

**ANNECY HOMEOWNERS ASSOCIATION  
MESA, AZ 85207**

**Design Review Guidelines Additions and Revisions  
Added / Revised: December 2, 2025**

**Purpose**

This document serves as the official record of approval by the Annecy Homeowners Association Board of Directors for the revisions made to the community's Design Review Guidelines. These additions and revisions are intended to support architectural consistency, preserve community aesthetics, and ensure homeowners understand the standards for exterior modifications.

**Revisions**

Section F, #6. Carpeting. Indoor/outdoor carpeting and synthetic grass on hard exterior surfaces (for example, front stoops, patios, etc.) are prohibited and will not be approved. Indoor/outdoor carpeting for decks and screened porches must be submitted for Design Review approval, and may be approved on a case by case basis only. Synthetic grass may be permitted as front landscaping, but not as a surface covering on patios, stoops, or decks.

Section F, #11. Landscaping. Sub-section "a."

A minimum of 60% of the front yard, excluding paved areas for driveway and walkways, shall be landscaped with grass or synthetic grass (artificial turf). Artificial turf may be installed in front yards, side yards, and rear yards, subject to the guidelines outlined below and prior written approval by the Architectural Review Committee (ARC). The design standards are that the (a) turf must be of high-quality material designed to resemble natural grass, (b) color shall be natural green, consistent with the appearance of live turf, (c) turf must include adequate drainage to prevent water pooling or damage (d) pile height shall be between 1.5" and 2.5" to ensure uniform appearance, and (e) no visible seams, bare patches, or reflective glare shall be present. Homeowners must maintain artificial turf in clean and well-kept condition, free of debris, weeds, leaves, pet waste, and damage. Turf must be replaced or repaired if faded, flattened, or deteriorated beyond acceptable appearance standards. Acceptable appearance standards refers to turf that continues to resemble healthy, natural grass. A complete application including product specifications, installation plan, and drainage design must be submitted to and approved by the ARC prior to installation. Colored or patterned artificial turf is prohibited. Artificial turf shall not be used on public/common areas unless approved by the Board.

All other sub-sections (b. - g.) of the Section F, #11. Landscaping remain in full force and effect.

## **Additions**

### **Section F, #9. Exterior Lighting.**

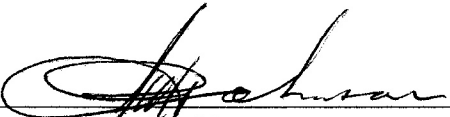
d. Permanent or semi-permanent lighting (for example, year-round string lights, landscape lighting, wall-mounted decorative lighting) must receive prior written approval from the Architectural Review Committee (Design Review Committee). Approved permanent or semi-permanent lighting must be fully or partially shielded (shaded/covered), and at the property boundary, measured 36 inches above ground level, be no more than 0.5 foot candles (brightness) above the ambient light level.

e. Temporary seasonal and/or decorative lighting (for example, string lights, holiday lights) may be displayed on a Member's Lot or Dwelling for recognized holidays and celebrations. Recognized holidays include federal and state holidays; other cultural or religious holidays may be considered with ARC approval. Such lighting may be installed no earlier than 45 days prior to the holiday and must be removed within 30 days after the holiday or event ends. Such lighting must be at the property boundary, measured 36 inches above ground level, and be no more than 0.5 foot candles (brightness) above the ambient light level, and may not be directed toward neighboring homes or into Common Areas. Such lighting must be neat in appearance, not disturb neighboring properties, and should be automatically turned off between the hours of midnight and sunrise. Neon lights, strobe lights, and lighting that interferes with community safety or violates municipal codes are not permitted.


All other sub-sections (a. - c.) of the Section F, #9. Exterior Lighting remain in full force and effect.

The Board hereby adopts the following additions and revisions to the Design Review Guidelines. These changes shall apply to all Design Review applications submitted on or after the effective date of this document. All portions of the previously adopted Design Review Guidelines that are not specifically amended or replaced by these revisions shall continue to remain unchanged and in full force.

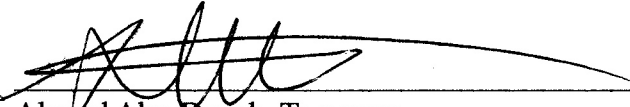
IN WITNESS WHEREOF, the undersigned have executed this consent of:

  
\_\_\_\_\_  
Ron Johnson, President

12/2/2025  
Date

  
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Randy Chacon, Vice-President

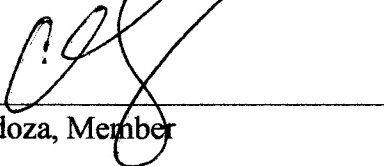
12/2/2025  
Date

  
\_\_\_\_\_  
Ahmad Abu-Dayah, Treasurer

12/2/2025  
Date

  
\_\_\_\_\_  
Tim Gaffney, Member

12/2/2025  
Date

  
\_\_\_\_\_  
Omar Mendoza, Member

12/2/2025  
Date

When approved at an Open meeting, only one board member needs to sign. The approval should be reflected in the Open meeting minutes.