

## BELCORTE HOMEOWNERS ASSOCIATION

### *ARCHITECTURAL REQUEST PROCESS*

This application is for any changes to the exterior of your home such as adding a garage, room addition, patio enclosure, etc. Please adhere to the following steps for the quickest results. This process will take less than 30 days.

1. Contact Management, **(520) 760-7793**, for this form or download this form from the Belcorte.com website.
2. Return the completed form to Management.
3. Management will email the form to Belcorte Architectural Review Committee (ARC) for approval. Someone from the ARC will contact the homeowner to review the proposal. ARC committee will then email the approved proposal to Management.
4. Management will notify the resident once approval has been granted.
5. The resident will notify the ARC committee upon completion of the project and someone from the ARC will view the completed project.

Thank you for helping us to keep architectural standards for Belcorte. Together we maintain and raise our home values as well as our mutual enjoyment.

### **GUIDELINES**

**Overview: Exterior colors must be the approved colors – see Belcorte website.**

Wrought iron on the front door, windows, including those facing the street are to be black.

New windows are to be trimmed in bronze shade or dark brown color.

Security lights are to be black. Security and door lights should match. The style should be in harmony with the standard security lights in Belcorte.

Any patio or other changes visible from the street are to be the exterior colors of the house.

Garage conversions: Current height and width of carport may not be altered. If the garage is enclosed – it must be noted that - The city of Tucson Life Safety Codes require an emergency egress gate from the rear yard to the street other than through the garage. This egress gate is to be at least 36". Some homes do not have this possibility.

Only an embossed, steel, sectional overhead double garage door is to be installed (no window sections are permitted). The color is to be one of the approved colors.

All open sides of the carport will be totally enclosed, inclusive of decorative blocks for ventilation, and have a stucco finish painted to match the exterior colors. The rear of the carport may be enclosed partially or totally.

Garage doors are to remain closed for your own home security, and no vehicles will be parked on the street.

Skylights and ventilation for garage or house. One 12" wind turbine may be installed on the rear one-third of the garage roof for ventilation. Skylights may be used on the roof for additional light as long as the skylight is at least five feet from the front edge of the roof. Neither should be prominently viewed from the street.

For any room additions or patio enclosures we strongly recommend city/county approval. This will definitely save you headaches in the future – especially if you will want to sell your house. The city/county can force you to tear down non-approved architectural structural changes.

**Painting for garage doors:** Due to the great variety of shades from weathering and tints on garage doors, the board is making an effort to get greater uniformity in the approved colors. So, before you paint, you must now use the Architectural Request Form available on the website: [belcorte.com](http://belcorte.com). We are requesting that you use Dunn and Edwards paint because the tint of each supplier is different. (Home Depot, Sherman Williams). We have reviewed the paint issues with Dunn and Edward's paint specialists at their store and with their liaison in a walk around Belcorte. For the best appearance: It is suggested that you use the flat for the exterior of the house. For the garage doors it is suggested that you use the "eggshell" finish. This is

better for the darker colors, is not too glossy nor does it look faded as quickly as does the flat. Regarding the quality level, the Spartashield will give the best results for the best price. The cost is approximately \$30.00 for a gallon. Dunn & Edwards has the paint colors and tints on their Belcorte business page with note also of the Belcorte discount. Note: These above suggestions are to give the homeowner the best value and reduce the frequency of painting garage doors.

Board Approved 4/30/2019