



Renaissance Community Partners

633 E Baseline Rd, Suite 122

Gilbert, AZ 85296

Phone: 480-813-6788 Fax: 480-545-6196

Windmill Ranch Inspection Standards

This is a version of the document provided to Renaissance Inspectors as a quick guide for when they perform routine inspections in the community. The board felt it would be valuable for you to see the inspector's summary. For complete Design Guidelines and CC&Rs, please visit www.windmillhoa.com.

Antennas – Not allowed to be viewed from street

Awnings – Not allowed to be viewed from street or neighboring property

Basketball Hoops – Permitted if permanent, they must be positioned in the driveway, ½ way between the garage and the street on the garage side of the house.

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

Clotheslines – Not allowed anywhere viewable from street

Gates – All the wood slats must be in place. Any gate that is not the normal black iron with wood slats requires an architectural (ARC) change request.

Granite – Allowed rock colors are amber, coral, gold, red – ¼ and ½ inch

Grass in the rocks – Grass in rocks notices will be given if there is grass growing in rock areas and flower beds.

Holiday Lights & Decorations – Can be put up 30 days before & after holiday

Number of Plants – Minimum standard is min one 24 inch box tree and six 5 gal plants.

Oil Stains – Violation will be given if oil is fresh, collects dust or debris that blows on to it, or if it looks bad.

Parking – Inoperable vehicle notices will be given to automobiles parked on the street or in driveways if the following conditions exist:

- There are cob webs reaching from the vehicle to the ground or an accumulation of dust on the vehicle
- It is obvious the street sweeper has been driving around the vehicle
- The license plate tags are expired
- There is a flat tire, is on jacks, or covered by a tarp

Parking on the rocks – Violation will be given if more than tire width is on the rocks. Front or side yard parking is prohibited except on driveways. Notice will also be given if there is evidence of parking on the rocks.

RVs, Boats and Trailers – 1 RV and/or 1 boat may be stored in the back yard on non-corner

lots and be viewable. Violations will be given to all other RVs, campers, trailers, utility trailers, or boats parked on the street, in the driveway, or if it is visible over the backyard fence. A violation will not be given if it is obvious the tenants/owners are actively loading or unloading.

Sheds – Sheds must be below the height of the fence.

Trash & Recycle Cans – If the inspection happens on a non trash or recycle day, any bins left out are a violation. On trash day, any recycle bins left out is a violation and recycle days the same for trash bins.

Trees – Must be trimmed in the following manner:

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

Trimming of Plants – Must meet the following conditions:

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

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

- Weeds or spurge that appear to be a couple weeks old anywhere in the yard
- Weeds in dormant grass apply to same rule
- Dead weeds must be removed

Window Coverings – No reflective coverings, newspapers, bed sheets or papers are allowed

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

ARC Change Request – Violations will be given under the following conditions:

- Any time a change in progress is observed by the inspector that alters the way a home is viewed from the street and the inspection log does not show a request
- Any time something that looks like the ARC Committee would not approve it is observed. For example, an odd colored house, a big shed, patio cover extension that extends to the block wall, a structure without a setback.
- In general all awnings, gazebos, playground structures, patio covers, patio extensions require ARC approval. If you see a new one is observed without a request, a violation will be given.

