

Tesoro At Grayhawk Architectural Review Guidance Summary January 2024

This document serves as a summary of the Tesoro at Grayhawk CC&Rs, Bylaws, and Rules (Governing Documents) regarding changes and/or improvements desired by owners. This document is not intended to be and should NOT be considered all-inclusive!

Only unit owners may improve or make requests for improvements to their unit(s) and the unit owner(s) are fully responsible for all changes made to their unit(s) as well as for the repair of any damages resulting from their changes or improvements. All required requests must be submitted to the Tesoro Architectural Review Committee (ARC) in the manner and timeframe prescribed by the Tesoro Board of Directors (BOD).

The ARC will strive to review each request within 30 days of receipt of all required documents and additional information needed to fully complete the review. Some ARC requests may be referred to the Tesoro Board of Directors for approval as the ARC deems appropriate or necessary. If a request is denied, the Unit owner may appeal the decision as permitted in the Governing Documents or Arizona Statutes. In the event there are misunderstandings or disputes with the information contained in this summary document, the Governing Documents or Arizona State Statues will prevail. Owners who violate the Governing Documents and/or do not abide by the Tesoro architectural review process will be required to cease all work immediately if so directed by the BOD President, the Chairperson of the ARC, or the Community Manager.

Category	Item	Summary Description	ARC or BOD Approval Required	CC&Rs or HOA Rules
Improvements		Improvements to Common Elements are not permitted under any circumstance without Tesoro BOD and Grayhawk Community Master Association approval.	Yes	4.4 Improvements and Alterations
	Floor Coverings	Hard floor coverings (e.g., ceramic tile, natural stone, vinyl, hardwood, or laminated flooring) are prohibited in areas other than kitchen, bathrooms, and laundry areas for second floor (C-2) units.	Variance requests to these CC&RS will not be considered nor approved.	4.21 Restrictions on Floor Coverings
		For balconies, installed floor coverings, of any type, must be approved by the BOD.	Yes	4.20 Balconies

Category	Item	Summary Description	ARC or BOD Approval Required	CC&Rs or HOA Rules
Improvements	General Interior Remodeling	Nonstructural additions, alterations and improvements are permitted without prior written approval of the BOD.	No	4.4 Improvements and Alterations
	Structural Changes (e.g., wall removal)	Additions, alterations, or improvements which may impact the structure of the unit or other units require certification from an Arizona licensed architect or engineer that the structural integrity will not be negatively impacted. This includes the removal of any wall or portion of any wall. Improvements that would be visible from the exterior of the building may not be made under any circumstance without BOD pre-approval.	Yes	4.4 Improvements and Alterations
Garages	Storage cabinets, shelves, work benches or floor surface	The garage shall be used for parking of motor vehicles and may be used for incidental storage of equipment or materials as long as the storage of such equipment or materials does not prevent the garage from being available for parking of the number of motor vehicles for which the garage was designed. Storage racks of any type or stored items must not block nor interfere with the fire suppression system.	Yes, if attached to the walls or ceiling. No, if free standing.	4.15 Garages 4.4 Improvements and Alterations Contact the community manager of any structural or floor covering change prior to the commencement of the project.
	Repair & Replacement of garage door	Owner responsible for repair and replacement.	Yes, for replacement. No, for repair.	3.8.5 Limited Common Elements Repair and Replace; 5.3 Duties of Unit Owners

Category	Item	Summary Description	ARC or BOD Approval Required	CC&Rs or HOA Rules
Garages	Painting of garage door	Owner responsibility. Paint color information is available on the Tesoro website. Only the HOA approved paint and color for the particular building's color palate may be used .	No	3.8.5 Limited Common Elements Repair and Replace
Windows	Replacement	Owner responsibility. Windows must meet the requirements of screens and coatings	Yes	2.8.1 (iii) Allocation of Limited Common Elements; 4.19 Window Coverings
	Screens, Coatings and Coverings	No reflective materials or reflective glass, mirrors, or similar items on the outside or inside of any windows.	Yes	4.19 Window Coverings
Entry Doors, Thresholds, Screen and Security Doors	Entry Door Replacement	Owner responsibility. Color and door design must closely match existing door or be similar to other doors in Tesoro	Yes	2.8.1 (iii) Allocation of Limited Common Elements
	Entry Door Repairs	Owner responsibility.	No	2.8.1 (iii) Allocation of Limited Common Elements
	Patio or Balcony Screen Doors	Owner responsibility. Colors must closely match original screen door frame and screen color.	No	2.8.1 (iii) Allocation of Limited Common Elements
	Adding Screen or Security Doors (including side windows)	Owner responsibility.	Yes	2.8.1 (iii) Allocation of Limited Common Elements
A/C Units	Size and Height of New Units	Owner responsibility. A/C units must be fully hidden by the wall. Applies to height and width	No	2.8.1 (i) Allocation of Limited Common Elements
Air Exchanges and Heaters	Repair and Replacement	Owner responsibility.	No	2.8.1 (i) Allocation of Limited Common Elements
Balconies & Patios	Storage	No furniture, umbrellas, equipment or other material shall be kept or stored on any balcony without prior approval from the ARC or BOD.	Yes	4.20 Balconies

Category	Item	Summary Description	ARC or BOD Approval Required	CC&Rs or HOA Rules
Balconies & Patios	Umbrellas	Umbrellas are allowed on either balconies or patios, but must have a weighted base of not less than 25 lbs and must be closed when not in use by the resident.	No	HOA Rule
	Antennas & Satellite dish	Antennas and Satellite dishes are permitted subject to their being in compliance with the Governing Documents and AZ Statues. Not permitted in any circumstance on common elements.	Yes, if attachment to a Limited Common Element is requested. No, if free standing.	4.2 Antennas Contact the community manager for installation guidelines.
	Awnings, sunshades, or enclosure	Building attached awnings, sunshades or the enclosure of a balcony or patio are required to receive pre-approval by the ARC or BOD.	Yes	3.8.3 Common Elements Easements in Favor of Unit Owners 4.4 Alterations and Improvements
Decorative Items on Buildings	Wall decorations on Limited Common Elements bounding a unit	The attachment of decorative wall art is permitted in entryways, on patios or balconies. In the event repairs are required following the attachment or removal, the HOA will facilitate the needed repairs and the unit owner will be responsible to pay for the repairs.	Yes	2.8.1 (i) Allocation of Limited Common Elements 3.8.3 Common Elements Easements in Favor of Unit Owners 4.4 Improvements and Alterations
Construction and Service Vehicles	Parking for remodeling and repairs	Driveway parking for Villas and street parking for Villas and Townhomes is permitted as long as the street and driveways of other units are not blocked.	No	4.12 Trucks, Trailers, Campers and Boats
Dumpsters	For remodeling or reconstruction purposes	Roll off dumpster should be low profile, of minimal size necessary for the work, and must not impede sidewalk or	Yes	Governing Rules and Policy

Category	Item	Summary Description	ARC or BOD Approval Required	CC&Rs or HOA Rules
		<p>vehicular traffic in its placement.</p> <ul style="list-style-type: none"> • For Townhomes: Placed in a guest parking space (preferred) or parallel to curbside but not on sidewalks with minimal blockage of traffic flow if in the street. • For Villas: Placed in driveway is permitted (preferred). <p>21-day initial limit. All extension requests must be pre-approved. Street and parking space placement of dumpsters must include traffic cones. Protective padding between the dumpster feet and driveway or roadway surface is required.</p>		Pre-approval by Community Manager required for initial period and any renewal requests. 7 days advance notice for both.
Security Cameras and Lights	Cameras or lights placed on a Limited Common Element or Common Element	<p>Doorbell cameras are permitted without BOD approval.</p> <p>Wired or wireless cameras are permitted to be attached to the limited common area or common area to monitor the external entry areas of any unit. One camera per entry. The unit owner is responsible to pay all installation costs and any building repair costs associated with either the installation or removal of wired and wireless cameras.</p>	<p>No-Doorbell cameras.</p> <p>Yes- Wired and wireless cameras.</p>	3.8.3; 3.8.4; 3.8.5 Common Element Easement in Favor of Unit Owner
Security Cameras and Lights		Always on and motion activated security lights are not permitted.		
Solar Panels		Not permitted at this time.		