

Architectural Design Guideline Revisions approved by the BOD 4/18/2019
These updates have been incorporated in to the Guidelines posted on the website.

Design Criteria for Unanticipated Improvements.

It is impossible to write guidelines and design criteria for every possible or potential improvement, addition, modification or change that might be considered for a property in a community as large as Val Vista Lakes. Furthermore, new materials, methods, products and technologies naturally occur over time. Therefore, the VVLCA Board of Directors, through the Master Architectural Committee, reserves all rights, and at their sole discretion, to create additional rules, regulations, guidelines, design criteria, limitations, stipulations, and policies, either overall or on a case-by-case basis, to address the unanticipated improvements and requests that may occur. Just because the Design Guidelines are silent on a particular topic or specific Improvement does mean these Improvements are allowed or acceptable. If the Applicant is in doubt regarding design criteria for a potential Improvement that is not specifically covered in the Design Guidelines, the Applicant shall seek the opinion, direction and/or ruling of the MAC before proceeding.

Flags and Flag Poles

1) No permanent flagpole or flag shall be installed on any Lot without prior written approval of the VVLCA MAC,

2) Free-Standing Flag Poles:

- a. A free-standing flagpole shall be limited to a maximum height of twenty feet (20'-0") or the highest point of the roof of a single-story home (whichever is the smaller dimension).
- b. Only one (1) flagpole shall be permitted per Lot.
- c. A free-standing flagpole shall be located a minimum of five feet (5'-0") from any property line.
- d. A free-standing flag pole is not allowed within a Public Utilities Easement (P.U.E.).
- e. The color of the flagpole in a residential area shall be black, bronze, dark gray, white or silver.
- f. Flagpoles should have an internal halyard system so that no noise is made by the flag securing system. Halyards are not permitted to disturb the peace of the neighborhood.

3) Building-Mounted Flags: Soffit-mounted flags or wall-mounted flags with small building-mounted

flag poles are allowed. The top of the flag shall not extend above the adjacent eave line of the roof.

4) Flags:

- a. No more than two (2) flags may be displayed on a property at the same time.
- b. The size of a flag shall not exceed 3' x 5'.
- c. All flags shall be maintained in good condition at all times. Faded, frayed or tattered flags are generally not allowed.
- d. The USA flag must be flown in accordance with the Federal Flag Code.

e. Holiday and Seasonal Flags may be displayed from a sleeve attached to the structure. Such flags can be placed one week prior to and need to be removed one week after the Holiday or season.

f. The VVLCA MAC reserves the right to restrict or prohibit decorative flags (such as sports teams, clubs, etc.) that are not protected by law including reasons such as content, subject matter, height, color, size or reflectivity.

5) Design Review Applications for flagpoles and flags must detail the location, size, material, color, finish, lighting (if any), pole, halyard, content of the flag, and any other improvements for the intended use.

6) This criteria applies to flags and flag poles located in any portion of the Lot, including Front Yards and Rear Yards.

7) For clarity, flags and flagpoles located in parks, schools, civic, or commercial properties are not subject to these Design Guidelines

8) If displayed in a manner consistent with the federal flag code and the above VVL criteria, the following flags must be, and are, permitted to be flown on a member's property: The American Flag, the flag of the United States Army, Navy, Air Force, Marine Corps, Coast Guard, the POW/MIA flag, the Arizona State flag, an Arizona Indian Nations flag, and the Gadsden flag.