

CORTESSA
COMMUNITY ASSOCIATION

AMENDMENTS TO THE DESIGN REVIEW GUIDELINES

Adopted: May 23, 2005

Updated: February 20, 2018

Updated: April 19, 2022

Amended:

- DRIVEWAYS (page 6) – In addition to existing criteria, driveway extensions, sidewalks or walkways (hardscape) must be constructed of concrete or pavers. Brick or stepping stones are not permitted. Any hardscape improvements do require submittal for written approval prior to construction.
- FENCING AND WALLS (page 7) – In addition to existing criteria, fencing located between dwelling units and facing the street (commonly known as fence returns) shall be block painted, stained or integral colored (ICI 415 “Brown Tone” or the Sherwin Williams equivalent SW6088 Nuthatch) so as to be consistent throughout the subdivision.
- GATES (page 8) – In addition to existing criteria, gates must have a metal frame and may have wood or composite slats. Double gates must also have metal frames and may have wood or composite slats. The addition of a double gate does require submittal for written approval prior to installation.

- HOLIDAY DECORATIONS/STRING LIGHTS (page 10/11) – In addition to existing criteria, elevated or pole-supported backyard lighting (string lighting) is only approved in the rear yard. Lighting cannot be installed at a height to exceed the lower-level backyard patio cover, cannot be attached to any party walls and shall not exceed 10ft in height. Any support poles or posts that are visible must be painted in brown or a desert toned color. All string lighting should be turned off by 10PM.
- WATER/STORM GUTTERS (page 18) – In addition to existing criteria, gutters must be constructed of a metal material and must be painted to match the home. Gutters do require submittal for written approval before installation.
- SUN SAILS/SHADES – Are only permitted in backyards. Sun sails/shades shall not be installed in side yards, cannot be attached to any party walls, cannot exceed 10ft in height and must be of a desert toned color. Any support poles or posts that are visible must be painted in a brown or desert toned color. Sun sails do require submittal for written approval before installation. The submittal should include the number, size and location in backyard of the sun sails.