

APACHE WELLS HOMEOWNERS ASSOCIATION, INC.
PROJECT APPROVAL REQUEST

DATE _____

FOR HOME MAINTENANCE/ALTERATIONS/IMPROVEMENTS

NAME (PLEASE PRINT) _____ TEL. _____

LOT NO. _____ ADDRESS _____

CONTACT ADDRESS (if different) _____
_____ TEL _____

CONSTRUCTION BY _____ TEL _____

LICENSED & BONDED (yes/no) _____ LICENSE NO. _____

*The criteria for home maintenance, alterations, and improvements are outlined in the AWhA Revised Declaration of Covenants, Conditions and Restrictions: Article 3. Maintenance, Alterations Improvements (attached) Paragraphs A, B, C, F, H. **Please read carefully and inquire if you have any questions.**

City codes must be complied with and needed permits obtained and displayed.
Committee Note: Verification of permits can be obtained by calling Building Inspection 644-2185 or Code Compliance 644-2061.

DESCRIPTION OF PROPOSED WORK

(Continue on reverse)

REMOVAL OF EXISTING UNIT(S) - LOT AREA MUST BE CLEANED UP (MEET ARCHITECTURAL STANDARDS) WITHIN 30 CALENDAR DAYS OF COMMENCING THE REMOVAL PROCESS.
PROPERTY OWNERS WILL BE REQUIRED TO DEPOSIT \$1000.00 CASH OR CERTIFIED CHECK TO INSURE THAT COMPLETION OF THE ABOVE WORK IN THE ALLOTTED TIME. THE DEPOSIT WILL BE RETURNED OR FORFEITED AFTER THE 30 DAYS WITH APPROVAL OF THE ARCHITECTURAL COMMITTEE.

PLANS AND SPECIFICATIONS (check if attached or done)

*PLAN VIEW _____ SIDE VIEW: N _____ E _____ S _____ W _____ SHOW LOCATION OF A.C./HEAT UNIT.
SPECIFICATIONS: Materials Listed and Described _____
Lot corners found _____ or resurveyed and set _____
Country Club Lot _____
Boundaries clearly marked _____

I certify that the above and attachments are accurate and true to the best of my knowledge and intent.

SIGNATURES OWNER _____

CONTRACTOR _____

COMPANY (AWHA) ACTION BY ARCHITECTURAL COMMITTEE

APPROVED _____ BY _____, Chrmn. DATE _____

NOT APPROVED _____ BY _____, Chrmn. DATE _____

REMARKS _____

Date copy sent to Apache Wells Country Club _____

This document is valid for one year only from date of approval.
Maintenance/Alterations/Improvements 4/8/99

- Revised 3/6/02
- Revised 2/20/03

STUCCO APPLIED TO MODULAR UNITS

The City of Mesa does not believe that the application of stucco to the exterior of modular units is a health, safety or welfare issue. As such, the City does not require permits for such work. Because permits are not required, the City also does not require submission of structural calculations nor manufacturer's approvals. **These are highly recommended**, but not City requirements. Further, under Section 4-1-4 (B), Work Exempt from Permits, the City Code states, **"Exemptions from permit requirements of this Chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of this Chapter, or the technical codes or any other laws or ordinances of the City."**

That is, even though a permit is not required, the work being done to install stucco on the exterior of a modular unit must still comply with all aspects of the building code. So providing proper flashing at windows, properly extending electrical boxes, and not exceeding the structural capability of the unit's exterior wall system would still have to be made to comply.

TERRY LEE WILLIAMS, AIA, CBO
Building Safety Director
Office: (480) 644-4919

BSD - Partnering for Successful Development

3. Maintenance, Alterations, Improvements.

A. No building, addition, fence, accessory, wall, or other structure or improvement shall be commenced, erected, or maintained, nor shall any addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, location, and approximate cost of such structure or improvement have been submitted to and approved in writing by the Company. The Company's failure to give notice of its disapproval of such plans and specifications within thirty (30) days after receipt thereof by Company shall be deemed to constitute its approval thereof.

B. No more than one (1) single family mobile home or living area shall be constructed or permitted to be maintained upon any lot, block, parcel or unit . The Company at its sole discretion, may release any lot, block, parcel or unit from the restriction contained in this paragraph.

C. The following limitations on permanent or temporary structures or mobile homes as to maintenance or construction shall apply to the designated subdivision, to-wit:

(1) As to Apache Wells Mobile Park Unit One, One-A, Two, Two-A, Five and Six, no closer than ten (10) feet from the front or the rear of any lot, nor closer than five (5) feet from the side of any lot and no more than one (1) single family mobile home or living area shall be constructed or permitted to be maintained upon any lot in said subdivision.

(2) As to Apache Wells Mobile Park Section #2 Unit 3, Unit Three-A, 4 and Four-A no closer than fifteen (15) feet from the front of the lot, nor closer than five (5) feet from the side of any lot and the rear setback shall be no less than ten (10) feet on inside lots and no less than *ten (10) feet on TRACTS G & H. No more than one (1) single family mobile home or living area shall be constructed or permitted to be maintained upon any lot in said subdivision.

(3) As to Apache Wells Mobile Home Unit Three-B, no closer than fifteen (15) feet from the front or ten (10) feet from the rear of any lot, nor closer than five (5) feet from the side of any lot. No more than one (1) single family mobile home or living area shall be constructed or permitted to be maintained upon any lot in said subdivision.

(4) As to Apache Wells Unit Four-B, no closer than twenty (20) feet from the front of the lot, nor closer than five (5) feet from the side of any lot, except those lot sides facing a street, then not closer than ten (10) feet; nor closer than ten (10) feet from any rear lot line. No more than one (1) single family permanent dwelling shall be constructed or permitted to be maintained upon any lot in said subdivision.

D. No "For Sale" signs or any other type of signs or advertisements shall be displayed in said subdivision except as designated by Company.

E. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the community.

F. No boat, boat trailer, travel trailer, motor home, RV vehicle or any similar property shall be stored in the street or in driveways where the object is in view. Unless a storage area is provided by or designated by the Company, such property must be stored in an enclosed area such as a garage or screened carport approved by the Company according to the following regulations:

(1) The same material of which the home is constructed is to be used on the rec vehicle storage bay.

(2) The roof line of the trailer bay must flow from the roof line of the home -- no upward jogs.

(3) Open types of materials may be used, such as slatting and decorative blocks, provided, however, that said materials give 75% coverage.

(4) Three sides of the trailer bay must be screened. If the stored vehicle is a minimum of 10' behind the front line, of the enclosure, doors will not be required. Doors are required if the rec vehicle is within 10' of the front of the storage bay.

TO: ALL BUILDERS, RE-MODELERS, CONTRACTORS, SUB-CONTRACTORS, ETC.

YOU ARE HEREBY ADVISED OF CERTAIN RULES AND REGULATIONS THAT ARE TO BE ADHERED TO DURING CONSTRUCTION OR REMODELING OF STICK HOMES OR MANUFACTURED HOMES WITHIN THE CONFINES OF APACHE WELLS.

THESE RULES AND REGULATIONS PERTAIN TO ALL PHRASES OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF EXISTING UNIT (S). BREAKING AND REMOVAL OF DRIVEWAYS AND PATIOS, GRADING AND TRENCHING, POURING OF CONCRETE AND DELIVERY OF PRODUCTS (IF ANY PRODUCT MUST BE PLACED IN STREET, IT IS TO BE ADEQUATELY MARKED BY PYLONS AND BLINKER BARRIERS, AND MUST BE REMOVED WITHIN 48 HOURS).

RULES AND REGULATIONS

1. NO ACTIVITY BEFORE 5 A.M.
2. NO PLAYING RADIOS, BOOM BOXES, ETC. BEFORE 8 A.M. AND THEN ONLY AT A VOLUME LEVEL THAT IS REASONABLE AND NOT OBTRUSIVE TO OTHER RESIDENTS.
3. NO YELLING, HOLLERING OR PROFANITY THAT CAN BE OVERHEARD BY OTHER RESIDENTS.
4. A PORT-A-POTTY MUST BE INSTALLED ON ANY VACANT LOT ONCE CONSTRUCTION ACTIVITY BEGINS.
5. A TRASH CONTAINER IS TO BE PROVIDED AND USED FOR REFUSE THAT CAN BE BLOWN BY THE WIND, SUCH AS WRAPPERS, STYROFOAM CUPS AND CONTAINERS, EMPTY PLASTIC CONTAINERS, ETC.
6. EVERY EFFORT IS TO BE MADE TO KEEP ALL MATERIALS (NAILS, STAPLES, SCRAP, ETC.) OFF OF STREET AND ADJACENT NEIGHBORS PROPERTY.
7. CONTRACTOR/BUILDER SIGNS MUST BE REMOVED 30 DAYS AFTER OWNER MOVES IN. APACHE WELLS IS AN EXISTING RESIDENTIAL AREA AND NOT A NEW HOME BUILDING DEVELOPMENT, AND AS SUCH, THE RESIDENTS ARE ENTITLED TO A MINIMUM DISTURBANCE OF PEACE AND QUIET.

BOARD OF DIRECTORS

APACHE WELLS HOMEOWNERS ASSOCIATION, INC.

Rules for builders revised 3-6-02

Revised 7-15-09

Architectural Control Rules – Walls & Fences

Rules are intended to carry out the "Architectural Theme" of Apache Wells and enhance overall appearance and property values, and promote harmony within the community.

A. Fences/Walls Requirements

1. Materials

a. Acceptable: Wrought iron, masonry, or combination of wrought iron and masonry and split rail fences.

b. Prohibited: Chain link and other wire fences.

2. Height Requirements

a. For Inside Lots (not on golf course): The Side Yard height limit is 36 inch max. if masonry 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 forward on each side to the building and then reduced to 36 inches) if masonry, wrought iron, a combination of those or wood split rail 60" max.. At least one gate must provide access to the backyard.

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, wrought iron or split rail. 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

d. Sight barriers intended to hide objects immediately adjacent to the residence, 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.

e. Heights are to be measured from the pre-existing natural ground level.

3. 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 is not permitted on gravel anywhere on lot.

2. Minimum of two parking spaces (each 9 ft. by 18 ft.) per single family home are required.

3. The parking 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 policies 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. A lot that has natural elevation sufficient to allow the floor of the RV port to be slightly above street level is recommended.

6. The roof line of a 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. Unattached storage sheds must be fixed to meet rules or removed when home is sold.

2. A registered survey is required for new construction.

3. Lookout towers or view decks 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 installation 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.

6. Golf netting is allowed on golf course lots; a maximum height of 16 ft. will be considered for approval; only non-metal material netting will be permitted and all netting must be inside of property line and not on fence/walls and must be installed in a professional manner. All installation is subject to Architectural Committee approval.

D. A completed and approved Project Approval Request form is required before starting any exterior change, addition or improvement, including:

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 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. For construction of a new home or replacement of an existing home.

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

E. If an existing structure is being altered, replaced or modified, it must be brought into compliance with these rules.

F. Height restriction on new construction and manufactured 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.

G. Miscellaneous

1. ACR&P Committee may meet monthly to share ideas and discuss problems.
2. Decisions of the ACR&P Committee may be published in the Roundup and during the summer in email newsletters.

Note: This document contains some of the revisions recommended by the AWHHA attorney and following a meeting of the ACR&P Committee on 3-21-12.