

ARCHITECTURAL CONTROL RULES AND POLICY FOR APACHE WELLS

Goal: Rules should carry out the "Architectural Theme" of Apache Wells and enhance overall appearance and property values, and promote harmony among neighbors-

A. Fences/Walls Requirements

1. Materials
 - a. Acceptable: Total wrought iron, total masonry, combination of wrought iron and masonry.
 - b. Not acceptable: chain link and other wire fences.
 - c. Wood Rail fences are acceptable, but are not encouraged. Posts to be no closer than 8' maximum 10'. Maximum 2 rails.

2. Height Requirements
 - a. For Inside Lots (not on golf course): The Side Yard height limit is 36 inch max. if masonry or split rail, and 42 inch max. if combination of masonry and wrought iron. The Rear Yard height limit is 60 inch max. ** (The Rear yard is the area across the rear of the lot and extends 10' forward on each side)** if masonry, wrought iron, or a combination of those.

- b. For Golf Course Lots: The Side Yard height limit is the same as for an Inside Lot. The Rear Yard (Golf Course end of house) height limit is 36 inch max if masonry, split rail, or wrought iron. The limit is 42 inch max. if a combination of masonry and wrought iron.

- c. Around swimming pools: Minimum height 60 inches, maximum height 72 inches. The maximum solid (masonry) height is 36 inches with the remainder wrought iron.

- d. Sight barriers intended to hide objects such as air conditioners, heat pumps, water softeners etc. may exceed the height limit for fences if such height excess is needed to hide the object. Materials used should be of permanent nature such as masonry, wrought iron, aluminum, etc.

- e. Heights to be measured from natural ground level.

3. Shrubbery should not adversely affect a neighbors view.

4. City Code as of 4-10-01
 - a. Maximum lot coverage of 45% for enclosed buildings. An additional 10% lot coverage may be used for open wall shade structures, such as carports, patio covers, awnings, screen porches and ramadas. Lot coverage is to be measured by dividing aggregate roof area by lot size. Total lot coverage is not to exceed 55%.

B. Parking Requirements

1. Parking not permitted on gravel anywhere on lot.
2. Two parking spaces (each 9 ft. by 18 ft.) per single family home are required.
3. ** (The Required Spaces)** may not be in the front setback area on any lot, nor the side setback on a corner lot. This area usually extends 15 ft. from the sidewalk toward the front of a home.

4. A.W.H.A. Board policy as of 2-17-94 relaxed the requirement for doors on RV storage bays if the RV is parked closer than 10 ft. to the front of the enclosure. RV's may not extend out past that front line.

5. If any RV Port is being constructed, the floor

elevation of the home should not be changed. If necessary, the RV Port should be depressed with a drain. Better yet, select a lot that has natural elevation sufficient to allow the floor of the RV port to be slightly above street level.

6. The roof line of a trailer bay (RV Port) must flow from the ridge line of the home -- no upward jogs.
 - a. Ramadas that will accommodate RV parking are acceptable.

C. General Requirements

1. Accessory buildings (such as sheds) shall be attached to the main structure and be of the same materials and appearance and have the same roof line as the main building or flow from that roofline. No upward jogs. They shall be on a concrete slab and bolted thereto. They must meet setback distances from lot lines.

2. A professional survey is required to determine lot lines and corners (if corner stakes are questionable and/or missing) when line fences or structures crowding minimum setback distances are involved.

3. Lookout towers are considered incompatible with the architectural theme of Apache Wells. New ones will not be approved.

4. Skirted (above ground) mobile homes are not acceptable, and will not be approved for new or replacement.

5. The natural slope of the land is to be maintained when placing a home so that it is not unnaturally higher than adjoining homes.

D. A completed and approved Project Approval Request form is always required before starting work:

1. If an exterior wall or roof support or roof overhang is to be moved, added, or altered.

2. Installation or construction of any structure on a lot.

3. Installation of any fence (wall).

4. Any regrading (change in elevation or slope) of a lot.

5. Installation of air conditioner/heating units on the exterior of a home if said unit exceeds 42 inches in height above ground level.

6. For removal of an existing home.

7. Air conditioners, swamp coolers, furnaces, heat pumps are not permissible in the 5 ft. side yard setback areas.

E. If something existing is being altered it must be brought into compliance with current regulations.

F. Height restriction on new construction and new mobile homes.

1. All new construction shall be limited to one story and shall be occupied by no more than one family.

2. Floor height in any new construction shall be limited to the average of the height of the floors in the homes on either side of the new construction.

3. All new construction shall be limited in height to 16 feet from the floor level.

archrule 12-7-95
revised 5-7-02
clarification 11-15-07**