



# **PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES**

**R**evised: March 2024

**P**ublished: May 2024

**This replaces all Design Guidelines previously adopted by the Palm Valley Community Association.**

---

## **INTRODUCTION TO PALM VALLEY**

Palm Valley is a 9,000 acre master-planned community in the City of Goodyear located in the west valley of the metropolitan Phoenix area, as depicted in the Palm Valley Master Plan. Located in the City of Goodyear, Palm Valley consists of residential subdivisions adjacent to a neighboring golf course and parkland. Using native vegetation and semi-arid regional plants, Palm Valley was developed in a theme of a desert oasis environment.

Utilizing the outdoors and openness, architecture for the project includes traditional and contemporary southwestern styles. Stucco, block and tile, with earth tone colors that complement each other, are a common thread throughout Palm Valley. All residential development will be reviewed and monitored for compatibility, desirability and consistency. Consistent high standards are an important part of Palm Valley. Therefore, the enforcement of the Declaration of Covenants, Conditions and Restrictions for Palm Valley (“Declaration”), Design Guidelines, Articles, Bylaws, the Association Rules, and any other document governing Palm Valley (collectively, the “Governing Documents”) is an essential part of the continued high quality and integrity of Palm Valley as a master-planned community. For purposes of these Design Guidelines, the term “Palm Valley” shall mean the real property governed by the Palm Valley Community Association aka Palm Valley Phase I (the ‘Association”).

The Declaration has been recorded to establish a development plan for Palm Valley. Each owner buys property subject to the Declaration. In accordance with the Declaration, the Architectural Committee has adopted Design Guidelines to evaluate plans in Palm Valley for architectural consistency with the community master plan. Following these Design Guidelines does not eliminate the need to review the Declaration and comply with all restrictions contained therein. In addition, the Board may have adopted resolutions on certain aspects of Association governance that may apply. Owners are strongly encouraged to consult the Declaration in addition to these Design Guidelines when making a submission to the Committee.

Unless otherwise defined herein, all defined terms shall have the same meaning as provided in the Declaration. In the event of any inconsistency between the Declaration and these Design Guidelines, the Declaration shall take precedence.

# **PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES**

**Published: May 2024**

---

It is important to assure that there be continuity in the community as it ages and, therefore, certain standards and requirements have been established to guide future construction. These standards and requirements have been defined by the Declaration and these Design Guidelines. Additional requirements are imposed by the City of Goodyear. Please utilize City of Goodyear's Report A Problem feature available on the City's website and mobile app. to report problems.

These Design Guidelines promote quality by establishing standards for the construction and remodeling of residences and defining the Declaration concerning property use. These Design Guidelines demonstrate the importance each owner plays in maintaining the quality environment of Palm Valley. We ask for your assistance and cooperation in following the Governing Documents to help keep Palm Valley a wonderful place to live.

## **RESIDENTIAL ARCHITECTURAL REVIEW PROCESS**

The requirements, objectives, standards, and procedures contained in these Design Guidelines are all intended to establish and maintain a unified community image for Palm Valley. Through these Design Guidelines and the Residential Architectural Review Process Policy adopted by the board, a consensus is achieved between individual aesthetic judgment and the broader interests of community standards.

Article IV, Section 2(a) of the Declaration requires the written approval of the Residential Architectural Committee ("Committee") before any change is made to a residential property or building exterior. A Request for Architectural Approval form must be submitted and approved by the Committee prior to commencement of work. The Committee will approve or disapprove the Request for Architectural Approval by written communication within forty-five (45) days. Failure by such committee to approve or disapprove a request within forty-five (45) days shall waive the approval requirement.

An Owner(s) may appeal to the Board any decision of the Committee within ten (10) business days of receipt of such decision, by requesting a hearing in writing. The decision by the Board on any appeal in all instances shall be final.

Simply stated, no new construction or remodeling that affects the exterior appearance of a lot, including changes in exterior color, is to occur on any lot or exterior of any home without prior approval of the Committee. The responsibility of the Committee is to review plans to maintain the harmonious, high quality image of Palm Valley.

It is the owner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved and/or in compliance with other local, state, and federal government agency rules and regulations. The Committee and Association assume no responsibility for obtaining these reviews and approvals.

## **PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES**

**P**ublished: May 2024

---

The Board or Committee may, at its option, grant variances from the Design Guidelines, which have been established for Palm Valley, except that no such variance may conflict with the restrictions contained in the Declaration. Furthermore, any activity permitted by variance may not have an adverse effect upon other owners and must be in keeping with the high quality of life intended for Palm Valley.

An approved project must be started within six months of the approval date or the plans must be resubmitted. Also, all projects must be completed within six months from the date the project starts. This means the Owners has a maximum of twelve months from approval date to complete the project. If the approved project has not been completed within this timeframe, the Owner will be required to re-submit for approval and the Committee may require modifications to the project or removal of partially completed work.

Owners should contact the Palm Valley Property Management Company to obtain instructions on how to access, complete and submit the electronic Request For Architectural Approval form. All requests must include a complete but concise detailed description of the project that does not leave room for interpretation or guesswork. Color photos of the home and all applicable materials should be included along with information indicating colors, nature, kind, shape, length, height, width and location on the property. If the appropriate information is not provided, the request will be put on hold and the review process delayed. If additional information requested is not provided within 30 days, the request will be disapproved.

# PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

## DESIGN GUIDELINES

### A. GENERAL PRINCIPLES

1. Design Compatibility. The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties, and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color, and construction details.
2. Workmanship. The quality of workmanship evidenced in construction must be equal to or better than that of the surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and even create safety hazards. The Committee assumes no responsibility for the safety or habitability of any construction.
3. Building Architecture. In general, any exterior addition or alteration to an existing residence shall be compatible with the design character of the original structure.

### B. SPECIFIC PRINCIPLES

1. Antennas – See Satellite Dishes and Antennas.
2. Awnings. Awnings are permitted in side and rear yards only, with prior Committee approval. Awnings must be of a solid earth tone color or match the body color of the home. In general, the shape and design of any awning must be compatible with the design character of the residence. Metal awnings are not permitted. All awnings must be kept in good repair.
3. Basketball Goals (Permanent). Permanent basketball goals are not permitted in the front, rear or side yard.
4. Basketball Goals (Portable). Basketball hoops must be placed on the driveway with the most distance from your neighbor's Property line. They must be stored out of sight from the street and adjoining property immediately at the end of play.
5. Barbecues, Fire pits, or Fireplaces (Permanent built-in). Permanent built-in barbecues, fire pits, or fireplaces are allowed if placed within a fenced yard and concealed so as not to be Visible From Neighboring Property. Any such item or component thereof that would be Visible From Neighboring Property must receive the prior written approval of the Committee. All such items must be operated in accordance with applicable laws.

## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

**P**ublished: May 2024

---

6. Buildings. Home rebuilds or new builds will be subject to A.R.S. 33-1817, as amended from time to time. A building height limit of thirty feet (30') is to be maintained throughout the residential community.
7. Cameras. All exterior cameras must be installed in a workmanlike manner and wiring must be concealed or painted to blend with surrounding material. All plans for cameras must be submitted to the Committee for approval prior to installation.
  - a. Camera(s) must be mounted using a stationary mount to the primary structure of the lot, at a height not to exceed 14 feet above finished grade.
  - b. No more than seven exterior cameras may be installed per lot (including doorbell cameras), unless otherwise approved in writing by the Architectural Committee.
  - c. Cameras must be positioned to view only homeowner's property and may not move or pan to view adjacent property as privacy of neighbors is expected.
  - d. Cameras' positions may include view of the street.
8. Canopies. Canopies are permitted in side and rear yards only, with prior approval from the Committee and must be of a solid earth tone color. The pattern and colors for canopies must be approved by the Committee prior to installation. In general, the shape and design of any canopy must be compatible with the design character of the residence, and all colors must be of natural tones. All canopies must be ground mounted to ensure stability and must be kept in good repair.
9. Carports. Carports are prohibited.
10. Clotheslines. Clotheslines or other outside facilities for drying clothes are not allowed unless they are placed within a fenced yard so as not to be Visible From Neighboring Property.
11. Compost. Trash can only be kept in covered containers approved by the Committee and City ordinance. Compost containers are not allowed.
12. Courtyards (Porches/Plazas). All porches, plazas, and courtyards must be approved by the Committee prior to construction.
13. Decks. All decks must be approved by the Committee prior to construction.
14. Dog Runs and Kennels. Dog runs are not allowed. Animal kennels are prohibited. No animal structure shall provide shelter for more than three dogs over six months of age. Any other structure to house or confine animals on a lot shall be maintained so as not to be Visible From Neighboring Property, Common Areas, the Golf Course or the Street unless otherwise approved in advance by the Committee.

## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

15. Doors. Replacement of front door requires prior Committee approval. All security doors must receive Committee approval prior to installation. The style and color of all security doors must match and harmonize with aesthetics of the community and be similar to the style of the home. Aluminum and wooden screen doors are not permitted.
16. Driveways and Sidewalks.
- a. General.
    - I. Driveways and sidewalks may not be replaced, constructed, extended, modified, stained or sealed without the prior approval of the Committee.
    - II. Driveways including extensions, may not exceed the lessor of thirty feet (30'), or fifty percent (50%) of the front lot width.
    - III. Driveway extensions: a) in the front yard (on the side in front of the home) may not exceed three feet (3') in width, b) driveway extensions located in the side yard (on the side of the home which the garage is located) will be considered.
    - IV. Driveway extensions and sidewalks must be a minimum of three feet (3') from any side Property Line (including side Property Lines abutting Common Areas).
    - V. Driveway extensions of concrete (or other hard surface material) must be a full solid and continuous surface that meets or abuts the original driveway.
    - VI. Paver driveways or extensions must meet the following requirements: a. interlocking concrete pavers must be of the same durability or more as a concrete driveway; b. minimum six inch (6") compacted aggregate base; c. minimum one inch (1") sand between base layer and pavers; d. a concrete layer placed under both sides of the edge pavers and the edge pavers adhered to the concrete base.
    - VII. Painting of driveway and sidewalk surfaces is prohibited.
  - b. Parcel 17B – Pamilla Lakes.
    - I. Driveways and sidewalks may not be replaced or constructed without the prior approval of the Committee.
    - II. Driveways and sidewalks, other than originally constructed by the developer are prohibited.
    - III. Paver driveways and sidewalks may not be painted or sealed.
17. Fencing - See Walls and Fencing.
18. Flags and Flagpoles. Every Owner shall be permitted to install a flagpole on their lot subject to the following reasonable restrictions:
- a. The flagpole must not exceed the height of the rooftop of the Owner's home.
  - b. Only the following flags may be displayed, and such flags must be displayed in a manner consistent with the Federal Flag Code (P.L. 94-344): the United States flag, the Arizona state flag, the flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, the POW/MIA flag, an Arizona Indian Nations flag, or the Gadsden flag.
  - c. The Owner must comply with basic flag etiquette of the Federal Flag Code, including, but not limited to: flag should be lighted or removed at night; flag should be removed

## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

during inclement weather; flag should be removed and replaced when it becomes, frayed, damaged or tattered.

- d. No more than two (2) of the flags noted above may be displayed at any one time. The size of the flag on a flagpole shall be of a reasonable size as determined by the Committee.
- e. Owners installing flagpoles must make reasonable efforts to mitigate the noise created by the flagpole and all related hardware.
- f. Illumination of the flag and/or flagpole must be approved in advance by the Committee.
- g. If the flagpole, or its installation, cause damage to any other Lot or the Common Area, the Owner of the flagpole shall be responsible for all damage caused.
- h. All vertical/free standing flag poles must be of a material sturdy enough to hold the flag without leaning or bending of the pole.
- i. Prior to installation of a flagpole on any lot, the Owner must submit an application to the Committee requesting approval for installation of the flagpole. The Committee will consider the height of the flagpole, the requested location of the flagpole, the efforts of the owner to mitigate noise created by installation of the flagpole and related hardware, and the request, if any, to illuminate the flag and flagpole. The Committee shall not unreasonably deny a request to install a flagpole, but retains the right to approve the flagpole subject to the above height, location, noise and/or light restrictions.
- j. Display of the flags listed above shall also be permitted on a bracket mounted on the dwelling.

### 19. Fountains - See Water Features and Fountains.

20. Garages. No garage door shall be left open unattended (must be outside in proximity of garage door). No parking area or driveway shall be used to store junk or other unsightly material. Garages may not be converted into living space without prior approval from the Committee.

21. Garage Sales. Garage sales/yard sales must comply with the following restrictions:
- a. The sale shall be carried on wholly within the property line on which the dwelling unit is located.
  - b. Sale items must be primarily surplus to the residential use.
  - c. A sale shall operate for not more than three consecutive days and can be held no more than three times within a calendar year.
  - d. Sale hours and related activity shall be limited to the hours between 7:00 a.m. and 5:00 p.m.
  - e. Sale traffic must not create a traffic or safety hazard.

# PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

**P**ublished: May 2024

---

- f. Signs must be free-standing and the owner is responsible for removal of signs within one hour after conclusion of the sale.
- g. All areas must be cleaned the same day as the sale is over.

22. Garbage Containers – See Trash Containers.

23. Gates. Any addition or alteration to the exterior appearance of a gate requires the prior written approval of the Committee.

- a. The wrought iron color shall be, Black, Italian Dusk (same as Golf Course Fence) or painted to match the color of the home (block wall/house).
- b. The wood slats color shall be, Natural Cedar Stain, Brown Tint Stain, Redwood Stain, or Painted slats to match the color of home (block wall/house).
- c. Double gates may be installed in Palm Valley to allow wider access ways to back yards after prior written Committee approval. Double gates should be of the same type, design and color as the originally installed single gates. Shrubs, trees and other plants should be located between the house and the double gates, where possible.
- d. Gates may not be installed in fences or walls separating Lots from the Golf Course or Common Areas.

24. Gazebos – See Pergolas.

25. Golf Ball Netting (Rear Yard-Golf Lots). All netting plans must be approved by the Committee, prior to installation. Approved height will be measured from the Lot grade level (not built up area) with the top of the net not to exceed 21' for single story homes and 30' for two story homes. Golf netting structures must be permanent installations, set in concrete footers, with horizontal steel cross members attached to vertical posts with steel connective hardware. Netting and poles must be maintained in good repair, so as to not become a nuisance or unsightly.

26. Gutters and Downspouts. Gutters and downspouts may be allowed after receiving the prior written approval of the Committee if the gutter matches the trim color and the downspouts match the body color of the home.

27. Holiday Decorations. Holiday decorations and lights shall be of reasonable design and magnitude so as not to disrupt neighboring residences and property, and shall not be installed or utilized prior to 45 days before a holiday and shall be removed no later than 30 days following that same holiday. Decorations must be maintained in good repair and not be allowed to encroach on neighboring properties. No amplified music or amplified sound devices are allowed. Furthermore, installation shall not take place prior to 7:00 a.m. or after 11:00 p.m. Additionally, blinking lights and music within displays shall not be left on after 10:00 p.m. each evening.



## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

28. Landscape. All alterations to a Lot's landscaping that would be Visible From Neighboring Property require the prior written approval of the Committee. In addition, the following additional restrictions apply to landscaping.
- a. Artificial Grass. All artificial grass that will be Visible From Neighboring Property, must be approved by the Committee. Artificial turf (plastic) will not be allowed. Artificial grass should give the appearance of real grass. Artificial grass shall be kept maintained free of tears, sun/weather damage, weeds and voids.
  - b. Boulders. If boulders are used in the landscaping, only granite boulders of a color similar to the indigenous rock of the surrounding areas are allowed.
  - c. Decomposed Granite. Approved granite colors for use in Palm Valley are earth tone shades in the red or brown/tan family. New granite or granite replacement installations shall be a minimum size of ½" screened rock. All granite in Parcel 17B, Palmilla Lakes, is to be Apache Gold or Santa Fee Gold in ½" size or larger. All granite should be spread a minimum of 2 inches deep. Planting under liners are prohibited. River rock is only to be used in "drainage way" design elements. They are not for mounding or accent pieces on the surface grade. Surface rock coverings that are "painted" are not allowed.
  - d. Hardscape. Planters, paved walkways and other hardscape features Visible From Neighboring Property must be reviewed and approved by the Committee. Surface textures and colors should complement the paint color and materials of the house.
  - e. Landscape Lighting – see Lighting Exterior.
  - f. Landscape Maintenance. All landscaping for which the Owner has responsibility shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, tree trimming, removal and replacement of dead or dying plants, removal of weeds and landscaping debris, removal of trash, and replenishment of decomposed granite as needed. All granite areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Front yards, golf course and view fence rear yards are subject to the Design Guidelines regarding landscaping and they will be enforced. Each homeowner is responsible for keeping their yard neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material. Homeowners should attempt to blend their landscape design with the desert environment found in the Palm Valley area. Homeowners are responsible for maintaining the landscaping on their lot and the public right of way adjacent to their lot which includes areas beyond block walls to the sidewalk the length of the lot. Pushing/blowing debris into the street without picking it up is not allowed.
  - g. Landscape Requirements. Each front yard must have plants and shrubs sufficient in quantity and size as to provide a well-landscaped appearance. See Appendix A for approved plants and trees. All yards, front, rear and side, must be landscaped. This includes areas around mailbox structures. It is recommended each front yard have at a minimum, one (1) tree 15-gallon size or larger and one (1) shrub per fence/block wall panel. Plant material in the Cacti family should not be planted near walkway areas.
  - h. Ornamentation. The utilization of non-living objects as ornaments in the landscape is discouraged, particularly in front or side yards visible from adjacent properties and roads. Such ornamentation includes driftwood, wagons, animal skulls, wagon wheels,

## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

- and sculpture (flamingos, deer, etc.) The goal of any landscape improvement is to promote a pleasing and harmonious neighborhood character.
- i. Plant Material. The Committee has approved Appendix A as the acceptable plant material for Palm Valley. This list of plant material also includes a list of vegetation types and varieties that are expressly prohibited at Palm Valley.
  - j. Grass. Grass must be kept in a well-manicured condition, and must be cut, edged, and trimmed at regular intervals, and defined by a border. Grass must generally be kept healthy, green and weed free with appropriate frequency and quantity of water applications, except that if lawn areas are not over seeded with winter rye seed they must be kept trimmed and weed free.
  - k. Water Conservation. The Board supports water conservation in Palm Valley. Information on the xeriscape concept may be found at the City of Goodyear. Water should be confined to your own property.
29. Lighting Exterior. Lighting which is a part of the original structure may not be altered without prior approval of the Committee. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house. Exterior lighting, including motion sensors, flood lights and entrance lights shall be directed downward and not outside of the applicant's property. The light source should not be visible outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features. Low voltage landscape lighting located along a walkway or among shrubbery will be considered so long as it does not distract from the overall appearance of the home. Applications for replacement or additional exterior lighting should include the wattage, lumens, height of the fixture above ground, location on the property (shown on a drawing or plat map for the lot) and a description of the fixture(s) and/or photograph or cut sheet from a catalogue. Lighting must be maintained in working order in a neat and attractive condition.
30. Machinery & Mechanical Equipment. Machinery and equipment is restricted pursuant to Article IV, Section 2(l) of the Declaration. In addition, all permitted equipment Visible From Neighboring Property must be approved by the Committee prior to installation.
31. Motor Vehicles – See Parking, Motor Vehicles, Recreational Vehicles and Trailers.
32. Painting. See Appendix B for approved paint colors. Paint colors shall be eggshell or flat finish.
- a. General.
    - I. All exterior painting requires prior approval of the ARC, even if the home is to be repainted the existing color(s).
    - II. Painting submittals will be automatically approved if a color scheme from the approved list is used and the garage door is to match the body color.
    - III. Homes cannot be painted the same body color as the home located on either side of the home to be painted.

## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

- IV. Each home must be painted a two-color or three-color scheme. The entire home, body & trim cannot be painted the same color.
- b. Parcel 17B - Palmilla Lakes. The lower body of the home and fences must be Sherwin Williams Pottery Urn, the trim must be Sherwin Williams Natural Tan, the garage door may be either Natural Tan or the color of the upper body of the house, and the upper body of the house may be any color from the approved paint list.
33. Parking, Motor Vehicles, Recreational Vehicles and Trailers. Vehicles belonging to Owners, Residents and their families, guests or visitors are to be parked in garages or driveways, or designated parking areas. Parking on unpaved surfaces such as granite is not allowed at any time. Violators may be towed at the owner's expense.
- a. No motor vehicle (classed by manufacturer rating as exceeding  $\frac{3}{4}$  ton), mobile home, motor home, trailer, camper shell, detached camper, boat, boat trailer or other similar equipment or vehicle may be parked or stored on any area on the Property so as to be Visible From Neighboring Property, Common Areas, the Golf Course or the street. This provision shall not apply to pick-up trucks  $\frac{3}{4}$  ton capacity or less with camper shells not exceeding seven (7) feet in height measured from ground level and mini-motor homes not exceeding seven (7) feet in height and eighteen (18) feet in length which are parked in driveways or other approved parking areas and are used on a regular and recurring basis for basic transportation.
- b. The intent of the Association is to limit on-street parking. Temporary parking on the street may be permitted for public or social events or other permitted activities, including but not limited to, home service workers, repair or emergency vehicles or vehicles required to be allowed by law, provided that the vehicles so parked are lawfully owned, registered and insured, do not block access to neighboring driveways or interfere with the normal flow of traffic, or otherwise create a nuisance or hazard, and are permitted by the Goodyear City Codes. Overnight parking on the street is prohibited without prior Board approval. Overnight parking means on street parking at any time between the hours of twelve (12:00) AM midnight and five (5:00) AM.
- c. Lawfully owned, registered and insured recreational vehicles may be temporarily parked on the street for a period not to exceed seventy-two (72) hours in any seven (7) day period, and not to exceed two (2) seventy-two (72) hour periods within any thirty (30) day period, for the sole purpose of vacation loading and unloading. Such recreational vehicles may never be used for sleeping, eating, showering or any other living activity while parked within the community.
- d. No motor vehicle of any kind shall be constructed, reconstructed or repaired and no inoperable or unsightly vehicle may be stored or parked, so as to be Visible From Neighboring Property, Common Areas, the Golf Course or streets, provided however, that this provision shall not apply to emergency vehicle repairs lasting less than seventy two (72) hours.
- e. No motor vehicle of any kind shall be stored or parked in side or rear yards, so as to be Visible From Neighboring Property or to be visible from Common Areas, the Golf Course or streets.

# PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

- f. Cluster Home Parking (Parcel 17B, Palmilla Lakes)
  - I. All cluster driveways are common to the cluster and not for individual parking (cluster driveways can be identified by brick pavers).
  - II. Vehicles may be kept in garages or within parking aprons in front of garages for homes along Cypress Street or 135th Drive. Vehicles parked on aprons should not block the sidewalk, street or shared driveways, and should not be parked at an angle in front of garages.
  - III. Other designated parking spaces (along Cypress Street and 135th Drive) are reserved for guest and overflow resident parking. Vehicles may not park in these spaces for a period longer than 72 hours at a time. No trailers or other similar vehicles, as determined by the Board, are allowed, with the exception of recreational vehicle parking as defined in section 3 above.
  
- 34. Patio Roofs and Permanent Additions. All permanent additions to a home or property including patio covers and Accessory Buildings must be submitted to the Committee for approval prior to construction. See also Awnings, Canopies, and Pergola sections of these Design Guidelines.
  
- 35. Pergolas. Pergolas and gazebos are permitted in side and rear yards only and require prior Committee approval. Pergolas and gazebos must be of an earth tone color that compliments the color of the home and must be ground mounted. Such pergolas must be located a minimum of 5' from any wall plus 1 additional foot from any wall for every 1' in peak height over 6' tall.
  
- 36. Pets. Residents are allowed to keep a reasonable number of generally recognized house or yard pets, the number to also comply with any local, state or federal regulations and laws. The Architectural Committee has the right to determine in its sole discretion whether an animal is a house or yard pet and whether the number of pets is reasonable.
  - a. It is the pet owner's responsibility to immediately clean up after his/her pet's solid waste.
  - b. Pets (except cats) must be kept in a fenced yard or on a leash at all times.
  - c. Animals cannot be kept or raised for commercial purposes and they are not allowed to "free roam", make an unreasonable amount of noise or become a nuisance to neighbors.
  
- 37. Play Equipment. Play equipment is allowed in rear yards only with the prior written approval of the Committee, and subject to the following guidelines:
  - a. Every effort should be made for structures to be set back a minimum of 15 feet from any perimeter wall.
  - b. Maximum height allowed to top support bar or highest point of structure is 10 feet.
  - c. Maximum height of any deck/platform is to be 4 feet above ground.
  - d. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.

## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

- e. The Committee will take the appearance, height, and proximity to neighboring property into consideration.
  - f. Any shade canopy must be a solid tan or earth tone color. Equipment should be constructed of natural wood materials or painted a natural color.
  - g. Submit a brochure or picture if possible.
  - h. The Committee may require screening landscaping as a condition of approval.
  - i. Lots with view fences will keep structures in a properly maintained appearance. The Committee has the right to determine when structure needs repair or maintenance.
38.  Pools/Spas. Swimming pools and spas are allowed only with the prior written approval of the Committee, and shall be subject to the following guidelines:
- a. Shall be located no closer than three feet from any view fence and must conform to City code and permitting requirements.
  - b. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with plans.
  - c. Swimming pools, spas, and hot tubs are not allowed in any front yard. Above ground hot tubs on any golf course lot require prior approval by the Committee.
  - d. Temporary or above-ground pools (other than children's portable wading pools of less than eight (8) feet in diameter and 18 inches in height) are expressly prohibited.
  - e. Entry for pool/ spa construction will be granted across a common area through the Association's walls, only with prior Committee approval.
  - f. Pool/spa equipment, where Visible From Neighboring Property, Golf Course or View Fence Lots require the prior written approval of the Committee. Appropriate screening may be a condition of approval. Such screening shall consist of a block wall, finished and painted to match the adjacent wall. Pool/spa equipment must be at least five (5) feet from a view fence.
  - g. All backwashed water shall be retained on the owner's lot. If necessary, a hole shall be dug and filled with rocks to provide for the needed capacity. A pool/ spa may not be backwashed into the golf course, washes, common areas, drainage ways or streets. In the event a hole is made in a wall to backwash into prohibited areas, the Association may repair the wall at the homeowner's expense. If draining a pool, contact the City of Goodyear for the required permit which will specify the requirements. Pool backwash areas shall be kept away from walls to prevent deterioration/damage.
  - h. Screening and fencing for safety and security must comply with the City of Goodyear Code Requirements. In general, screening with plant material and/or fencing with painted metal picket fence is preferred. Any additional walls shall match the color of the existing view fence wall. Lots with any view fence shall paint additional fencing to match the color of the view fence or the color of the block wall and home. Chain link fences are prohibited.
  - i. Rock or water features associated with pools and spas, greater than six (6) feet high or higher than the fence are not allowed. Rock or water features integrated with the pool and spa must be setback a minimum of three feet from any property line.
  - j. Pool slides greater than six (6) feet in height are prohibited.

## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

39. Recreational Vehicles – See Parking, Motor Vehicles, Recreational Vehicles and Trailers.
40. Roof Equipment. No evaporative coolers or air conditioning units shall be placed on any roof without the prior written approval of the Committee. See also Solar Collectors.
41. Satellite Dishes and Antennas. No satellite dish which exceeds one meter in diameter or diagonal measurement, or any antenna on any mast which exceeds twelve (12') in height above the roofline may be placed, installed, constructed or kept on any lot without the prior written approval of the Committee. Antennas and satellite dishes governed by the Federal Communications Commission ("FCC") rules must still comply with the following regulations:
- No antenna may encroach upon the Common Area or the property of another Owner.
  - Antennas, masts and any visible wiring must be painted to match the color of the structure to which they are installed, provided the painting does not interfere with acceptable quality signal and does not void the manufacturer's warranty.
  - The antenna must comply with all applicable city, county and state laws, regulations and codes.
  - In order to protect against personal injury and property damage, an antenna may not be placed in a location where it may come into contact with a power line and the antenna must be properly grounded and secured.
  - Antennas may not block or obstruct any driver's view of an intersection or street.
  - If the antenna is attached to a mast, the mast height shall be no higher than absolutely necessary to receive acceptable signal quality. In order to protect against personal injury or property damage, masts installed upon a roof may not be installed nearer to the Lot line than the total height of the mast and antenna or in a manner such that it would touch a power line if it fell.
  - The Owner is responsible for all damage caused by or connected with the antenna. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the antenna. The Owner shall keep the antenna in good repair so that it does not violate any provision of the Governing Documents.
  - If any of these provisions is ruled invalid, the remainder of these provisions shall remain in full force and effect. If the FCC modifies its rules, the modified rules shall be incorporated into these provisions as if fully set forth herein.
42. Screens/Sun Screens. All sun screens must receive the prior written approval of the Committee. Screens shall be properly mounted and maintained free from tears and sun/weather damage. Sun Screens must be black or match the color of the home. Sun screens should be installed in a uniform manner meaning all windows from the same side of the house need to match, all screened the same or not screened. See also Window Coverings.
43. Signage. No signs may be placed on the common area property without the approval of the Board. No signs may be placed on any Lot without the prior written approval of the Committee except for the following:

## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

- a. Signs required by legal proceedings or which cannot be prohibited by law.
  - b. Residential identification signs (not exceeding 80 square inches).
  - c. Security signs (maximum of 12" x 12" and within 2 feet of home).
  - d. Garage Sale signs must comply with specifications previously outlined in this document under the Garage Sale heading.
  - e. Signs (Children at Play). Cautionary signs regarding children may be temporarily displayed as follows:
    - I. The signs are displayed in residential areas only.
    - II. The signs are removed within one hour of children ceasing to play.
    - III. The signs are displayed only when children are actually present within fifty feet of the sign.
    - IV. The temporary signs are no taller than three feet in height.
    - V. The signs are professionally manufactured or produced.
  - f. Signs (For Sale/For Rent). One professional quality for sale/for rent sign not exceeding eighteen by twenty-four inches and one sign rider not exceeding six by twenty-four inches, may be placed wholly within the member's property.
  - g. Open house signs that may not be prohibited by law.
  - h. Signs (Political). The indoor or outdoor display of political signs as permitted by county and municipal ordinances by an association member on that member's property is permissible no earlier than seventy-one (71) days before the day of an election and must be removed no later than three (3) days after an election.
  - i. All signs placed on any property must be maintained in good condition.
44. Solar Collectors. The Association recognizes the Owners' right to install and use solar energy devices, and hereby adopts these guidelines in order to regulate the placement of solar energy devices. This provision applies only to the types of solar energy devices listed in A.R.S. § 44-1761; other devices must comply with the provisions of Article IV, Section 2(w) of the Declaration.
- a. If the solar energy device is one of the devices listed in A.R.S. § 44-1761, the placement of the solar energy device must be approved in advance by the Committee. Such solar energy device must comply with the following guidelines, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:
    - I. No solar energy device may encroach upon the Common Area or the property of another Owner.
    - II. A permit from the City of Goodyear must accompany the submission for a solar energy device to help ensure that all state, city, and county laws, regulations, ordinances, and codes are complied with.
    - III. Panels, framing, hardware and piping must be black gray, or dark blue in color or match the roof color as closely as possible.
    - IV. In order to protect against personal injury and property damage, the solar energy device may not be placed in a location where it may come into contact with a power line and it must be properly grounded and secured.

## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

- V. Solar energy devices may not block or obstruct any driver's view of an intersection or street.
  - VI. Solar devices shall be properly shielded to prevent nesting of birds.
  - b. The Owner is responsible for all costs associated with the installation and maintenance of the solar energy device and for all damage caused by or connected with the solar energy device. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device. The Owner shall keep the solar energy device in good repair so that it does not violate any provision of the Association's Governing Documents.
  - c. Any applicable architectural review fee shall be waived for applications for Committee review of solar energy devices.
  - d. Notwithstanding anything contained in these provisions, the Declaration, or any other provision of the Governing Documents, these provisions shall not be enforced in a way that (1) prevents the installation of a solar energy device; (2) impairs the functioning a solar energy device; (3) restricts the use of a solar energy device; or (4) adversely affects the cost or efficiency a solar energy device. If any provision of these Rules on solar energy devices is ruled invalid, the remainder of these guidelines shall remain in full force and effect. If the Legislature of the State of Arizona modifies A.R.S. § 33-1816 or A.R.S. § 44-1761, the modified laws shall be incorporated into these guidelines as if fully set forth herein.
45. Storage Sheds. Metal or other backyard storage sheds detached from the house are allowed only with the prior written approval of the Committee. Generally, such sheds must be lower than the home's surrounding block wall or be a minimum of 3' from any wall plus 1 additional foot from any wall for every 1' in peak height over 6' tall, so as to not be Visible From Neighboring Property, Common Areas, the Golf Course and Street to the maximum extent possible. Screening of a shed may be a condition of approval.
46. Trash Containers. Trash containers must be stored so as not to be Visible From Neighboring Property on non-collection days. All garbage and recyclables must be kept inside the container with the lid closed. Do not place items on top, next to or outside of the container. Containers may be placed at the curb after 6:00 P.M. the day before pick up and must be removed from the street and stored from view by 6:00 A.M. the day after pick up. Containers are to be placed in the street, with the wheels to the curb, NOT on the sidewalk. Containers must be placed 3 feet apart from one another. It is the resident's responsibility to clean up small debris, within 24 hours, that may remain after collection.
47. Trash (Bulk Pick Up). Bulk trash should be placed at the curb. Brush should be cut to 4' lengths and all grass clippings must be double bagged or in a sealed box. It is the resident's responsibility to clean up small debris, within 24 hours that may remain after collection.
- a. The following items are NOT allowed for bulk collection: hazardous material, large auto parts, boats, tires, oil, rocks, dirt, and unwanted construction material such as roofing materials, drywall and concrete. Large amounts of trash that will not fit in your



## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

container and/or items not allowed for bulk trash pick up should be taken directly to a landfill. See the City of Goodyear's website for further information regarding the frequency of pickup and what is eligible for bulk pick up.

- b. Landscape trimmings may be placed at the curb as early as the Saturday before pick up. All other bulk trash is not to be placed at the curb until 24 hours prior to pick up.

48. Walls and Fencing. All additions, alterations or modifications to walls or fences must receive the prior written approval of the Committee.

- a. All perimeter walls or fences at a residence shall be six (6) feet high from finished grade as measured on the side of the wall or fence facing the residence.
- b. Masonry and wrought iron fencing shall comply with all local, state, and federal codes, regulations and ordinances. All perimeter walls along street frontage golf course and public open space shall be 4" post tension interlocking Royce wall Proto II or equal. All perimeter walls along Palm Valley Blvd., Dysart, Litchfield, Thomas and McDowell shall be Dunn Edwards Evershield Exterior Masonry Paint Color Brown Owl (or other manufacturer color equivalent) on all visible sides except within the enclosed fenced rear yard. Block walls situated upon a lot or between two lots shall be painted Dunn Edwards Brown Owl (or other manufacturer color equivalent), or painted to match the color of the home.
- c. View wall fencing shall be 1" x 1" tubing, 16 gauge, at 4 ½" o.c. vertical in a style and geometry matching existing view wall fencing. If aluminum or other fencing material is desired, prior architectural approval is required. Along golf course and Common Areas, all view wall panels shall be installed flush with face of masonry block to eliminate possible toehold. Metal fencing and gates shall be plumb, square and straight with masonry. View wall fencing shall be Dunn Edwards Enduragloss Enamel, Italian Dusk or another manufacturer color equivalent.
- d. No modifications such as hanging ornamentation, decorative walls, screening walls, attachments, etc. are to be made to view wall fencing or the outside of masonry walls separating lots from Common Areas, the Golf Course or Streets. Exceptions will be permitted for:
  - I. Pet and animal deterrent fencing may be placed on the inside of view wall fencing as long as it is minimally visible, neat, and consistent with community ambiance. (Electronic fencing is not permitted.).
  - II. Permanent rope lights or decorative string lights may only be mounted on the inside of view wall fencing where the electrical cord and light bulbs are minimally visible from outside the property, neat, and consistent with community ambiance. String lights must be rated commercial grade and UL-rated for permanent outdoor installations. Colored lighting is not permitted except during the winter holidays.
- e. Courtyard front walls not built by the developer must be appropriate to the architectural style of the house.
- f. Decorative walls and decorative fences, not covered in any other category, include sitting walls and bench seat walls. Decorative walls may be no higher than thirty-six (36) inches above ground level. When a property line faces a golf course or common area

## PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

view fence, the decorative wall to be no closer than three (3) feet from the property line. Masonry decorative walls must match the surface and base color of the house.

Decorative wrought iron or comparable material may be used in decorative walls but must be of the same design used by the developer.

- g. Gates may not be installed in fences or walls separating Lots from the golf course or Common Areas.

49. Water Features / Fountains. Water Features and fountains are not permitted in front yards.

50. Windows. All window replacements must receive the prior written approval of the Committee. All visible windows from the same side of the house must match.

51. Window Coverings. The installation of windows coverings are only allowed with the prior approval of the Committee. Furthermore, all window coverings must be white, neutral or pastel in color if facing the street. No reflective materials shall be permitted outside or inside of any windows Visible From Neighboring Property. In no event shall windows be covered with paper, aluminum foil, bed sheets or any other materials or temporary coverings not specifically intended for such purpose. No interior or exterior reflective material, window bars or window covers shall be used until such items have been approved by the Committee.

**Contact management to report complaints and/or violations.**

## APPENDIX A - APPROVED PLANT LIST

Plants that live in the desert have numerous particles to aid in their survival. These include taproots, waxy leaf coatings, dormancy in drought, and the ability to close leaves or to absorb enormous amounts of water in brief periods of time. Many of these devices work to minimize the evapotranspiration rate, allowing these plants to exist on incredibly small amounts of rainfall. By providing supplementary irrigation at regular intervals, one can maintain the optimal appearance of these plants. For this reason, the plants on the following list are either indigenous to the region, or are from other semi-arid regions of the world.

As a helpful reference, the following five books can be used for clarification and information.

- 1) **Plants For Dry Climates** – 1992 Edition by Duffield and Jones
- 2) **New Western Garden Book** by Sunset
- 3) **Native Texas Plants** by Wasowski and Wasowski
- 4) **Low Water Use Plants** by Shuler
- 5) **The Low Water Flower Gardener** by Johnson and Millard

Plants may be deleted or added to this list at the discretion of the the Committee or upon the request of an Owner provided the suggested new plant meets the following criteria: native to a semi-arid region; compatible with the existing environment in color, texture and mass, drought tolerant; adaptive to the soil; attractive foliage; extended bloom period; ease of maintenance. The plant list may also be modified by the Declarant for an individual Parcel. This may be considered to allow for greater compatibility with an architectural style or theme. The botanical name, description and other pertinent information that may be necessary to ascertain if the plant meets the above criteria may be submitted to the Committee for its consideration and approval.

This plant list has been broken down into the following categories: trees, shrubs, vines, ground covers, cacti/succulents, grasses and annuals. Without exception, each plant has been selected for its attractiveness as a landscape plant, its ability to blend with the neighborhood landscape master plan, and for its foliage and flower season.

# PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

---

## APPENDIX A - APPROVED PLANT LIST CONTINUED

### TREES

<u>Common Name</u>	<u>Botanic Name</u>
Acacia	Acacia species (Under 35')
African Sumac	Rhus Iancea
Anacacho Orchid	Bauhnia Congesta
Apple, Peach, Apricot	Dwarf Fruit
Arizona Rosewood	Vauquelina Californica
Ash Species	Fraxinus (SP)
Brazilian Pepper	Schinus terebinthifolius
Bottle Tree	Brachychiton populneus
Cascalote	Caesalpinia cacalaco
Chaste Tree	Vitex angus-castus
Chilean Mesquite	Prosopis Chilensis
Chinese Pistache	Pistachia Chinensis
Citrus	Rutaceae
Desert Hackberry	Celtis pallida
Desert Willow	Chilopsis linearis
Evergreen Elm	Ulmus Parvifolia
Fern-of-the-Desert	Lysiloma Microphylla Thornberi
Ficus	Ficus Nitida
Ficus	Ficus Microcarpa
Fruitless Olive 'Swan Hill'	Olea Europaea
Ironwood	Olneya tesota
Jacaranda	Jacaranda Mimosifolia
Japanese Sago Palm	Cycas Revoluta
Live Oak & Oak Species	Quercus Virginiana (SP.)
Mediterranean Fan Palm	Chamaerops Humilis
Mesquite	Prosopis species
Mexican Fan Palm	Washington Robusta
Mexican Ebony	Pithecellobium mexicana
Mimosa	Albizia julibrissin
Mondel Pine	Pinus Eldarica
Palo Verde	Cercidium species
Palo Verde 'Desert Museum'	Cercidium Hybrid
Pineapple Palm	Phoenix Canariensis
Pygmy Date Palm	Phoenix Roebelenii
Queen Palm	Arecastrum Romanzoffianum
Sago Palm	Cycas Revoluta
Sissoo	Dalbergia Sissoo
Std. Oleander	Nerium Oleander
Texas Ebony	Pithecellobium flexicaule
Weeping Bottle Brush	Callistemon Viminalis
Windmill Palm	Trachycarpus Fortunei
Yew Pine	Podocarpus Macrophyllus

# PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

## APPENDIX A - APPROVED PLANT LIST CONTINUED

### SHRUBS

<u>Common Name</u>	<u>Botanical Name</u>
Abelia	Abelia Grandiflora
Agapanthus	Amaryllidaceae (SP.)
Arizona Rosewood	Vauquelinia californica
Blue Hibiscus	Alyogyne huegelii
Bougainvillea	Bougainvillea (SP.)
Box Leaf Euonymus	Euonymus 'Microphylla'
Boxwood	Buxus
Bush Bougainvillea	Bougainvillea varieties
Bush Morning Glory	Convolvulus cneorum
Cape Honeysuckle	Tecomaria capensis
Cape plumbago	Plumbago auriculata
Cassia varieties	Cassia species
Compact Myrtle	Myrtus communis 'Compacta'
Cordia	Cordia boissieri
Crape Myrtle	Lagerstroemia indica
Creosote Bush	Larrea tridentate
Crucifixion Thorn	Canotia holocantha
Deer Grass Species	Muhlenbergia (SP.)
Desert Carpet Acacia	Acacia redolens 'Desert Carpet'
Desert Fern	Lysiloma thornberi
Desert Honeysuckle	Justicia species
Desert Lavender	Hyptis emoryi
Desert Milkweed	Asclepias subulata
Bird of Paradise	Caesalpinia species
Dwarf Bottlebrush	Callistemon Viminalis
Dwarf Myrtle	Myrtus Communis Compacta
Dwarf Pomegranate	Punica Granatum
Dwarf Pittosporum	Pittosporum tobira
Dwarf Xylosma	Xylosma congestum
Emu Bush 'Valentine'	Eremophila (SP.)
Euonymous	Euonymous (SP.)
Fairy Duster Varieties	Calliandra species
Frasers Photinia	Photinia fraseri
Giant Hesperaloe	Hesperaloe funifera
Goldeneye	Viguiera deltoidea
Greythorne	Ziziphus obtusifolia
Hibiscus	Hibiscus Rosa-Sinensis
Hopseed Bush	Dodonaea viscosa
Indian Hawthorne	Raphiolepis Indica
Indian Mallow	Abutilon palmeri
Indigo Bush Varieties	Dalea species
Jjoba	Simmondsia chinensis
Juniper	Juniperus (SP.)
Lantana Species	Lantana Camara
Lavender	Lavendula Angustifolia

# PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

## APPENDIX A - APPROVED PLANT LIST CONTINUED

<b><u>SHRUBS (Cont.)</u></b>	<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
	Lavender Spice	Poliomintha Maderensis
	Liriope	Liriope Muscari
	Littleleaf Cordia	Cordia parviflora
	Mescal Bean	Sophora secundiflora
	Mexican Bird of Paradise	Caesalpinia (Mexicana)
	Morea Bicolor	Diets bicolor
	Mormon Tea	Ephedra trifurca
	Mount Lemmon Marigold	Tagetes lemmonii
	Mountain Marigold	Tagetes lucida
	Nandina Species	Nandina Domestica
	Natal Plum	Carissa (SP.)
	Oleander	Nerium Oleander
	Photinia	Photinia Fraseri
	Pittosporum	Pittosporum Tobira
	Privet	Ligustrum Japonicum
	Purple Heart	Setcrea pallida
	Pyranantha	Pyranantha (SP.)
	Rosemary Varieties	Rosemarinus officinalis
	Roses	Rosa
	Ruellia Species	Ruellia (SP.)
	Sage Varieties	Leucophyllum species
	Salt Bush	Atriplex varieties
	Scarlet Betony	Stachys coccinea
	Sugar Bush	Rhus ovata
	Texas Mountain Laurel	Sophora secundiflora
	Texas Sage Species	Leucophyllum (SP.)
	Thevetia	Thevetia Peruviana
	Tropical Bird of Paradise	Strelitzia Reginae
	Turpentine Bush	Haplopappus laricifolia
	White Plumbago	Plumbago Scandens
	White Bush	Aloysia lycioides
	Yellow Bells	Tecoma stans
<b><u>VINES</u></b>	<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
	Bougainvillea	Bougainvillea (SP.)
	Carolina Jasmine	Gelsemium sempervirens
	Cat's Claw Vine	Macfadyena unguis-Cacti
	Creeping Fig	Ficus pumila
	Flowering Jasmine	Jasminum florididum
	Hardenbergia (Lilac Vine)	Hardenbergia violacea
	Honeysuckle Species	Lonicera japonica
	Jasmine Species	Jasminimum (SP.)
	Lady Banks' Rose	Rosa banksiae, 'Alba Plena' or 'Lutea'
	Mascagnia	Mascagnia species
	Passion Flower	Passiflora incarnate
	Pyracantha	Pyracantha (SP.)

# PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES

Published: May 2024

## APPENDIX A - APPROVED PLANT LIST CONTINUED

### VINES (Cont.)

#### Common Name

#### Botanical Name

Queens Wreath Vine	Antigonon leptopus
Snail Vine	Vigna Caracalla
Star Jasmine	Trachelosperum jasminoides
Sweet Pea Vine	Lathyrus Odoratus
Vining Pyracantha	Pyracantha fortuneana
Yellow Morning Glory Vine	Merremia aurea
Yellow Orchid Vine	Mascagnia macroptera

### GROUNDCOVERS

#### Common Name

#### Botanic Name

Angelita Daisy	Hymenoxys Acaulis
Asparagus Fern	Asparagus (SP.)
Blackfoot Daisy	Melampodium leucanthum
Blue Curl	Trichostema arizonicum
Buckwheat	Eriogonium fasciculatum
Bursage	Amobrosia deltoidea
Bush Morning Glory	Convolvulus Cneorum
California Fuchsia	Zauschneria californica
Damianta	Chrysactinia Mexicana
Daylily	Hemerocallis hybrid
Desert Mallow	Sphaeralcea ambigua
Desert Marigold	Baileya multiradiata
Desert Milkweed	Asclepias subulata
Dwarf Coyote Bush	Baccharis centennial
Dwarf Lantana Varieties	Lantana varieties
Gazania	Gazania species
Grey/ Green Santolina	Santolina varieties
Honeysuckle Varieties	Justicia species
Ice Plant	Desloperma varieties
Kangaroo Paw	Anigozanthos havidus
Lantana 'Trailing'	Lantana Montevicensis
Little Leaf Myoporum	Myoporum parivifolium
Mexican Primrose	Oenothera berlandieri (varieties)
Paper Flower	PsiLotrophe cooperi
Penstemon	Penstemon species
Prostrate Germander	Teucrium chamaedrys
Rain Lily	Zephyranthes Candida
Ruellia 'Katie'	Ruellia (SP.)
Sage	Salvia species
Texas Betony	Stachys coccinea
Trailing African Daisy	Osteospermium fruticosum
Trailing Indigo Bush	Dalea greggii
Verbena	Verbena species
Vinca Minor	Vinca
Wedelia	Trilobata
White Primrose	Oenothera caespitosa
Zinnia	Zinnia grandiflora

**PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES**

**Published: May 2024**

---

**APPENDIX A - APPROVED PLANT LIST CONTINUED**

**CACTI &  
SUCCULENTS**

**Common Name**

**Botanic Name**

Agave	Agave species
Aloe	Aloe species
Barrel Cactus	Ferocactus acanthodes
Bulbine	Bulbine frutescens
Desert Spoon (varieties)	Dasyilirion sheeleri
Hedgehog Cactus	Echinocereus engelmannii
Indian Fig	Opuntia ficus-indica
Mexican Fence Post	Stenocerus marginata
Ocotillo	Fuoquieria splendens
Pink Hesperaloe	Hesperaloe parviflora
Prickly Pear, Cholla	Opuntia species
Saguaro	Carnegiea gigantean
Soaptree Yucca	Yucca elata
Trailing Ice Plant	Lampranthus spectabilis

**GRASSES  
(NON-TURF)**

**Common Name**

**Botanical Name**

Arizona Cotton Top	Digitaria californica
Bear Grass	Nolina microcarpa
Cochise Love Grass	Eragrostis atherstone
Deer Grass	Muhlenbergia rigens
Galeta	Hilaris rigida
Indian Wheat	Plantago insularis
Red Brome	Bromus rubens
Red Three Awn	Aristida purpurea
Regal Mist	Muhlenbergia capillaries
Schismus	Schismus barbatus

**The following vegetation types and varieties are expressly prohibited:**

1. Cypress (Cupressus)
2. Olive trees/ Olea Europaea (except for non-pollinating, which are acceptable).
3. All Eucalyptus, Mulberry and Pecan Trees.



**PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES**

**Published: May 2024**

**APPENDIX B - APPROVED PAINT COLORS**

**PALM VALLEY PHASE 1 – PARCELS 4, 6, 7, 9, 13, 17A, 18, 19, 20, 22  
The Horizons, The Meadows, Las Palmas, The Classics, Palmilla Greens, The Estates, The Oasis, The Fairways, The Mirage**

**TWO COLOR OPTIONS:**

<u>SCHEME</u>	<u>BODY</u>	<u>TRIM</u>	<u>SCHEME</u>	<u>BODY</u>	<u>TRIM</u>
1	Accessible Beige	Mexican Sand	45	Maison Blanche	Familiar Beige
2	Accessible Beige	Pottery Urn	46	Meadowlark	Cobble Brown
3	Bittersweet Stem	Hopsack	49	Mexican Sand	Dhurrie Beige
5	Casa Blanca	Fresco Cream	50	Mexican Sand	Khaki Shade
6	City Loft	Sands of Time	51	Mexican Sand	Plantation Brown
7	Colonial Revival Tan	Deer Valley	52	Mexican Sand	Pottery Urn
8	Colonial Revival Tan	Divine White	53	Mexican Sand	Sand Dollar
9	Colony Buff	Casa Blanca	54	Nantucket Dune	City Loft
10	Colony Buff	Deer Valley	55	Nantucket Dune	Irish Cream
11	Colony Buff	Lanyard	56	Nantucket Dune	Mexican Sand
12	Colony Buff	Nantucket Dune	57	Nantucket Dune	Practical Beige
13	Colony Buff	Only Natural	60	Outerbanks	Sandy Ridge
14	Colony Buff	Yearling	62	Practical Beige	Cobble Brown
15	Cork Wedge	Down Home	63	Reticence	Mexican Sand
19	Deer Valley	Utterly Beige	64	Sand Dollar	Colonial Revival Tan
20	Dhurrie Beige	City Loft	65	Sand Dollar	Divine White
21	Dhurrie Beige	Deer Valley	66	Sand Dollar	Tavern Taupe
22	Dhurrie Beige	Divine White	67	Sand Dollar	Utterly Beige
23	Dhurrie Beige	Fragile Beauty	68	Sand of Time	Fragile Beauty
24	Dhurrie Beige	Threshold Taupe	69	Sand of Time	Fresco Cream
25	Divine White	Familiar Beige	71	Sticks & Stones	Tiki Hut
26	Divine White	Fresco Cream	73	Studio Taupe	Foothills
27	Divine White	Utterly Beige	74	Tamarind	Warm Stone
28	Dormer Brown	Creamy	76	Tavern Taupe	Sand Dollar
29	Dormer Brown	Divine White	77	Threshold Taupe	Foothills
30	Dormer Brown	Reticence	78	Threshold Taupe	Tiki Hut
31	Fragile Beauty	Dhurrie Beige	81	Tower Tan	Colony Buff
32	Fresco Cream	Deer Valley	82	Townhall Tan	Dormer Brown
34	Fresco Cream	Sands of Time	84	Urban Putty	Resort Tan
35	Fresco Cream	Steamed Milk	85	Utterly Beige	Accessible Beige
38	Hopsack	Rice Grain	86	Utterly Beige	Cobble Brown
40	Kilim Beige	Dapper Tan	87	Utterly Beige	Dormer Brown
43	Latte	Warm Stone	88	Windsor Greige	Portabello
44	Maison Blanche	Colonial Revival Tan	89	Windsor Greige	Virtual Taupe

**THREE COLOR OPTIONS:**

<u>SCH</u>	<u>BODY</u>	<u>TRIM</u>	<u>ACCENT</u>	<u>SCH</u>	<u>BODY</u>	<u>TRIM</u>	<u>ACCENT</u>
90	City Loft	Sands of Time	Nantucket Dune	95	Mexican Sand	Plantation Brown	Dhurrie Beige
91	Dhurrie Beige	Manor House	Sticks & Stones	97	Sand Bar	Tavern Taupe	Studio Taupe
92	Fresco Cream	Dormer Brown	Canoe	99	Tavern Taupe	Sands of Time	Dormer Brown
94	Hopsack	Rice Grain	Basket Beige	101	Townhall Tan	Burnished Brandy	Dormer Brown

Golf lot view fencing and open area view fencing paint colors are: Block – Brown Owl, Wrought Iron – Italian Dusk

**Color Booklets and Information**

Homeowners can view Palm Valley paint color booklets containing all approved colors and color schemes at the Sherwin Williams store located at 1579 N Dysart Rd, Suite C, Avondale, AZ 85392 (southeast corner of Dysart and McDowell). As a Palm Valley homeowner, you receive a discount at Sherwin Williams stores.

The approved colors can also be found at Sherwin-Williams.com by selecting “Explore Color” > “Find Color” and then selecting “Homeowners Association Color Archive” from the dropdown menu. Once there, just select AZ, Goodyear and Palm Valley Phase 1, Desert Greens, Paloma or Pamilla Lakes.

**PALM VALLEY COMMUNITY ASSOCIATION DESIGN GUIDELINES**

**Published: May 2024**

**APPENDIX B - APPROVED PAINT COLORS CONTINUED**

**PALOMA – PARCEL 12**

**TWO COLOR OPTIONS:**

<u>SCHEME</u>	<u>BODY</u>	<u>TRIM</u>	<u>SCHEME</u>	<u>BODY</u>	<u>TRIM</u>
4	Canoe	Sticks & Stones	60	Outerbanks	Sandy Ridge
15	Cork Wedge	Down Home	62	Practical Beige	Cobble Brown
24	Dhurrie Beige	Threshold Taupe	71	Sticks & Stones	Tiki Hut
39	Khaki Shade	Tiki Hut	75	Tavern Taupe	Dormer Brown
43	Latte	Warm Stone	76	Tavern Taupe	Sand Dollar
46	Meadowlark	Cobble Brown	77	Threshold Taupe	Foothills
48	Mesa Tan	Tiki Hut	78	Threshold Taupe	Tiki Hut
49	Mexican Sand	Dhurrie Beige	79	Tony Taupe	Spalding Gray
50	Mexican Sand	Khaki Shade	80	Tony Taupe	Virtual Taupe
51	Mexican Sand	Plantation Brown	85	Utterly Beige	Accessible Beige
52	Mexican Sand	Pottery Urn	86	Utterly Beige	Cobble Brown
53	Mexican Sand	Sand Dollar	87	Utterly Beige	Dormer Brown
58	Nomadic Desert	Spalding Gray			

**THREE COLOR OPTIONS:**

<u>SCH</u>	<u>BODY</u>	<u>TRIM</u>	<u>ACCENT</u>	<u>SCH</u>	<u>BODY</u>	<u>TRIM</u>	<u>ACCENT</u>
95	Mexican Sand	Plantation Brown	Dhurrie Beige	99	Tavern Taupe	Sands of Time	Dormer Brown
98	Sandy Ridge	Muddled Basil	Weathered Shingle	100	Tony Taupe	Spalding Gray	Warm Stone

**DESERT GREENS – PARCEL 21**

**TWO COLOR OPTIONS:**

<u>SCHEME</u>	<u>BODY</u>	<u>TRIM</u>	<u>SCHEME</u>	<u>BODY</u>	<u>TRIM</u>
17	Creamy	Sand Dollar	53	Mexican Sand	Sand Dollar
20	Dhurrie Beige	City Loft	65	Sand Dollar	Divine White
22	Dhurrie Beige	Divine White	66	Sand Dollar	Tavern Taupe
24	Dhurrie Beige	Threshold Taupe	67	Sand Dollar	Utterly Beige
28	Dormer Brown	Creamy	75	Tavern Taupe	Dormer Brown
29	Dormer Brown	Divine White	76	Tavern Taupe	Sand Dollar
30	Dormer Brown	Reticence	77	Threshold Taupe	Foothills
36	Greek Villa	Dormer Brown	85	Utterly Beige	Accessible Beige
49	Mexican Sand	Dhurrie Beige	87	Utterly Beige	Dormer Brown

**THREE COLOR OPTIONS:**

<u>SCH</u>	<u>BODY</u>	<u>TRIM</u>	<u>ACCENT</u>
95	Mexican Sand	Plantation Brown	Dhurrie Beige
97	Sand Bar	Tavern Taupe	Studio Taupe
99	Tavern Taupe	Sands of Time	Dormer Brown

**PALMILLA LAKES – PARCEL 17B – CLUSTER HOMES**

<u>SCHEME</u>	<u>BLOCK WALLS &amp; LOWER BODY</u>	<u>UPPER BODY</u>	<u>TRIM</u>	<u>FRONT DOOR COLOR OPTIONS</u>
1	Pottery Urn	Bittersweet Stem	Natural Tan	Andiron
2	Pottery Urn	Lanyard	Natural Tan	Canyon Clay
3	Pottery Urn	Lotus Pod	Natural Tan	Cascade
4	Pottery Urn	Oak Creek	Natural Tan	Jute Brown
5	Pottery Urn	Sands of Time	Natural Tan	Rugged Brown
6	Pottery Urn	Colonial Revival Tan	Natural Tan	Sea Worthy
7	Pottery Urn	Tamarind	Natural Tan	
8	Pottery Urn	Trusty Tan	Natural Tan	
9	Pottery Urn	Yearling	Natural Tan	