarily or permanently on any lawn, street, driveway, patio, sidewalk or common area. Prohibited equipment includes, but is not limited to, basketball, tetherball, baseball, tennis, hockey, volleyball, horseshoes, slides, jungle gyms, swings, or sand boxes.

Pets

All dogs shall be handled in compliance with Gilbert municipal code Sec. 6-60 "Running at large", which states that each dog shall be confined to the owners property or on a leash not to exceed 6 ft. in length and directly under the owner's control when not on the owner's property. For additional details view Gilbert code [Municipal code Sec 6-60 Running at large](#). You are legally required to clean up after your pets when walking them.

Lawn personnel require pet owners to clear their yard areas prior to weekly lawn cutting.

No structure for the care, housing, or confinement of any animal or fowl shall be visible from the neighboring property (or the street or lakefront). (Ref CP CC&R's VI 6.4 and Islands IV 4.2 (b))

Trash Containers

No garbage or trash container may be stored so as to be visible neighboring properties. Garbage or trash containers shall be put on the street no earlier than the night before pickup and must be removed by end of the day of collection.

Nuisances

No nuisances shall be permitted to exist or operate upon any property so as to be offensive or detrimental to any other property or its occupants.

No horns, whistles, bells, or other sound devices except security devices shall be used or maintained on any property. Residents shall be aware that sounds/voices carry a great distance over water. Consideration shall be extended to your neighbors in terms of playing radios, TVs, and music systems.

Rubbish or Debris

No rubbish or debris of any kind shall be allowed to accumulate upon or adjacent to any property, and no odors shall be permitted to arise there from so as to render any such property or portion thereof unsanitary, unsightly,

Coral Point /The Falls Architecture Guidelines

Effective May 1, 2017

offensive, or detrimental to any other property or its occupants. As an example, please do not store cleaning supplies, camping and outdoor equipment, old appliances, unsightly storage containers and the like in an area readily visible by a neighbor.

Signs

No exterior sign or advertising of any kind shall be placed, allowed or maintained on any lot or parcel without prior approval and authorization of the ARC is except for the following:

1. One For Sale and For Rent sign, not to exceed 18" x 24" and sign rider 6" x 24" may be posted by the owner on that owner's property.
2. Political signs may be displayed in the yard 45 days prior to the election and must be removed 7 days after the election.
3. One standard security sign, not to exceed 12" x 12" may be posted near the front door, or a decal posted in the window.

Exterior Speakers

No exterior speakers, horns, whistles, bells or other sound devices except security devices shall be used or maintained on any property. Residences shall be aware the sounds and voices carry a great distance over the water. Consideration shall be extended to your neighbors in terms of playing the radio, TV's and music systems.

Outdoor Furniture

Only one to four pieces of furniture designed for outdoor use and properly maintained may be placed in the front or side yards that are visible from the street. Furniture designed for regular outdoor use may be placed in the back yard and need to be properly maintained especially when visible from neighbor's yards. The furniture shall not reside on the lawn areas.

Solar Energy Panels and Equipment

Refer to the rules published in The Islands Architectural guidelines. Please refer to the Islands Community Association web site www.islandscommunity.org, or visit the Islands Community Center for additional information.

Antenna or Satellite dish systems

Homeowners are required to submit an Exterior Architectural/Landscape Change Form, available from www.theFalls-HOA.org prior to installation. Homeowners are asked to select a location that provides minimal visibility of the dish equipment from the street and adjoining homeowners. The association may request the dish be painted to match the house.

Landscape Enhancements and Decorative Ornaments

Policy regarding these items shall be the same as that of the Islands Community Association except for the following:

Coral Point /The Falls Architecture Guidelines

Effective May 1, 2017

1. Enhancements shall not exceed 36" in height or width.
2. No decorations shall be placed in the lawn as these items could hinder maintenance of the lawn by the landscape company.
3. No decorations shall be placed on or attached to the fence.
4. All permanent hardscapes shall receive approval prior to installation
5. Only manufactured patio furniture shall be visible from the street and/or neighboring properties.
6. Front Yard decorative landscape enhancements shall be permitted but must blend with the landscape theme and receive prior ARC approval before being installed or placed in an area visible from a neighboring home or the street.

Holiday and Seasonal Decorations

Policy regarding these items shall be the same as that of the Islands Community Association except for the following: Holiday decorations must be removed within two weeks after the holiday.

Decorative Pots

Pots, visible from the front or from a neighbor's yard, meeting the following conditions do not require prior approval. *Any decorative pots not meeting these conditions require prior approval of the ARC:*

1. Pots must be pottery, ceramic or foam/ plastic that looks just like ceramic or pottery.
2. Only live healthy plants or flowers which are free of dead foliage must remain in the pots at all times. No empty flower pots. Trimming and care of the plants must be maintained by the homeowner to assure that the plants do not become unsightly. This is the most critical during summer months when the heat stresses the plants.
3. No more than four pots are allowed in the front yard per house. However, if one chooses to have as many as four pots, they must be of varying sizes and be placed in balanced groupings.
4. Pots shall not be larger than sixteen inches in diameter and eighteen inches high.
5. Pot colors should be earth tones.

LANDSCAPE ALTERATION GUIDELINES

Planting for privacy is not allowed. All changes to existing landscape require homeowner to submit a standard request along with a drawing indicating position of plantings. Placement of trees or shrubs shall not obstruct water/falls views of adjoining owners.

Coral Point /The Falls Architecture Guidelines

Effective May 1, 2017

Health and Environmental Concerns

Olive and mulberry trees will not be allowed since they have been recognized by medical authorities as the source of allergies in a large segment of the population. Cottonwood trees require large amounts of water to support life, and bottle trees create a mess and have invasive roots that cause damage to sidewalks and driveways and therefore will not be approved for planting within The Falls.

Maintenance

Requests for lawn plantings shall exhibit consideration of maintenance labor cost. The addition of trees, shrubs and bushes can increase maintenance costs. Example one: When planting is placed along a wall, do not create pockets (less than 24 inches) of space behind plants that will require trimming and/or lawn cutting. The addition of a bordered planting area around plants (free from grass) eliminates extra trimming costs. Example two: A grouping of trees or shrubs in the middle of the lawn area may also make it necessary to create a "bordered area" around the grouping to prevent time consuming trimming and cutting around each tree. Homeowner shall install "bordered area" that conforms to the pre-existing bordered areas throughout Coral Point. A "border" shall be defined as an edging that retains soil and planting material, and prevents grass growth into the bordered area.

Flower Beds

Homeowners are allowed to plant annuals and perennials. Shrubs should be carefully selected to prevent eventual growth beyond the borders of existing beds. Homeowners shall be responsible for removing or replacing annual plants/ flowers that have reached the end of their seasonal growth. Prior *written* approval of the ARC shall be obtained for planting large oversize plants in existing flower bed areas.

Cactus

Cacti are not permitted.

Artificial Plants and Flowers

The Association does not permit artificial plants or flowers to be visible from neighbors' yards, common areas, or from the street.

Trees and Shrubs

It is the responsibility of the homeowner to provide and ensure the existence of the minimum CC&R required number of trees and shrubs on the front lawns. If any tree or shrub is damaged by the lawn service or if HOA water system malfunctions, the association will deal with the responsible parties. The association trims all Mexican Fan palms (the tall ones) and homeowners are responsible for maintaining all other palms on their property. No additional Mexican Fan palms will be authorized to be planted or cultivated from "volunteers" off the large trees. These trees are trimmed annually at the expense of the association and no additional trees in homeowner yards can be supported.

Wrought-Iron Fences

Maintenance of all party walls and wrought-iron fences between or surrounding homes or property is the responsibility of the homeowner. Wrought iron fencing attached to the block wall is to remain the existing almond or white color. There must be a four inch maximum and a three inch minimum spacing between bars. To prevent future rust and maintenance issues, it is recommended that homeowners use aluminum fence when replacing the old steel wrought iron fences.

Coral Point /The Falls Architecture Guidelines

Effective May 1, 2017

Wrought Iron Gates

Maintenance of Wrought-Iron gates are the responsibility of the homeowner. The color of the wrought iron gate shall match the color of the wrought iron view fences – Almond, White or can be the same color as the base color of the house. Slats attached to a gate need to have approval of the Coral Point ARC.

Block Walls/ Party Walls

Maintenance of block walls is the responsibility of homeowners. Homeowners may paint the inside facing walls around their home the same color as the body color of the house. The same applies to the Front Facing (street facing) portion of the fence as long as it is attached directly to only their house. If the front facing portion of the fence is connected to two houses or if the layout is such that the color would be in question then the ARC needs to be involved with determining which portion would be painted which color. The ARC will review with each homeowner, as their house comes up for painting, the color and responsibility for the property walls around that home.

Rock

There shall be no white, black volcanic, and/or artificially colored rocks. Replacement of same size decomposed granite and earth color cobble rock do not require prior approval. Any changes to existing rock color, type or size should be submitted for approval.

THE POOL AREA

Closing

The pool area closes at 11 P.M. The pool gate is to be closed and locked at all times.

Parties

Use is limited to homeowners, tenants, and a limit of 40 invited guests. Guests shall be accompanied by a homeowner or tenant. When six or more nonresident guests, including children, are invited to the pool area, it shall be considered a *party*. It is the intent that "parties", as defined above, should only be for special occasions and not a regular daily, weekly, or monthly event. No more than two parties per year, per household, will be allowed unless there are extenuating circumstances which must be approved by the Board. Parties are not allowed on holidays. Homeowners must reserve the pool through the Management Company. Reservations are on a first come first served basis. Reservations will include priority use of the kitchen, BBQ, tables and chairs. There may be a deposit that the Management Company will require and is due prior to the party. The deposit is refundable after a review by the management company or a board member to determine that the facility including the BBQ has been properly cleaned and the BBQ gas, if used, turned off. Any infraction of these guidelines may result in pool privileges being denied and/or fines given per Covenant, Conditions and Restrictions. Pool use cannot be denied other homeowners or tenants while the party is in progress. While the above does not address homeowners inviting other homeowners to parties, it is the intent of this regulation that no single groups, (including homeowner parties) monopolize the pool area on a regular basis. Public Health and Safety Rules are posted in the pool area. **No lifeguard on duty**

Therefore, parents shall not allow unsupervised children under the age of 16 in the pool area. No one under the age of 5 is allowed in the spa if the water is over 90 degrees. Individuals using the pool without proof of residency shall be escorted off the property by the police and prosecuted for trespassing.

Coral Point /The Falls Architecture Guidelines

Effective May 1, 2017

Health Department Rules

The following are *not allowed* in the water or within the fenced pool area. Pets of any kind, glass items, bicycles, tricycles or any toys not designed for pool use, diving in the pool. Patio furnishings (chairs, tables, etc.) are not allowed in the water and shall not be moved from the fenced area. Do not leave furniture on the dock or on the lower grassy area. Bathrooms, sinks, and cooking equipment shall be left in clean condition. Bathrooms shall be kept locked to discourage non-resident use and/or damage. (Pool keys will open bathroom doors.) Violations of pool regulations shall result in suspension of pool privileges.

GUIDELINES FOR DISPLAY OF FLAGS

As of this date, Arizona Law gives homeowners the right to display the following types of flags;

1. American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard by an association member or that member's property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90Stat. 810; 4 United States Code sections 4 through 10).
2. The POW/MIA flag.
3. The Arizona state flag.
4. An Arizona Indian nation flag.

The association may, however place reasonable restrictions on these displays. With that in mind, the following guidelines are provided:

1. All flag displays within the association must be in a manner consistent with the Federal Flag Code.
2. Flags shall not be larger than three feet by five feet in size.
3. No flag poles, or special display methods or areas, may be installed without the prior written approval of the ARC.
4. Illumination for night display will not be approved.

TIME ALLOWED FOR APPROVAL AND COMPLETION

The ARC has a duty to approve or disapprove any request received within sixty (60) calendar days of receipt if written approval or disapproval is not communicated to the homeowner within the same 60 day period, the request will be deemed to have been approved and the homeowner may commence the alteration as requested. All alterations, once approved, shall be completed within 120 working days. Alterations not completed within that time frame will require a second request and approval.

The Falls Architectural Guidelines (Rules & Regulations) were adopted in 1985, edited, revised and/or reissued and approved in 1990, 1994, 1996, 1997, 2002, 2004, 2009, 2011, 2013, 5/2017