

Blossom Rock

Design Guidelines Update

Adopted and Effective: September 10, 2026



On September 10, 2026, the Board of Directors of the Blossom Rock Residential Association, Inc and the Founder approved and adopted the following amendments to the Blossom Rock Design Guidelines.

Section 4.86 and Appendix “M” – Shade Structures

The previous versions of Section 4.86 and Appendix “M” of the Blossom Rock Design Guidelines are replaced in their entirety by these amended versions of Section 4.86 and Appendix “M” as shown below.

4.86. Shade Structures. Shade Structures may be allowed subject to specific approval of the DRC prior to installation and subject to compliance with the following design criteria:

REFER TO APPENDIX "M" OF THE DESIGN GUIDELINES FOR GREATER DETAIL AND EXPLANATION REGARDING DESIGN CRITERIA FOR SHADE STRUCTURES.

4.86.1. General Criteria.

- a) All Shade Structures, pergolas, gazebos, ramadas, shade trellis, patio covers, and other similar structures and/or shading devices must be approved by the DRC prior to installation, including Shade Structures that are located within the Rear Yard Zone or the Semi-Private Zone. The DRC reserves all rights to not approve a Shade Structure that is deemed to be inappropriate in the sole discretion of the DRC including, but not limited to reasons of: size, scale, height, lot coverage, location, lack of compliance with setbacks, appearance, shape, colors and materials.
- b) Permanent Shade Structures shall be constructed of quality, durable, long-lasting and low-maintenance materials and components that are specifically designed and manufactured for long-term exterior use in the harsh Arizona desert climate. Materials and components that are susceptible to excessive deterioration, fading, tearing, fraying, ripping, sagging, stretching, flapping, rotting, rusting, warping, bending, deflecting, leaning and twisting; or failure due to ultraviolet exposure, heat, wind, dust, or weather conditions are not allowed.
- c) There are several different types of permanent Shade Structures that may be appropriate for use in Blossom Rock, subject to the review and approval by the DRC. Refer to the illustrations in Appendix “M” of the Design Guidelines for further explanation of some of the most common types of Shade Structures. In general, the most common types of Shade Structures at Blossom Rock include:
 - i. Attached **Architectural Covered Patios** – Refer to Section 4.57 for “*Patio Roofs and Patio Covers*”.
 - ii. Detached **Architectural Shade Structures** – Refer to Section 4.2 for “*Accessory Buildings and Structures*”.
 - iii. Attached and Detached Solid Roof **Aluminum Patio Covers**.
 - iv. Attached and Detached Open Lattice/Trellis **Aluminum Shade Structures**.
 - v. Attached and Detached **Wood Lattice/Trellis Shade Structures**.
 - vi. Detached **Pre-Manufactured Shade Structures**.

HINT:

*Refer to the examples in **Appendix “M”** for further explanation of the different types of Shade Structures that may be **ALLOWED** or are **NOT ALLOWED** in Blossom Rock.*

- d) In general, for the most-common types of Shade Structures that may be allowed in Blossom Rock:
 - i. The DRC considers “Architectural Shade Structures”; “Aluminum Shade Structures” (such as Alumawood®); and wood shade structures to be “architectural elements” due to their size, scale, permanence, and mostly-custom configurations. These types of Shade Structures are intended to match the architectural style and colors of the existing home, as determined in the sole discretion of the DRC.
 - ii. The DRC considers most pre-manufactured Shade Structures to be “landscape and garden elements” due to their generally smaller size; portable/movable configurations; and limited manufactured options, as determined in the sole discretion of the DRC.
- e) For clarity, depending on the particular design and installation, the DRC may qualify certain roofed shade elements as either "Accessory Buildings" or "Patio Roofs", as determined in the sole discretion of the DRC.
 - i. Refer to Section 4.2 for "Accessory Buildings and Structures".
 - ii. Refer to Section 4.57 for "Patio Roofs and Patio Covers".
- f) Because there are so many different types and configurations of Shade Structures, one set of design criteria for all types of Shade Structures does not make sense. What might work for one type of Shade Structure might not work for a different type of Shade Structure. For example, a wood shade structure requires different design criteria than an aluminum shade structure; for both aesthetic and functional purposes. In addition, a custom-built Architectural Shade Structure that matches the architecture of the home requires different design criteria than a pre-manufactured Shade Structure purchased from a retail home improvement store. And also, an attached Shade Structure requires different design criteria than a detached Shade Structure. Therefore, these Design Guidelines have created unique design criteria for the different types of Shade Structures to reflect the unique characteristics of each in terms of size, height, integration, scale, proportions, style, details, materials, durability, colors, aesthetics and appearance.

4.86.2. Permits from City of Apache Junction.

- a) All *Attached* Shade Structures, regardless of size, are required to have a Building Permit issued by the City prior to construction.
- b) All *Detached* unenclosed Shade Structures that are greater than two-hundred square feet (200 sf) in size; or a Detached Shade Structure of any size that has electrical, plumbing or mechanical services; are required to have a Building Permit issued by the City prior to construction.
- c) The Owner is responsible to obtain all necessary reviews, permits and inspections from the City. An approval by the DRC is not deemed to be an approval by the City. In addition, a Building Permit issued the City does not alleviate the requirement to comply with these Design Guidelines and to obtain approval from the DRC prior to construction. Approval should be obtained from the DRC prior to submittal to the City for a Building Permit.
- d) When applicable, the DRC reserves the right to request a copy of the Building Permit from the Owner.

4.86.3. Location and Setbacks.

- a) Shade Structures and similar structures and/or shading devices are prohibited in a Front Yard Zone, but may be permitted in side courtyards, oversized side yards, and in the Rear Yard Zone, if such structures are consistent with the requirements of these Design Guidelines.
- b) Setbacks for an **Attached Shade Structure**.
 - i. An Attached Shade Structure must be physically and structurally attached to the main Residence in a permanent manner. An Attached Shade Structure is considered “an integral part of the house” in terms of setbacks and building codes.

- ii. An Attached Shade Structure shall be located a minimum of five feet (5'-0") away from a rear property line; as measured from the exterior face of the structural posts, columns, support wall, or primary support beams of the Shade Structure to the property lines (unless more restrictive requirements are imposed by the City). For clarity, setbacks are measured perpendicular to the property line.
 - iii. An Attached Shade Structure shall be located a minimum of five feet (5'-0") away from a side property line or Yard Wall facing a street; as measured from the exterior face of the structural posts, columns, support wall, or primary support beams of the Shade Structure to the property lines (unless more restrictive requirements are imposed by the City). For clarity, setbacks are measured perpendicular to the property line.
 - iv. Overhangs, beams, rafters and trellis members may project into the setback a maximum of two feet (2'-0"). The outermost edge of an overhang, beam, rafter or trellis member must be located a minimum of three feet (3'-0") from a side property line or yard wall facing a street. For clarity, setbacks are measured perpendicular to the property line.
- c) Setbacks for a **Detached Shade Structure**.
- i. A Detached Shade Structure shall be located a minimum of five feet (5'-0") away from all property lines; as measured from the exterior face of the structural posts, columns, support wall, or primary support beams of the Shade Structure to the property lines. For clarity, setbacks are measured perpendicular to the property line.
 - ii. A Detached Shade Structure shall be located a minimum of five feet (5'-0") away from any existing Yard Wall facing a street as measured from the exterior face of the structural posts, columns, support wall, or primary support beams of the Shade Structure to the Yard Wall. For clarity, setbacks are measured perpendicular to the Yard Wall.
 - iii. A Detached Shade Structure shall be located a minimum of minimum of six feet (6'-0") away from the walls, structural line, foundation line, walls, columns or beams of the main Residence as measured from the exterior face of the structural posts, columns, support wall, or primary support beams of the Shade Structure. For clarity, setbacks are measured perpendicular to the house. Furthermore, this separation criteria also complies with current separation requirements outlined in Table R302.1(1) of the International Residential Code (IRC) for non-fire rated structures.
 - iv. Overhangs, beams, rafters and trellis members may project into the setback a maximum of two feet (2'-0"). The outermost edge of an overhang, beam, rafter or trellis member must be located a minimum of three feet (3'-0") from a property line or Yard Wall facing a street; and a minimum of four feet (4'-0") from the walls, posts or columns any adjacent home, building or structure. For clarity, setbacks are measured perpendicular to the property line and/or the house.
- d) A Shade Structure (including any portion hereof) may not be physically attached to a Yard Wall or fence.

4.86.4. Size.

- a) The cumulative size of all **Architectural Shade Structures** or **Architectural Covered Patios** (that match the architecture of the primary Residence) on a property may not exceed one-thousand square feet (1000 sf) under roof, unless otherwise approved by the DRC. (Refer to the Appendix "A" for the definition of an "Architectural Shade Structure" or an "Architectural Covered Patio".)
- b) The cumulative size of all custom-built **Aluminum Shade Structures** (such as Alumawood®, Duralum®, Elitewood® or similar) on a property may not exceed five-hundred square feet (500 sf) in total area as measured in a horizontal plane below the roof, trellises, overhangs or other components of the Shade Structure, unless approved otherwise by the DRC.

- c) The cumulative size of **Pre-Manufactured Shade Structures** or **any other types of Shade Structures** on a property may not exceed three-hundred square feet (300 sf) in total area as measured in a horizontal plane below the roof, trellises, overhangs or other components of the Shade Structure; and the length and width of any such Shade Structure may not exceed thirty feet (30'-0") in either direction; unless approved otherwise by the DRC.
- d) The cumulative size of **Temporary Shade Devices** may not exceed two-hundred square feet (200 sf) in area under cover; and the length and width of any such Shade Structure may not exceed twenty feet (20'-0") in either direction; unless approved otherwise by the DRC.
- e) The size of a Shade Structure (as measured in a horizontal plane under the roof, overhangs, trellis or other components of the Shade Structure) shall comply with the Lot Coverage Requirements outlined in Section 3.3 of these Design Guidelines.
- f) For clarity, Architectural Covered Patios that are an integral part of the architecture of the home and constructed by the Original Homebuilder as part of the Original Construction are not included in the maximum cumulative coverage for any of the types of Shade Structures, as noted above.
- g) For clarity, umbrellas (as outlined in Section 4.104 of these Design Guidelines) are not included in the maximum cumulative coverage for any of the types of Shade Structures, as noted above.
- h) The DRC reserves the right, without obligation, to consider and conditionally approve Shade Structures that are larger than the criteria noted above when the size of the Rear Yard Zone for a particular property is substantially larger than the size of a typical Rear Yard Zone of a similar home, as determined in the sole discretion of the DRC.
- i) The DRC reserves all rights to not approve a Shade Structure that is deemed to be inappropriate in the sole discretion of the DRC for reasons of size, scale, lot coverage, location, and lack of compliance with setbacks.

Reference Table for Height and Size of Shade Structures

	<i>Maximum Size (a) (e)</i>	<i>Maximum Height (b)</i>	<i>Maximum Dimension (c)</i>
Architectural Covered Patio	1000 sf	14'-0"	
Architectural Shade Structure	1000 sf	14'-0"	
Aluminum Patio Cover	500 sf	10'-0" (d)	30'-0"
Aluminum Shade Structure	500 sf	10'-0" (d)	30'-0"
Pre-Manufactured Shade Structure w/ Sloped Solid Roof	300 sf	12'-0"	30'-0"
Pre-Manufactured Shade Structure w/ Flat Roof or Trellis	300 sf	10'-0" (d)	30'-0"
Other Permanent Shade Structures	300 sf	10'-0" (d)	30'-0"
Temporary Shade Devices	200 sf	10'-0"	20'-0"

(a) As measured under roof or trellis.

(b) As measured to the highest point of the structure.

(c) Maximum length or width.

(d) For Shade Structures that are attached to the home, the height may not exceed the height of the single story roof eave of the primary Residence.

(e) Subject to compliance with maximum Lot Coverage Requirements.

4.86.5. Height.

- a) The maximum height for an attached **Architectural Covered Patio** with a solid roof that matches the roof character of the Residence may not exceed fourteen feet (14'-0") as measured above the primary finished floor elevation of the Residence, unless otherwise approved by the DRC.
- b) The maximum height for a detached **Architectural Shade Structure** with a solid roof that matches the roof character of the Residence may not exceed fourteen feet (14'-0") as measured above the primary finished floor elevation of the Residence, unless otherwise approved by the DRC. (Refer to the height limitations in Section 4.2 of the Design Guidelines.)
- c) The maximum height for a **detached Aluminum Shade Structure** or **Aluminum Patio Cover** with a flat roof or trellis may not exceed ten feet (10'-0") as measured above the primary patio elevation, unless otherwise approved by the DRC.
- d) The maximum height for an **attached Aluminum Shade Structure** or **Aluminum Patio Cover** with a flat roof or trellis may not be exceed ten feet (10'-0") as measured above the primary finished floor elevation or the lowest eave line of the existing Residence (whichever is the lower of the two heights), unless otherwise approved by the DRC.
- e) The maximum height for a **detached Pre-Manufactured Shade Structure** with a gable or hipped roof may not exceed twelve feet (12'-0") as measured above the primary patio elevation, unless otherwise approved by the DRC.
- f) The maximum height for a **detached Pre-Manufactured Shade Structure** with a flat roof or trellis may not exceed ten feet (10'-0") as measured above the primary patio elevation, unless otherwise approved by the DRC.
- g) The maximum height for an **attached Pre-Manufactured Shade Structure** with a flat roof or trellis may not exceed ten feet (10'-0") as measured above the primary patio elevation or the lowest eave line of the existing Residence (whichever is the lower of the two heights), unless otherwise approved by the DRC.



Example of a detached aluminum trellis shade structure

4.86.6. Style, Shape and Character.

- a) The style, shape and character of the Shade Structure must match the style, shape, geometry and character of the Residence. The objective is that the Shade Structure is designed as a seamless and integral part of the architecture of the home, as determined in the sole discretion of the DRC. The design of the Shade Structure should not contrast or stand out from the appearance, shape, and architectural style of the existing home.
- b) In general, the shape, form and geometry of a Shade Structure shall be "square" or "rectangular" in shape in order to match the horizontal geometry of the primary Residence. Curved shapes,

undulating forms, rounded corners, angled shapes, odd shapes, and odd geometry are not allowed. Shade Structures must match the style and geometry of the architecture of the home; therefore, most "contemporary" and "modern" looking Shade Structures are not allowed. Refer to Section 20.17 in Appendix "M" of these Design Guidelines for graphic examples of various types of Shade Structures that are not allowed.

c) Palapas, "tiki-huts", and shade structures with thatched-style roofs are not allowed.

d) Unless specifically approved otherwise by the DRC, trellis-style Shade Structures and flat solid-cover Shade Structures shall be constructed horizontal and level. The beams, rafters, trellis, fascias, and roof shall be installed horizontal and level. Angled or sloped forms, as well as pitched roofs, require specific approval from the DRC and will often be required to match the geometry and roof pitch of the existing home, if allowed. In general, roof slopes that are less than a 2:12 pitch will not be allowed. Refer to the illustrations in Section 20.16 in Appendix "M" of the Design Guidelines for further explanation of the design criteria for an aluminum Shade Structure with a solid roof.

REMINDER:

The solid roof of an Aluminum Shade Structure or an Aluminum Patio Cover must be level and horizontal and may not slope (not even a little bit)

Refer to the illustrations in Section 20.16 in Appendix "M" for further explanation.

e) Unless specifically approved otherwise by the DRC, the roof or trellis of a Shade Structure may not be a single-sloping-plane shed roof. Refer to Section 20.17 in Appendix "M" of these Design Guidelines for graphic examples of various types of shade structures that are not allowed.

4.86.7. Media Wall.

a) If the Shade Structure includes a Media Wall, outdoor kitchen wall, slat wall, or other solid or partially-solid wall structure that is higher than five feet (5'-0") tall as measured above the adjacent patio surface, then the Media Wall must comply with the design criteria in Section 4.51 of these Design Guidelines.

4.86.8. Materials.

a) In general, construction materials, colors, finishes, components, architectural details and architectural style used for a Shade Structure must match or complement the existing Residence, as determined in the sole discretion of the DRC.

b) Shade Structures must be constructed of quality, durable, long-lasting and low-maintenance materials and components that are specifically designed and manufactured for long-term exterior use in the harsh Arizona desert climate. Materials and components that are susceptible to excessive deterioration, fading, tearing, fraying, ripping, sagging, flapping, stretching, rotting, rusting, warping, bending, deflecting, leaning and twisting; or failure due to ultraviolet exposure, heat, wind, dust, or weather conditions are not allowed.

c) Alumawood®, Elitewood®, Duralum®, or similar types of aluminum Shade Structures that resemble wood are generally acceptable. The use of wood-like aluminum products is strongly preferred over the use of real wood because of its proven durability and low-maintenance.

d) Natural wood that is exposed is discouraged as a building material for Shade Structures. Exposed wood does not perform well in the desert environment and can often fade, crack, twist, warp, sag, and deteriorate. If an Owner elects to use exposed natural wood to construct a Shade Structure, the following additional criteria will apply:

- i. Wood posts shall be 8x8 nominal minimum.
- ii. Wood beams shall be 4x nominal minimum.

- iii. Wood rafters or wood trellis members shall be 3x nominal minimum. Exposed 2x natural wood is not allowed, unless specifically approved by the DRC. In general, exposed 2x natural wood materials do not perform well in the desert environment.
- iv. Structural fasteners shall be concealed or small, such as nails, screws and lag bolts. No exposed structural hangers, structural straps, or structural clips are allowed.
- v. Natural wood components that are exposed must be protected from environmental degradation with an appropriate stain or paint.
- vi. A Shade Structure that is constructed of exposed wood shall be maintained at all times in an attractive appearance. The Owner must maintain all wood members to be true, plumb, horizontal, vertical and straight. Wood shade structures that have deteriorated or become unsightly must be removed or repaired immediately.
- e) Tent-style shade structures, tensile fabric structures, retractable horizontal fabric panels, tarps, and shade sails, as well as other shade structures constructed of fabric components or fabric panels will not be allowed, unless otherwise approved by the DRC. Fabric, canvas, tarps and flexible plastic sheet materials are not suited for the harsh desert environment; tend to flap, rip, or fray in the wind; and deteriorate quickly in the harsh Arizona sun; therefore, fabric components are not allowed as part of a permanent Shade Structure.
- f) Corrugated metal, corrugated fiberglass, corrugated plastic, thin wood lattice, and thin plastic lattice are not allowed as materials that are part of a Shade Structure. These materials do not match the architectural style of the home. In addition, these materials are not suited for the harsh desert environment and tend to deteriorate quickly. Therefore, these materials are not allowed as part of a permanent Shade Structure.
- g) Santa Fe wood latillas, peeled wood poles, and saguaro ribs are not allowed as materials that are part of a Shade Structure. These materials are not suited for the harsh desert environment and tend to deteriorate quickly; therefore, these materials are not allowed as part of a permanent Shade Structure.
- h) Thatch, palm, bamboo, or palapa-style materials are not allowed as materials that are part of a Shade Structure. These materials are not suited for the harsh desert environment and tend to deteriorate quickly; and also run the risk of infestation of pests; therefore, these materials are not allowed as part of a permanent Shade Structure.

4.86.9. Colors.

- a) The colors of a Shade Structure shall match and/or complement the colors of the existing home, as determined in the sole discretion of the DRC. Different types of Shade Structures have different color guidelines and requirements as noted below.
- b) Architectural Shade Structures and Architectural Patio Covers that are designed to match the architecture of the home shall use the exact same colors and materials as the primary residence.
- c) Permanent Shade Structures that are constructed of wood, composite or steel components shall match the color of the existing wood fascias and wood trim on the main Residence, unless approved otherwise by the DRC. The objective is that all wood and similar components are the same color for consistency.
- d) Permanent Shade Structures that are constructed of aluminum components (i.e. Alumawood®, Elitewood®, Duralum® or similar) shall use a standard pre-finished aluminum color that most closely matches the color of the wood fascias of the existing home, unless approved otherwise by the DRC. The objective is that all wood and wood-like components are the same color for consistency.
- e) Due to the wide variety of pre-manufactured Shade Structures, the DRC will evaluate the colors and materials of a pre-manufactured Shade Structure on a case-by-case basis to determine

compatibility with the color palette of the existing home, as determined in the sole discretion of the DRC. In general, the colors of a pre-manufactured or portable Shade Structure shall be neutral colors such as: white, brown, bronze or black.

4.86.10. Details.

- a) Exposed wood posts shall be a minimum of 8x8 in size (nominal).
- b) Aluminum (i.e. Alumawood®, Elitewood® and Duralum®) posts shall be a minimum of 6½" x 7" (actual size). A standard aluminum post is built up with two (2) 2x8 components on each side of a 3x3 post component in the center.
- c) Round columns shall be a minimum of 12" diameter (actual size).
- d) Posts clad in stucco, stone or masonry shall be a minimum of 16" x 16". Stucco shall match the texture of the stucco on the existing home; and stone shall match the stone on the existing home.
- e) The "end cuts" of rafters and beams shall be appropriate to the architectural style of the home. For example, Spanish architectural styles can use "corbel" or "scroll" end cuts; whereas most of the other architectural styles will use "miter", "beveled" or "chamfer" end cuts.
- f) All Shade Structures must be permanently affixed to the ground.

4.86.11. Lighting.

- a) Any lighting at a Shade Structure must be approved by the DRC prior to installation and must comply with the design criteria in Section 6 of these Design Guidelines.
- b) The installation of String Lights at a Shade Structure requires the specific written approval of the DRC prior to installation.

4.86.12. Types of Shade Structures that are NOT Allowed.

- a) Because there are so many different types of Shade Structures and shade devices, the DRC reserves the right to not approve any type of Shade Structure that the DRC deems to be inappropriate in its sole discretion for reasons including, but not limited to: appearance, style, character, size, patterns, shapes, forms, components, materials, durability, and colors.
- b) Although not an all-inclusive list, in general, the following types of permanent Shade Structures are not allowed:
 - i. Shade Structures that do not match the architectural style and character of the home, as determined in the sole discretion of the DRC.
 - ii. Shade Structures with a single sloping-roof shed roof.
 - iii. Shade Structures that are curved, rounded, undulating, angled or oddly-shaped.
 - iv. Shade Structures with corrugated metal, corrugated fiberglass, corrugated plastic, thin wood lattice, and thin plastic lattice materials.
 - v. Shade Structures with a palm roof, thatch roof or palapa-style roof.
 - vi. Shade Structures with peeled wood poles, southwest latillas, saguaro ribs, or bamboo poles.
 - vii. Shade Structures with fabric components, including tensile fabric shade devices.
 - viii. Tarps.
 - ix. Tents, "pop-up" tents, "pop-up" canopies, and folding shade elements. (except as allowed under Section 4.86.13 of these Design Guidelines.)

HINT:

Refer to the illustrations in Section 20.17 in Appendix "M" for photographic examples of a few of types of Shade Structures that are not allowed in Blossom Rock.

- x. Canopies and portable carports typically used to cover a vehicle.
 - xi. Other types of Shade Structures as determined by the DRC on a case-by-case basis.
- c) Refer to Section 20.17 in Appendix "M" of these Design Guidelines for illustrations of a few of the most common types of Shade Structures that are not allowed.

4.86.13. Temporary Shade Devices.

- a) Portable, commercially-manufactured, free-standing, self-supporting and temporary shade devices, including pop-up canopies, event tents, portable fabric shelters and similar portable shade products, are intended solely for short-term recreational, social, or maintenance activities. Such devices may remain erected for no more than **seventy-two (72) consecutive hours** and shall be removed immediately upon completion of the event or activity. Temporary shade devices shall not be used as permanent or semi-permanent shade improvements. Any shade device that remains erected for more than **ten (10) consecutive days** shall be considered a permanent shade structure and shall comply with all applicable Design Guidelines for a permanent Shade Structure.
 - b) Portable market umbrellas are not considered "temporary shade devices" for purposes of this Section and may remain in place when maintained in good condition. Refer to Section 4.104 of these Design Guidelines for criteria for umbrellas.
- Refer to Section 4.2 for "Accessory Buildings and Structures".
 - Refer to Section 4.10 for "Awnings, Canopies and Projecting Sun Shades".
 - Refer to Section 4.20 for "Columns and Posts".
 - Refer to Section 4.22 for "Curtains (Outdoor)".
 - Refer to Section 4.51 for "Media Walls".
 - Refer to Section 4.57 for "Patio Roofs and Patio Covers".
 - Refer to Section 4.72 for "Roll Down Sunscreens".
 - Refer to Section 4.104 for "Umbrellas".
 - Refer to Section 6 for "Outdoor Lighting."
 - Refer to Section 6.13(p) for "String Lights" at a Shade Structure.
 - Refer to Appendix "M" for the "Shade Structure Design Guide".
 - Refer to Section 20.18 in Appendix "M" for the "Submittal Checklist for a Shade Structure".

REFER TO SECTION 20.18 IN APPENDIX "M" FOR A LIST OF SUBMITTAL REQUIREMENTS FOR ANY DESIGN REVIEW APPLICATION FOR A SHADE STRUCTURE.

HINT: Be sure to provide all submittal information that is listed on the **Submittal Checklist** in Section 20.18 of Appendix "M". As a reminder incomplete submittals will not be approved.



Example of an attached Aluminum Patio Cover



Example of a Pre-Manufactured Shade Structure

Appendix “M”

Shade Structure Design Guide

Shade Structures. Shade Structures may be allowed subject to specific approval of the DRC prior to installation and subject to compliance with the following design criteria:

20.1. General Criteria.

- a) All Shade Structures, pergolas, gazebos, ramadas, shade trellis, patio covers, and other similar structures and/or shading devices must be approved by the DRC prior to installation, including Shade Structures that are located within the Rear Yard Zone or the Semi-Private Zone. The DRC reserves all rights to not approve a Shade Structure that is deemed to be inappropriate in the sole discretion of the DRC including, but not limited to reasons of: size, scale, height, lot coverage, location, lack of compliance with setbacks, appearance, shape, colors and materials.
- b) Permanent Shade Structures shall be constructed of quality, durable, long-lasting and low-maintenance materials and components that are specifically designed and manufactured for long-term exterior use in the harsh Arizona desert climate. Materials and components that are susceptible to excessive deterioration, fading, tearing, fraying, ripping, sagging, stretching, flapping, rotting, rusting, warping, bending, deflecting, leaning and twisting; or failure due to ultraviolet exposure, heat, wind, dust, or weather conditions are not allowed.
- c) There are several different types of Shade Structures that may be appropriate for use in Blossom Rock, subject to the review and approval by the DRC. Refer to the illustrations in Section 20.14 for further explanation of some of the most common types of Shade Structures. In general, the most common types of Shade Structures at Blossom Rock include:
 - i. Attached Architectural Covered Patios – Refer to Section 4.57 for "*Patio Roofs and Patio Covers*".
 - ii. Detached Architectural Shade Structures – Refer to Section 4.2 for "*Accessory Buildings and Structures*".
 - iii. Attached and Detached Solid Roof Aluminum Patio Covers.
 - iv. Attached and Detached Open Lattice/Trellis Aluminum Shade Structures.
 - v. Attached and Detached Wood Lattice/Trellis Shade Structures.
 - vi. Detached Pre-Manufactured Shade Structures.
- d) In general, for the most-common types of Shade Structures that may be allowed in Blossom Rock:
 - i. The DRC considers “Architectural Shade Structures”; “Aluminum Shade Structures” (such as Alumawood®); and wood shade structures to be “architectural elements” due to their size, scale, permanence, and mostly-custom configurations. These types of Shade Structures are intended to match the architectural style and colors of the existing home, as determined in the sole discretion of the DRC.
 - ii. The DRC considers most pre-manufactured Shade Structures to be “landscape and garden elements” due to their generally smaller size; portable/movable configurations; and limited manufactured options, as determined in the sole discretion of the DRC.
- e) For clarity, depending on the particular design and installation, the DRC may qualify certain roofed shade elements as either "Accessory Buildings" or "Patio Roofs", as determined in the sole discretion of the DRC.
 - i. Refer to Section 4.2 for "*Accessory Buildings and Structures*".
 - ii. Refer to Section 4.57 for "*Patio Roofs and Patio Covers*".

*Refer to the
photographic examples
below for further
explanation of the
different types of Shade
Structures that may be
ALLOWED or are
NOT ALLOWED in
Blossom Rock.*

- f) Because there are so many different types and configurations of Shade Structures, one set of design criteria for all types of Shade Structures does not make sense. What might work for one type of Shade Structure might not work for a different type of Shade Structure. For example, a wood shade structure requires different design criteria than an aluminum shade structure; for both aesthetic and functional purposes. In addition, a custom-built Architectural Shade Structure that matches the architecture of the home requires different design criteria than a pre-manufactured Shade Structure purchased from a retail home improvement store. And also, an attached Shade Structure requires different design criteria than a detached Shade Structure. Therefore, these Design Guidelines have created unique design criteria for the different types of Shade Structures to reflect the unique characteristics of each in terms of size, height, integration, scale, proportions, style, details, materials, durability, colors, aesthetics and appearance.

20.2. Permits from City of Apache Junction.

- a) All *Attached* Shade Structures, regardless of size, are required to have a Building Permit issued by the City prior to construction.
- b) All *Detached* unenclosed Shade Structures that are greater than two-hundred square feet (200 sf) in size; or a Detached Shade Structure of any size that has electrical, plumbing or mechanical services; are required to have a Building Permit issued by the City prior to construction.
- c) The Owner is responsible to obtain all necessary reviews, permits and inspections from the City. An approval by the DRC is not deemed to be an approval by the City. In addition, a Building Permit issued the City does not alleviate the requirement to comply with these Design Guidelines and to obtain approval from the DRC prior to construction. Approval should be obtained from the DRC prior to submittal to the City for a Building Permit.
- d) When applicable, the DRC reserves the right to request a copy of the Building Permit from the Owner.

20.3. Location and Setbacks.

- a) Shade Structures and similar structures and/or shading devices are prohibited in a Front Yard Zone, but may be permitted in side courtyards, oversized side yards, and in the Rear Yard Zone, if such structures are consistent with the requirements of these Design Guidelines.
- b) Setbacks for an **Attached Shade Structure**.
 - i. An Attached Shade Structure must be physically and structurally attached to the main Residence in a permanent manner. An Attached Shade Structure is considered “*an integral part of the house*” in terms of setbacks and building codes.
 - ii. An Attached Shade Structure shall be located a minimum of five feet (5’-0”) away from a rear property line; as measured from the exterior face of the structural posts, columns, support wall, or primary support beams of the Shade Structure to the property lines (unless more restrictive requirements are imposed by the City). For clarity, setbacks are measured perpendicular to the property line.
 - iii. An Attached Shade Structure shall be located a minimum of five feet (5’-0”) away from a side property line or Yard Wall facing a street; as measured from the exterior face of the structural posts, columns, support wall, or primary support beams of the Shade Structure to the property lines (unless more restrictive requirements are imposed by the City). For clarity, setbacks are measured perpendicular to the property line.
 - iv. Overhangs, beams, rafters and trellis members may project into the setback a maximum of two feet (2’-0”). The outermost edge of an overhang, beam, rafter or trellis member must be located a minimum of three feet (3’-0”) from a side property line or yard wall facing a street. For clarity, setbacks are measured perpendicular to the property line.

- c) Setbacks for a ***Detached Shade Structure***.
 - i. A Detached Shade Structure shall be located a minimum of five feet (5'-0") away from all property lines; as measured from the exterior face of the structural posts, columns, support wall, or primary support beams of the Shade Structure to the property lines. For clarity, setbacks are measured perpendicular to the property line.
 - ii. A Detached Shade Structure shall be located a minimum of five feet (5'-0") away from any existing Yard Wall facing a street as measured from the exterior face of the structural posts, columns, support wall, or primary support beams of the Shade Structure to the Yard Wall. For clarity, setbacks are measured perpendicular to the Yard Wall.
 - iii. A Detached Shade Structure shall be located a minimum of minimum of six feet (6'-0") away from the walls, structural line, foundation line, walls, columns or beams of the main Residence as measured from the exterior face of the structural posts, columns, support wall, or primary support beams of the Shade Structure. For clarity, setbacks are measured perpendicular to the house. Furthermore, this separation criteria also complies with current separation requirements outlined in Table R302.1(1) of the International Residential Code (IRC) for non-fire rated structures.
 - iv. Overhangs, beams, rafters and trellis members may project into the setback a maximum of two feet (2'-0"). The outermost edge of an overhang, beam, rafter or trellis member must be located a minimum of three feet (3'-0") from a property line or Yard Wall facing a street; and a minimum of four feet (4'-0") from the walls, posts or columns any adjacent home, building or structure. For clarity, setbacks are measured perpendicular to the property line and/or the house.
- d) A Shade Structure (including any portion hereof) may not be physically attached to a Yard Wall or fence.

20.4. Size.

- a) The cumulative size of all **Architectural Shade Structures** or **Architectural Covered Patios** (that match the architecture of the primary Residence) on a property may not exceed one-thousand square feet (1000 sf) under roof, unless otherwise approved by the DRC. (Refer to the Appendix "A" for the definition of an "*Architectural Shade Structure*" or an "*Architectural Covered Patio*".)
- b) The cumulative size of all custom-built **Aluminum Shade Structures** (such as Alumawood®, Duralum®, Elitewood® or similar) on a property may not exceed five-hundred square feet (500 sf) in total area as measured in a horizontal plane below the roof, trellises, overhangs or other components of the Shade Structure, unless approved otherwise by the DRC.
- c) The cumulative size of **Pre-Manufactured Shade Structures** or **any other types of Shade Structures** on a property may not exceed three-hundred square feet (300 sf) in total area as measured in a horizontal plane below the roof, trellises, overhangs or other components of the Shade Structure; and the length and width of any such Shade Structure may not exceed thirty feet (30'-0") in either direction; unless approved otherwise by the DRC.
- d) The cumulative size of **Temporary Shade Devices** may not exceed two-hundred square feet (200 sf) in area under cover; and the length and width of any such Shade Structure may not exceed twenty feet (20'-0") in either direction; unless approved otherwise by the DRC.
- e) The size of a Shade Structure (as measured in a horizontal plane under the roof, overhangs, trellis or other components of the Shade Structure) shall comply with the Lot Coverage Requirements outlined in Section 3.3 of these Design Guidelines.
- f) For clarity, Architectural Covered Patios that are an integral part of the architecture of the home and constructed by the Original Homebuilder as part of the Original Construction are not included in the maximum cumulative coverage for any of the types of Shade Structures, as noted above.

- g) For clarity, umbrellas (as outlined in Section 4.108 of these Design Guidelines) are not included in the maximum cumulative coverage for any of the types of Shade Structures, as noted above.
- h) The DRC reserves the right, without obligation, to consider and conditionally approve Shade Structures that are larger than the criteria noted above when the size of the Rear Yard Zone for a particular property is substantially larger than the size of a typical Rear Yard Zone of a similar home, as determined in the sole discretion of the DRC.
- i) The DRC reserves all rights to not approve a Shade Structure that is deemed to be inappropriate in the sole discretion of the DRC for reasons of size, scale, lot coverage, location, and lack of compliance with setbacks.

Reference Table for Height and Size of Shade Structures

	<i>Maximum Size (a) (e)</i>	<i>Maximum Height (b)</i>	<i>Maximum Dimension (c)</i>
Architectural Covered Patio	1000 sf	14'-0"	
Architectural Shade Structure	1000 sf	14'-0"	
Aluminum Patio Cover	500 sf	10'-0" (d)	30'-0"
Aluminum Shade Structure	500 sf	10'-0" (d)	30'-0"
Pre-Manufactured Shade Structure w/ Sloped Solid Roof	300 sf	12'-0"	30'-0"
Pre-Manufactured Shade Structure w/ Flat Roof or Trellis	300 sf	10'-0" (d)	30'-0"
Other Permanent Shade Structures	300 sf	10'-0" (d)	30'-0"
Temporary Shade Devices	200 sf	10'-0"	20'-0"

(a) As measured under roof or trellis.

(b) As measured to the highest point of the structure.

(c) Maximum length or width.

(d) For Shade Structures that are attached to the home, the height may not exceed the height of the single story roof eave of the primary Residence.

(e) Subject to compliance with maximum Lot Coverage Requirements.

20.5. Height.

- a) The maximum height for an attached **Architectural Covered Patio** with a solid roof that matches the roof character of the Residence may not exceed fourteen feet (14'-0") as measured above the primary finished floor elevation of the Residence, unless otherwise approved by the DRC.
- b) The maximum height for a detached **Architectural Shade Structure** with a solid roof that matches the roof character of the Residence may not exceed fourteen feet (14'-0") as measured above the primary finished floor elevation of the Residence, unless otherwise approved by the DRC. (Refer to the height limitations in Section 4.2 of the Design Guidelines.)
- c) The maximum height for a **detached Aluminum Shade Structure** or **Aluminum Patio Cover** with a flat roof or trellis may not exceed ten feet (10'-0") as measured above the primary patio elevation, unless otherwise approved by the DRC.
- d) The maximum height for an **attached Aluminum Shade Structure** or **Aluminum Patio Cover** with a flat roof or trellis may not be exceed ten feet (10'-0") as measured above the primary finished floor elevation or the lowest eave line of the existing Residence (whichever is the lower of the two heights), unless otherwise approved by the DRC.

- e) The maximum height for a **detached Pre-Manufactured Shade Structure** with a gable or hipped roof may not exceed twelve feet (12'-0") as measured above the primary patio elevation, unless otherwise approved by the DRC.
- f) The maximum height for a **detached Pre-Manufactured Shade Structure** with a flat roof or trellis may not exceed ten feet (10'-0") as measured above the primary patio elevation, unless otherwise approved by the DRC.
- g) The maximum height for an **attached Pre-Manufactured Shade Structure** with a flat roof or trellis may not exceed ten feet (10'-0") as measured above the primary patio elevation or the lowest eave line of the existing Residence (whichever is the lower of the two heights), unless otherwise approved by the DRC.
- h) The maximum height for any **other type of Permanent Shade Structure** may not exceed ten feet (10'-0") as measured above the primary patio elevation, unless otherwise approved by the DRC.
- i) The maximum height for a **Temporary Shade Device** may not exceed ten feet (10'-0") as measured above the primary patio elevation or adjacent finished grade, unless otherwise approved by the DRC.



Example of a detached aluminum trellis shade structure

20.6. Style, Shape and Character.

- a) The style, shape and character of the Shade Structure must match the style, shape, geometry and character of the Residence. The objective is that the Shade Structure is designed as a seamless and integral part of the architecture of the home, as determined in the sole discretion of the DRC. The design of the Shade Structure should not contrast or stand out from the appearance, shape, and architectural style of the existing home.
- b) In general, the shape, form and geometry of a Shade Structure shall be "square" or "rectangular" in shape in order to match the horizontal geometry of the primary Residence. Curved shapes, undulating forms, rounded corners, angled shapes, odd shapes, and odd geometry are not allowed. Shade Structures must match the style and geometry of the architecture of the home; therefore, most "contemporary" and "modern" looking Shade Structures are not allowed. Refer to Section 20.17 for graphic examples of various types of Shade Structures that are not allowed.
- c) Palapas, "tiki-huts", and shade structures with thatched-style roofs are not allowed.

- d) Unless specifically approved otherwise by the DRC, trellis-style Shade Structures and flat solid-cover Shade Structures shall be constructed horizontal and level. The beams, rafters, trellis, fascias, and roof shall be installed horizontal and level. Angled or sloped forms, as well as pitched roofs, require specific approval from the DRC and will often be required to match the geometry and roof pitch of the existing home, if allowed. In general, roof slopes that are less than a 2:12 pitch will not be allowed. Refer to the illustrations in Appendix “M” of the Design Guidelines for further explanation of the design criteria for an aluminum Shade Structure with a solid roof.

REMINDER:

The solid roof of an Aluminum Shade Structure or an Aluminum Patio Cover must be level and horizontal and may not slope (not even a little bit)

Refer to the illustrations in Section 20.16 for further explanation.

- e) Unless specifically approved otherwise by the DRC, the roof or trellis of a Shade Structure may not be a single-sloping-plane shed roof. Refer to Appendix “M” of these Design Guidelines for graphic examples of various types of shade structures that are not allowed.

20.7. Media Wall.

- a) If the Shade Structure includes a Media Wall, outdoor kitchen wall, slat wall, or other solid or partially-solid wall structure that is higher than five feet (5'-0") tall as measured above the adjacent patio surface, then the Media Wall must comply with the design criteria in Section 4.51 of these Design Guidelines.

20.8. Materials.

- a) In general, construction materials, colors, finishes, components, architectural details and architectural style used for a Shade Structure must match or complement the existing Residence, as determined in the sole discretion of the DRC.
- b) Shade Structures must be constructed of quality, durable, long-lasting and low-maintenance materials and components that are specifically designed and manufactured for long-term exterior use in the harsh Arizona desert climate. Materials and components that are susceptible to excessive deterioration, fading, tearing, fraying, ripping, sagging, stretching, flapping, rotting, rusting, warping, bending, deflecting, leaning and twisting; or failure due to ultraviolet exposure, heat, wind, dust, or weather conditions are not allowed.
- c) Alumawood®, Elitewood®, Duralum®, or similar types of aluminum Shade Structures that resemble wood are generally acceptable. The use of wood-like aluminum products is strongly preferred over the use of real wood because of its proven durability and low-maintenance.
- d) Natural wood that is exposed is discouraged as a building material for Shade Structures. Exposed wood does not perform well in the desert environment and can often fade, crack, twist, warp, sag, and deteriorate. If an Owner elects to use exposed natural wood to construct a Shade Structure, the following additional criteria will apply:
- vii. Wood posts shall be 8x8 nominal minimum.
 - viii. Wood beams shall be 4x nominal minimum.
 - ix. Wood rafters or wood trellis members shall be 3x nominal minimum. Exposed 2x natural wood is not allowed, unless specifically approved by the DRC. In general, exposed 2x natural wood materials do not perform well in the desert environment.
 - x. Structural fasteners shall be concealed or small, such as nails, screws and lag bolts. No exposed structural hangers, structural straps, or structural clips are allowed.
 - xi. Natural wood components that are exposed must be protected with an appropriate stain or paint.

- xii. A Shade Structure that is constructed of exposed wood shall be maintained at all times in an attractive appearance. The Owner must maintain all wood members to be true, plumb, horizontal, vertical and straight. Wood shade structures that have deteriorated or become unsightly must be removed or repaired immediately.
- e) Tent-style shade structures, tensile fabric structures, retractable horizontal fabric panels, tarps, and shade sails, as well as other shade structures constructed of fabric components or fabric panels will not be allowed, unless otherwise approved by the DRC. Fabric, canvas, tarps and flexible plastic sheet materials are not suited for the harsh desert environment and tend to flap, rip, or fray in the wind; and deteriorate quickly in the harsh Arizona sun; therefore, fabric components are not allowed as part of a permanent Shade Structure.
- f) Corrugated metal, corrugated fiberglass, corrugated plastic, thin wood lattice, and thin plastic lattice are not allowed as materials that are part of a Shade Structure. These materials do not match the architectural style of the home. In addition, these materials are not suited for the harsh desert environment and tend to deteriorate quickly. Therefore, these materials are not allowed as part of a permanent Shade Structure.
- g) Santa Fe wood latillas, peeled wood poles, and saguaro ribs are not allowed as materials that are part of a Shade Structure. These materials are not suited for the harsh desert environment and tend to deteriorate quickly; therefore, these materials are not allowed as part of a permanent Shade Structure.
- h) Thatch, palm, bamboo, or palapa-style materials are not allowed as materials that are part of a Shade Structure. These materials are not suited for the harsh desert environment and tend to deteriorate quickly; and also run the risk of infestation of pests; therefore, these materials are not allowed as part of a permanent Shade Structure.

20.9. Colors.

- a) The colors of a Shade Structure shall match and/or complement the colors of the existing home, as determined in the sole discretion of the DRC. Different types of Shade Structures have different color guidelines and requirements as noted below.
- b) Architectural Shade Structures and Architectural Patio Covers that are designed to match the architecture of the home shall use the exact same colors and materials as the primary residence.
- c) Permanent Shade Structures that are constructed of wood, composite or steel components shall match the color of the existing wood fascias and wood trim on the main Residence, unless approved otherwise by the DRC. The objective is that all wood and similar components are the same color for consistency.
- d) Permanent Shade Structures that are constructed of aluminum components (i.e. Alumawood®, Elitewood®, Duralum® or similar) shall use a standard pre-finished aluminum color that most closely matches the color of the wood fascias of the existing home, unless approved otherwise by the DRC. The objective is that all wood and wood-like components are the same color for consistency.
- e) Due to the wide variety of pre-manufactured Shade Structures, the DRC will evaluate the colors and materials of a pre-manufactured Shade Structure on a case-by-case basis to determine compatibility with the color palette of the existing home, as determined in the sole discretion of the DRC. In general, the colors of a pre-manufactured or portable Shade Structure shall be neutral colors such as: white, brown, bronze or black.

20.10. Details.

- a) Exposed wood posts shall be a minimum of 8x8 in size (nominal).
- b) Aluminum (i.e. Alumawood®, Elitewood® and Duralum®) posts shall be a minimum of 6½" x 7" (actual size). A standard aluminum post is built up with two (2) 2x8 components on each side of a 3x3 post component in the center.
- c) Round columns shall be a minimum of 12" diameter (actual size).
- d) Posts clad in stucco, stone or masonry shall be a minimum of 16" x 16". Stucco shall match the texture of the stucco on the existing home; and stone shall match the stone on the existing home.
- e) The "end cuts" of rafters and beams shall be appropriate to the architectural style of the home. For example, Spanish architectural styles can use "corbel" or "scroll" end cuts; whereas most of the other architectural styles will use "miter", "beveled" or "chamfer" end cuts.
- f) All Shade Structures must be permanently affixed to the ground.

20.11. Lighting.

- a) Any lighting at a Shade Structure must be approved by the DRC prior to installation and must comply with the design criteria in Section 6 of these Design Guidelines.
- b) The installation of String Lights at a Shade Structure requires the specific written approval of the DRC prior to installation.

20.12. Types of Shade Structures that are NOT Allowed.

- a) Because there are so many different types of Shade Structures and shade devices, the DRC reserves the right to not approve any type of Shade Structure that the DRC deems to be inappropriate in its sole discretion for reasons including, but not limited to: appearance, style, character, size, patterns, shapes, forms, components, materials, durability, and colors.
- b) Although not an all-inclusive list, in general, the following types of permanent Shade Structures are not allowed:
 - i. Shade Structures that do not match the architectural style and character of the home, as determined in the sole discretion of the DRC.
 - ii. Shade Structures with a single sloping-roof shed roof.
 - iii. Shade Structures that are curved, rounded, undulating, angled or oddly-shaped.
 - iv. Shade Structures with corrugated metal, corrugated fiberglass, corrugated plastic, thin wood lattice, and thin plastic lattice materials.
 - v. Shade Structures with a palm roof, thatch roof or palapa-style roof.
 - vi. Shade Structures with peeled wood poles, southwest latillas, saguaro ribs, or bamboo poles.
 - vii. Shade Structures with fabric components, including tensile fabric shade devices.
 - viii. Tarps.
 - ix. Tents, "pop-up" tents, "pop-up" canopies, and folding shade elements. (except as allowed on a temporary basis under Section 20.13 of these Design Guidelines.)
 - x. Canopies and portable carports typically used to cover a vehicle.
 - xi. Other types of Shade Structures as determined by the DRC on a case-by-case basis.
- c) Refer to Section 20.17 in Appendix "M" of these Design Guidelines for illustrations of a few of the most common types of Shade Structures that are not allowed.

20.13. Temporary Shade Devices.

- a) Portable, commercially-manufactured, free-standing, self-supporting and temporary shade devices, including pop-up canopies, event tents, portable fabric shelters and similar portable shade products, are intended solely for short-term recreational, social, or maintenance activities. Such devices may remain erected for no more than **seventy-two (72) consecutive hours** and shall

be removed immediately upon completion of the event or activity. Temporary shade devices shall not be used as permanent or semi-permanent shade improvements. Any shade device that remains erected for more than **ten (10) consecutive days** shall be considered a permanent shade structure and shall comply with all applicable Design Guidelines for a permanent Shade Structure.

- b) Portable market umbrellas are not considered “temporary shade devices” for purposes of this Section and may remain in place when maintained in good condition. Refer to Section 4.104 of these Design Guidelines for criteria for umbrellas.

- Refer to Section 4.2 for "Accessory Buildings and Structures".
- Refer to Section 4.10 for "Awnings, Canopies and Projecting Sun Shades".
- Refer to Section 4.20 for "Columns and Posts".
- Refer to Section 4.22 for "Curtains (Outdoor)".
- Refer to Section 4.51 for "Media Walls".
- Refer to Section 4.57 for "Patio Roofs and Patio Covers".
- Refer to Section 4.72 for "Roll Down Sunscreens".
- Refer to Section 4.104 for "Umbrellas".
- Refer to Section 6 for "Outdoor Lighting."
- Refer to Section 6.13(p) for "String Lights" at a Shade Structure.
- Refer to Section 20.18 in Appendix "M" for the "Submittal Checklist for a Shade Structure"

**REFER TO SECTION 20.18 IN APPENDIX "M"
FOR A LIST OF SUBMITTAL REQUIREMENTS
FOR ANY DESIGN REVIEW APPLICATION
FOR A SHADE STRUCTURE.**

HINT:

*Be sure to provide all submittal information that is listed on the **Submittal Checklist** in Section 20.18 of Appendix "M". As a reminder incomplete submittals will not be approved.*

20.14.

Most Common Types of Architectural Shade Structures and Aluminum Shade Structures

Permanent Shade Structures that are physically anchored to the house or ground; and relate to the architecture of the house in terms of form, shapes, horizontal geometry and colors.



Detached Architectural Shade Structure

- Matches the architectural style of home.
- Maximum size: 1000 sf under roof.
- Maximum height: 14'-0".
- Roof slope is the same as the home.
- Utilizes the same roof overhang and eave details as the home.
- Columns are typically 16"x16" minimum.
- Utilizes the exact same details, colors and materials as the primary Residence.
- Refer to Section 4.2 for Accessory Structures.



Attached Aluminum Solid Roof Patio Cover

- Constructed of Alumawood® or similar aluminum components with solid roof panels.
- Physically attached to the home.
- Maximum size: 500 sf under roof.
- Maximum height: 10'-0".
- **The roof must be level and horizontal.**
The roof may not slope.
- The color of the posts, beams, rafters and fascia to match the color of the wood fascias on the home.



Detached Cantilevered Aluminum Solid Roof Patio Cover

- Constructed of Alumawood® or similar aluminum components with solid roof panels.
- Maximum size: 500 sf.
- Maximum height: 10'-0".
- **The roof must be level and horizontal.**
The roof may not slope.
- The color of the posts, beams, rafters and fascias to match the color of the wood fascias on the home.



Detached or Attached Aluminum Trellis/Lattice Shade Structure

- Constructed of Alumawood® or similar aluminum components with open trellis/lattice members.
- Can also be created in an attached version.
- Maximum size: 500 sf.
- Maximum height: 10'-0".
- Roof structure shall be level and horizontal.
- The color of Shade Structure to match the color of the wood fascias on the home.

20.14. (continued)

Most Common Types of Pre-Manufactured Shade Structures

Typically, a pre-manufactured kit. Often portable or moveable, even if anchored to the ground. Size, shape, materials and colors often limited to what is available from the manufacturer. Considered by the DRC to be more of a “garden/landscape” structure than the other types of Shade Structures.



Detached Pre-Manufactured Shade Structure with Gable Roof.

- Pre-Manufactured Kit.
- Maximum size: 300 sf under roof and 30'-0" in any direction.
- Maximum height: 12'-0" for sloped roof.
- Made of kiln-dried wood structure and aluminum roof components.
- Medium to dark brown wood stain.
- Dark brown, dark gray or charcoal roof color.



Detached Pre-Manufactured Shade Structure with Hipped Roof.

- Pre-Manufactured Kit
- Maximum size: 300 sf under roof and 30'-0" in any direction.
- Maximum height: 12'-0" for sloped roof.
- Made of kiln-dried wood structure and aluminum roof components.
- Medium to dark brown wood stain.
- Dark brown, dark gray or charcoal roof color.



Detached Pre-Manufactured Aluminum Shade Structure with Adjustable Louvers

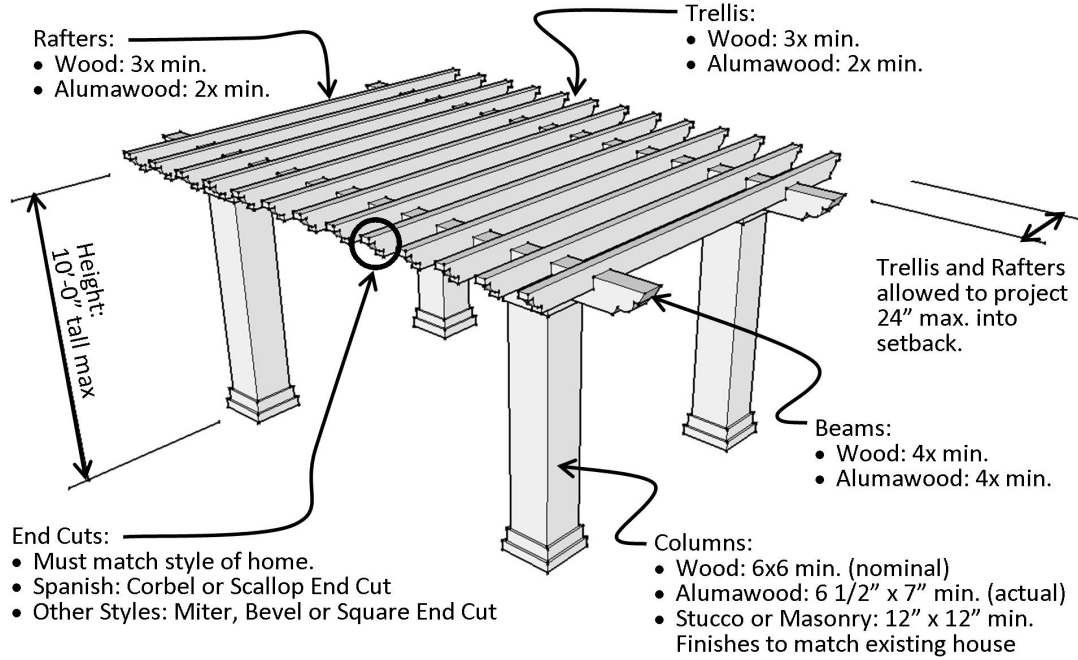
- Pre-Manufactured Kit.
- Maximum size: 300 sf under roof and 30'-0" in any direction.
- Maximum height: 10'-0" for flat roof / trellis.
- Made of aluminum components and adjustable louvers.
- Color to complement the colors of the home.



Wood Trellis Shade Structure

- In both attached and detached versions.
- Allowed but not recommended.
- Maximum size: 300 sf under roof and 30' -0" in any direction.
- Maximum height: 10'-0" for flat roof / trellis.
- Made of natural wood components.
- Wood Shade Structures often do not perform well in the harsh desert environment.
- Must use quality wood products such as Western Cedar or kiln-dried Douglas Fir.
- Medium to dark brown wood stain or painted to match the color of the wood trim on the house. Unfinished wood is not allowed.

20.15. Design Criteria Diagrams.



DESIGN CRITERIA

All detached shade structures greater than 200 s.f. require a Building Permit from the City.

- Shape: Square or Rectangular. No curves, angles or undulations.
- Colors: Wood or Alumawood should match the color of the wood trim on the existing house.

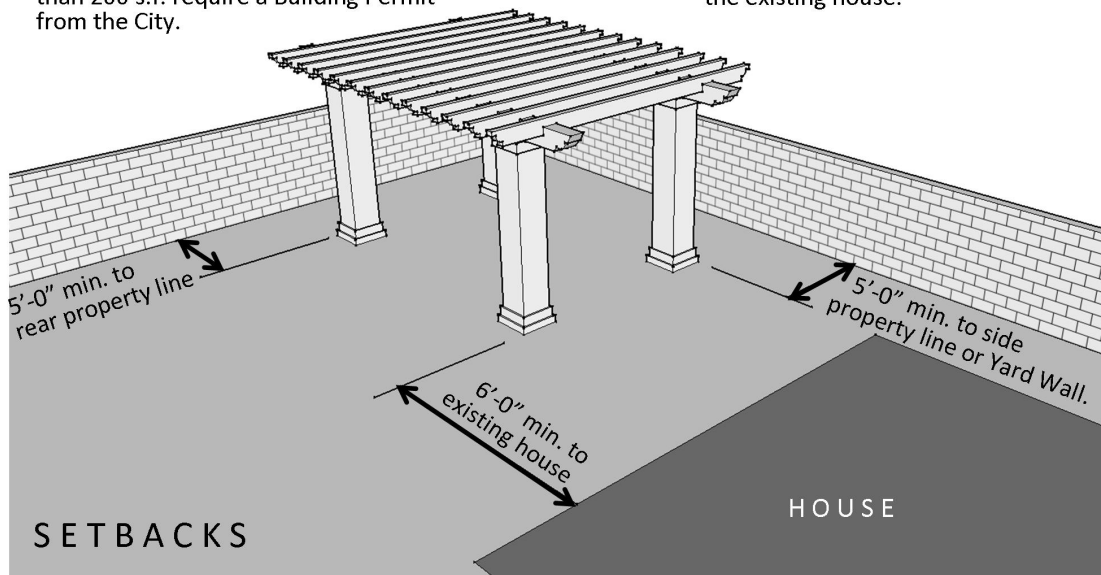
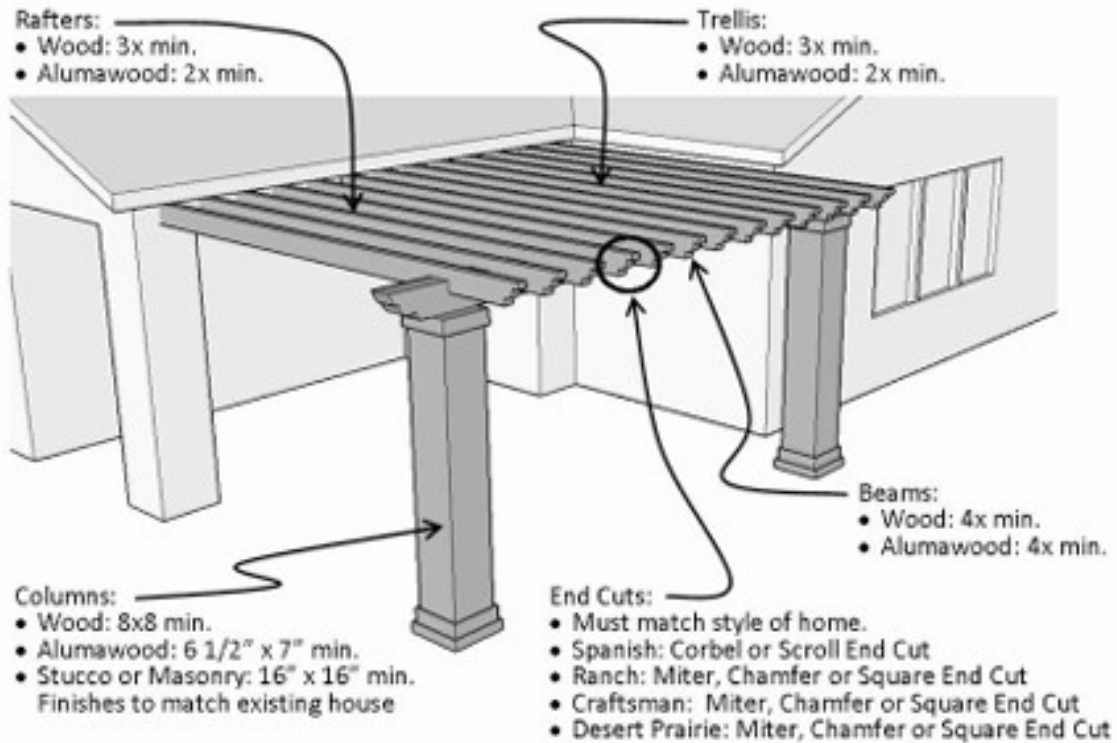


Illustration of Key Design Criteria for a Detached Shade Structure

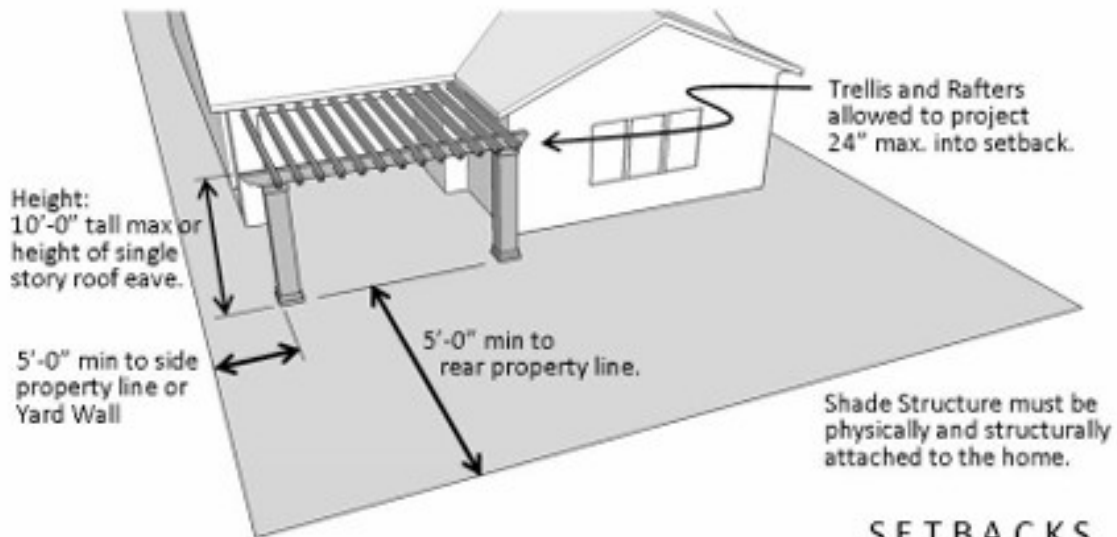
Refer to the Design Guidelines for all applicable design criteria.

20.15. Design Criteria Diagrams. (continued)



DESIGN CRITERIA

- Shape: Square or Rectangular.
No curves, angles or undulations.
- Colors: Wood or Alumawood shall match the color of the wood trim on the existing house.



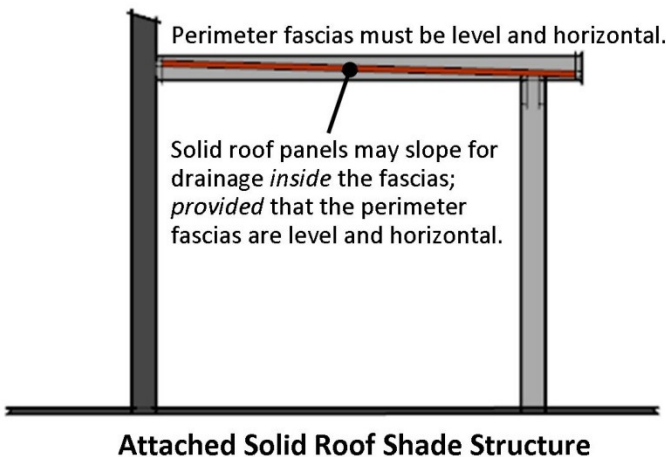
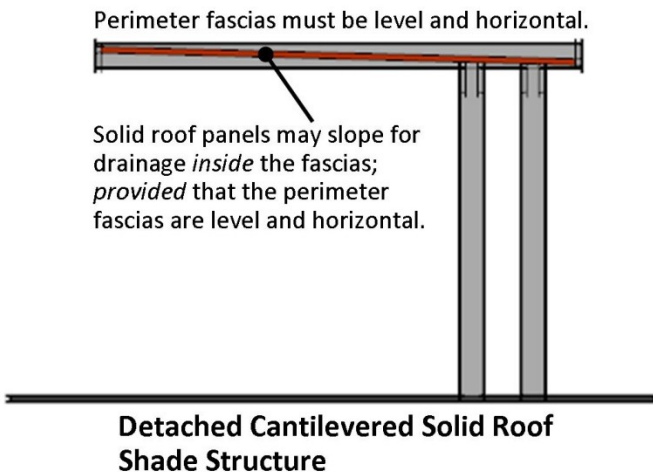
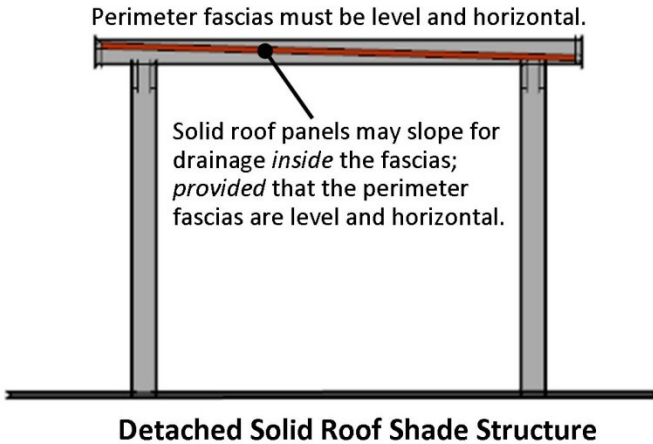
SETBACKS

Illustration of Key Design Criteria for a Attached Shade Structure

Refer to the Design Guidelines for all applicable design criteria.

20.16. Flat Roof Condition Diagrams.

Roof Conditions for Solid Roof Aluminum Shade Structures



Aluminum Shade Structures/Patio Covers with a solid roof must comply with the following criteria:
(Section 4.86.5(d) / 20.5(d))

- The perimeter fascias of the Shade Structure/Patio Cover must be level and horizontal on all sides, including the side elevations. The fascias and beams may not slope, including on the sides or ends. The Shade Structure/Patio Cover may not appear sloped, angled, slanted, pitched, tilted, or skewed.
- The solid roof panels are allowed to slope for drainage *inside* the fascias; *provided* that the perimeter fascias are held level and horizontal on all sides of the solid roof Shade Structure/Patio Cover.
- Most specialty contractors that are familiar with aluminum shade structures know how to achieve this result; and sometimes this detail requires a larger fascia or additional structure. The DRC recommends that the Applicant carefully confirm that the Contractor can comply with this requirement before submitting a Design Review Application to the DRC for review. It is important that the Contractor acknowledges this requirement and can verify their ability to construct the solid roof Shade Structure/Patio Cover in compliance with the Design Guidelines.
- Failure to comply will result in the work having to be redone until compliance is achieved regardless of cost, loss of effort to the Applicant and/or Contractor.

20.17.

A Few of the Types of Shade Structures that are NOT allowed.

This is not an all-inclusive list, but only a few types of Shade Structures that are not allowed. The DRC reserves the right to not approve any Shade Structure or shade device that the DRC deems to be inappropriate in its sole discretion.



Shade Structures with a Single Plane Sloping Shed Roof are NOT allowed. Section 4.86.6(e) / 20.6(e).

- The shape of these types of Shade Structures do not compliment the architectural style of the home.
- The style, shape and roof slope of the Shade structure should match or complement the architecture of the existing home.



Shade Structures that are curved, undulating, round, angled or other odd shapes are NOT allowed. Section 4.86.6(b) / 20.6(b).

- The shape of a Shade Structure shall be a simple rectangular shape that matches the geometry of the home.
- In general, the shape of a Shade Structure shall be parallel and perpendicular to the geometry of the home.



Shade Structures that do not match the architectural style and character of the home are NOT allowed. Section 4.86.6(a) / 20.6(a).

- The shape of these types of Shade Structures do not match or compliment the architectural style of the home.



Shade Structures with a thatch roof or palapa-style roof are NOT allowed. Section 4.86.6(c) / 20.6(c) and Section 4.86.8(h) / 20.8(h)

- This type of Shade Structure does not compliment the architectural style of the home.
- The materials do not perform in the harsh desert environment; are not durable materials; and have the potential to harbor pests.



Shade Structures with peeled wood poles, saguaro cacti ribs, or southwest latillas are NOT allowed. Section 4.86.8(g) / 20.8(g)

- This type of Shade Structure does not compliment the architectural style of the home.
- The wood components will not withstand the harsh desert environment; and are not durable materials.

20.17. (continued)

A Few of the Types of Shade Structures that are NOT allowed.

This is not an all-inclusive list, but only a few types of Shade Structures that are not allowed. The DRC reserves the right to not approve any Shade Structure or shade device that the DRC deems to be inappropriate in its sole discretion.



Shade Structures with Fabric Components are NOT allowed. Section 4.86.8(e) / 20.8(e).

- Fabric components deteriorate quickly in the harsh desert environment; flap and rip in the wind; and are not durable materials.
- Therefore, fabric components are not allowed as part of a Shade Structure.



Shade Sails and Tensile Fabric Structures are NOT allowed. Section 4.86.8(e) / 20.8(e).

- These types of flexible Shade Structures do not compliment the architectural style of the home.
- Fabric components deteriorate quickly in the harsh desert environment; flap and rip in the wind; and are not durable materials.



Shade Structures with Retractable Fabric Components are NOT allowed.

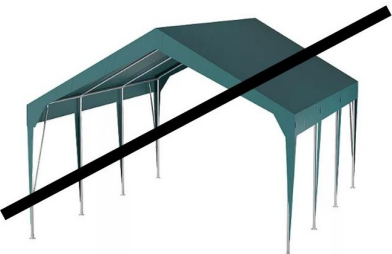
Section 4.86.8(e) / 20.8(e).

- Fabric components deteriorate quickly in the harsh desert environment; flap and rip in the wind; and are not durable materials.
- Therefore, fabric components are not allowed as part of a Shade Structure.
- Refer to Section 4.10 for "Awnings".
- Refer to Section 4.72 for "Roll Down Sunscreens".



Tents, "Pop-Up" Canopies, and Portable Canopies are NOT allowed. Section 4.86.12(b)(ix) / 20.12(b)(ix).

- This type of Shade Structure does not compliment the architectural style of the home.
- The components will not withstand the harsh desert environment; flap, rip and bend in the wind; and are not durable materials.
- Not allowed as a permanent Shade Structure.
- Refer to Section 4.86.13 / 20.13 for "Temporary Shade Devices".



Canopies and Covers intended for Vehicles are NOT allowed. Section 4.86.13(b)(x) / 20.13(b)(x).

- This type of Shade Structure does not compliment the architectural style of the home.
- The components will not withstand the harsh desert environment; flap, rip and bend in the wind; and are not durable materials.

20.18. Submittal Requirements Checklist for a Shade Structure Application:

A Design Review Application to install a Shade Structure must be submitted to the DRC for review and approval prior to any installation. Construction or installation may not commence until such approval is granted in writing by the DRC.

A Design Review Application to add a Shade Structure to an existing home shall include the following submittal items. Incomplete, vague or unclear applications will not be accepted or reviewed.

- ☐ **Application Form** with all information completed.
 - ☐ Available on-line at www.blossomrock.com.
 - ☐ Or at the Offices of the Blossom Rock Residential Association, Inc.
- ☐ **Plans, Drawings and Specifications (See EXAMPLE on next page)**

All submittals shall provide a complete, clear, detailed and accurate explanation of the location and appearance of the proposed Shade Structure. The submittal must include the information noted below:

 - ☐ Specify the type of shade structure. (i.e. solid roof or trellis/lattice; or custom-made Alumawood® or pre-manufactured kit; or etc.)
 - ☐ Specify if the shade structure is free-standing detached or attached to the home.
 - ☐ Site Plan showing the accurate setback dimensions from the exterior face of the posts or columns that support the Shade Structure to all property lines. As a reminder, all setback dimensions are measured perpendicular to the property line. *(if necessary, site information can be obtained from the aerial maps on the Pinal County Assessor's website)*
 - ☐ If detached, show the dimension from the exterior face of the posts or columns that support the Shade Structure to the face of the existing home.
 - ☐ Specify the dimensions of height, width and length of the overall Shade Structure.
 - ☐ Specify the dimensions of any overhangs.
 - ☐ Specify the dimensions of the columns, posts, beams, rafters and trellis members. (i.e. 8x8, 4x10, 3x8, 2x2, etc)
 - ☐ Specify all materials. (i.e. Alumawood®, wood, stucco, etc.)
 - ☐ Specify the end cap details for rafters and beams. (i.e. corbel, chamfer, miter, etc.)
 - ☐ Specify the exact color of the shade structure and provide photographic samples or color chips.
 - ☐ Provide photographs, catalog information, cut sheets, drawings, renderings, sketches, or other descriptions that clearly explain all aspects of the appearance of the Shade Structure.
- ☐ **Photographs**
 - ☐ Photo of the entire front of the house.
 - ☐ Photo of the entire rear or side of the house, depending on the location of the proposed Shade Structure.
 - ☐ Photos of the general location of the proposed Shade Structure.
 - ☐ Photo of the color of the existing wood fascias of the current home.
 - ☐ Photos shall be current, legible and of a reasonable quality and resolution.
 - ☐ When taking photos, avoid photos that are taken directly into the sunlight or photos that are very dark and shaded. Also avoid photos in which the home is blocked by large trees. At times, multiple photos taken at different vantage points may be necessary to fully explain the home.
 - ☐ All photos shall include the name of the property owner; the property address; and any other descriptions or notes to further explain the purpose of the photograph.
 - ☐ Photographs must be current and taken within ten (10) days of the date of submittal to the DRC.
 - ☐ Any renderings, images, photographs or drawings generated by A.I. (Artificial Intelligence) must be clearly marked as such on each image.

Construction may not commence until the Design Review Application has been approved by the DRC.

20.18. Submittal Requirements Checklist for a Shade Structure Application (continued):

EXAMPLE OF A SUBMITTAL FOR A SHADE STRUCTURE

Shade Structure Information:

Type: Detached

Type: Solid Roof Patio Cover

Size: 12' x 16' at overhang
10' x 14' at posts

Overhang: 1'-0"

Height: 9'-0"

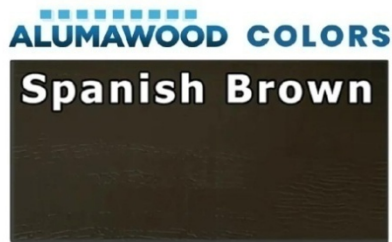
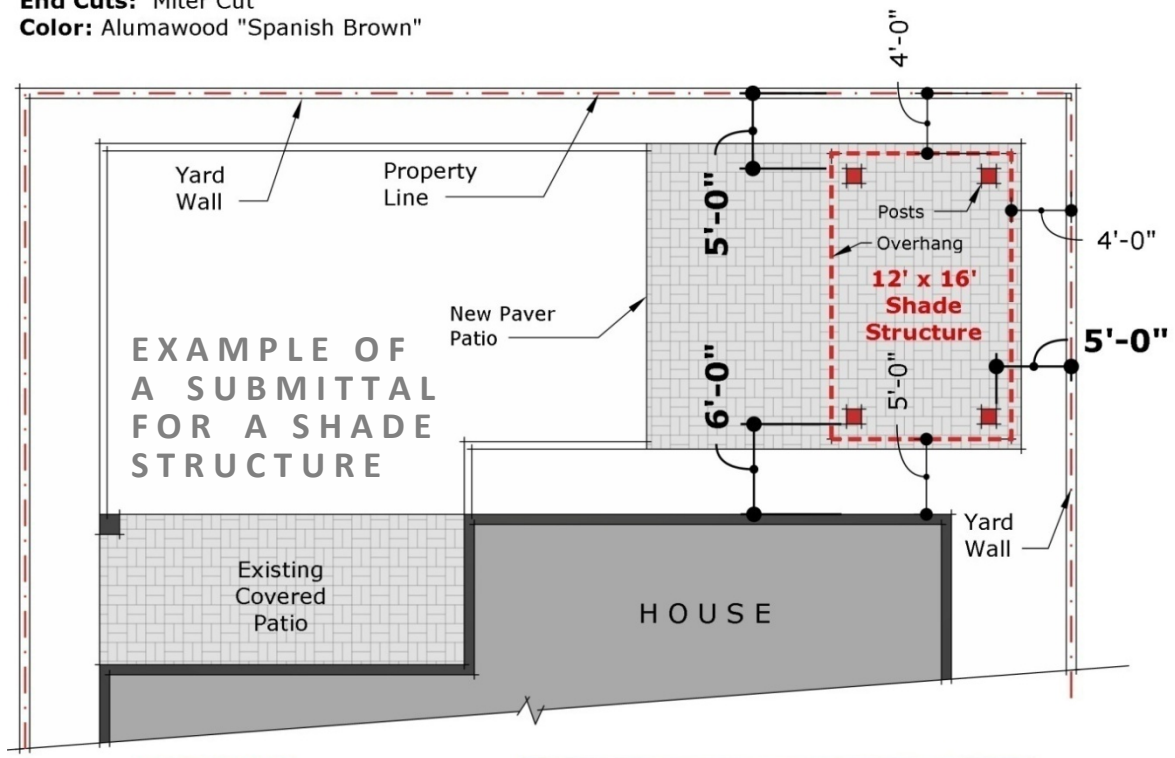
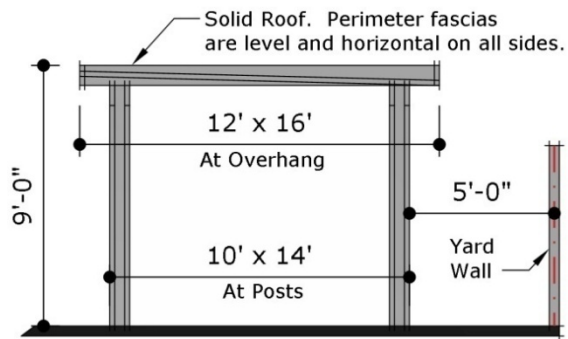
Setbacks: 5'-0" from Rear Property Line
5'-0" from Side Property Line
6'-0" from House

Materials: Alumawood

Posts: 6.5" x 7" Alumawood Post

End Cuts: Miter Cut

Color: Alumawood "Spanish Brown"



Example of the detached solid-roof Alumawood Patio Cover