



Restated

Design Guidelines

For

Golden Vista RV Resort

Restated January 5, 2021

Note: The Design Guidelines was previously restated on February 4, 2020. Since that date, Amendment #1 was approved on January 5, 2021, which is incorporated in this restated Rules & Regulations dated January 5, 2021.

Amendment 1 revised paragraph 7.08B dealing with steps

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RESTATED GOLDEN VISTA DESIGN GUIDELINES

PART 1 DEFINITIONS

- 1.01 Application for Construction Permit. (DG Part 4)
- 1.02 ARC. Architectural Review Committee
At least one board member must serve on the ARC, design review committee, or any other committee that performs similar functions.
The board member on the committee is required to function as the chairperson of the committee. (ARS § 33-1817)
- 1.03 Arizona Room. A habitable room (DG 1.08)
- 1.04 Cantilever. A roof beam anchored at one end projecting into space
- 1.05 City. City of Apache Junction
- 1.06 Easement. An easement is an interest in land owned by another. The easement holder is limited to specific uses or purposes. Easements are recorded as part of the deed.
- 1.07 Fifth Wall. A wall located parallel to the rear lot line between a park model and a storage shed.
- 1.08 Grandfathered. An exception to a new rule that allows the old rule to apply.
- 1.09 Habitable Room. A structure that exceeds one hundred twenty (120) square feet built on the concrete between the designated vehicle parking area (DG 1.15) and the lot rear setback (DG 5.02B) at the left side of the park model or recreational vehicle parking area.
- 1.10 Park Model. (ARS § 33-2102 18c – CC&R 1.16) A Park Model is a recreational vehicle built on a single chassis, originally mounted on wheels (which may or may not have been removed) and designed to be connected to utilities necessary for operation of installed fixtures and appliances.
The unit has a gross living area of not less than three hundred twenty (320) square feet and not more than four hundred (400) square feet externally, when set up.
A Park Model is not self contained and is placed upon piers.
- 1.11 Recreational Vehicles. For the purpose of this definition, park models are NOT included herein.
Park models are self contained units designed to provide temporary living

quarters for recreational, camping or travel use and of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle.

- A. 'fifth wheel' or travel trailers mounted on wheels.
- B. motor homes built on or permanently attached to a self-propelled motor vehicle chassis or a chassis cab that is an integral part of the completed vehicle.
- C. pickup/truck mounted campers are prohibited. ARS § 33-2102 18b.
- D. In addition to ARS 33-2102 18b, the resort also prohibits tent trailers, converted school busses, mobile homes, vehicles less than twenty-one (21) feet in length and any other vehicle which ARC determines detracts from the intent, purpose or general appearance of the Resort. R&R 4.04.

1.12 Resort. Golden Vista RV Resort

1.13 Screen Enclosure. An enclosed room having at least two (2) screened walls and serves a recreational purpose. (DG 7.10)

1.14 Setback. A setback is the least horizontal distance between a lot line to a structure, building or awning. Setbacks are determined by the City, State of Arizona and/or Resort rules which may change from time to time.

1.15 Storage Shed. A pre-built or constructed utility structure on a lot.

1.16 Vehicle Parking Area. An unobstructed minimum of nine (9) feet by twenty-one (21) feet area extending from the top of the rolled curb, not the property line. (R&R 5.2).

The length of this area is to be measured along the centerline, which is a line that is four and one-half (4.5) feet from, and parallel to either side of the park model or any structure extending from the side of the park model, (e.g. deck, steps), whichever encroaches further.

PART 2 GENERAL

2.01 Purpose. These Architectural Design Guidelines are the model and regulations for lot improvement. It is the responsibility of the lot owner to comply with these Guidelines, as well as current city, state and federal building codes.

2.02 Declaration of Authority. The Resort's Declaration of Covenants, Conditions and Restrictions (CC&Rs Part 10) makes provisions for the development and enforcement of these guidelines.

- 2.03 Variiances. (Deviations or Changes). Requests for variances from these Guidelines will be processed through the ARC.

PART 3 PROCEDURES

- 3.01 Procedures. ARC may establish procedures based upon these guidelines approved by the Resort Board of Directors.
- 3.02 Lot Improvements. Part 7 of these Guidelines.
- 3.03 Application for an ARC Permit. A permit for exterior changes or construction is available in the ARC office.
- 3.04 City Permit. A permit for construction is available from the City of Apache Junction.

PART 4 APPLICATION FOR ARC PERMIT

- 4.01 Approval for exterior construction, changes or landscaping. Exterior lot improvements or landscaping cannot begin until an ARC permit is obtained and, when applicable, a permit must be obtained from the City.
An ARC permit approval requires two (2) ARC signatures.
- 4.02 Submission to ARC. All exterior lot improvements begin with an application for an ARC permit and, when applicable, also a City permit. ARC has a maximum of thirty (30) days to approve or deny the permit.
If, after an application has been submitted, ARC fails to approve or deny a permit within thirty (30) days, ARC approval is deemed given.
If during the thirty (30) day period ARC gives written notice to the owner that an additional fifteen (15) days is needed to study the proposed permit, the approval window will extend to forty-five (45) days (CC&Rs 10.05, Architectural Review).
- 4.03 Submission to City. Upon approval, ARC will return the yellow copy of the temporary ARC permit to the owner together with any documents that must be taken to the City.
- 4.04 Final ARC Approval. The City approved permit must be returned to the ARC office. ARC must give final permit approval before any work begins.
- 4.05 City Inspection. The owner or their agent must contact the City relative to required City permit inspections.

4.06 ARC Inspections. (ARS § 33-1817) ARC shall provide at least two (2) on-site formal reviews during construction to determine compliance with approved plans. The owner or owner's agent must be provided opportunity to attend both formal reviews.

Within five (5) business days after the first review, ARC must provide a written report to the owner or owner's agent specifying deficiencies, violations or unapproved variations from approved or amended plans.

Within thirty (30) business days after the second formal review, ARC must provide a written report (or a second update to the first report) to the owner or owner's agent specifying any, deficiencies, violations or unapproved variations from the approved or amended plans.

Neither the approval of the plans or the approval of the actual construction by ARC constitutes a representation or warranty that the plans or construction comply with applicable governmental requirements or applicable engineering, design or safety standards.

When the project is completed, the member must notify the ARC office and a final inspection will take place.

4.07 ARC Overview and Hours.

A. ARC will meet as needed. Meeting dates will be posted on the Directors' Bulletin Board.

B. ARC office hours will be posted on the ARC office door.

PART 5

EASEMENTS AND SETBACKS

5.01 Permanent structures are not allowed within the setback or easement pursuant to the City's building code and the easement holder.

Exclusions: Window type and louvered awnings.

5.02 Utility easement location and measurements.

A. Four (4) feet in from the rear lot line.

1. The distance between the rear lot line and the body of the structure or other appurtenances (e.g. sheds, free standing awnings or other attachments).

Exclusions: ARC approved heating/cooling units, ladders, bumpers, spare tires, and hitches.

2. See the lot Deed or plat as some lots have additional measurements.

5.03 Setback locations and measurements.

Setbacks are:

A. Five (5) feet in from the front lot lines.

1. The distance between the lot line and the body of the structure.

Exclusions: Hitches, tongues and bumpers.

B. Four (4) feet at the rear of the lot.

C. Three (3) feet in from the lot line on each side of the lot.

1. The distance between the lot lines and the body of the structure including tip-outs or other appurtenances (e.g. sheds, free standing awnings or other attachments).

Exclusions: Slide-outs and window awnings.

5.04 Paving bricks and stones. Paving bricks or stones that are movable by hand are permitted on setbacks and easements.

5.05 Restrictions. Permanent structures are not allowed within the setback or easement pursuant to the City building code and the easement holder.

Exclusions: Louver type awning and window awning.

- A. Removal or replacement of improvements made within an easement or setback will be at the expense of the owner.

PART 6

PARK MODELS AND RECREATIONAL VEHICLES

6.01 Park Model. (Description 1.09) Prior to installation, a park model requires both ARC and City permits.

The owner's permit application to ARC must include a site plan with home specifications including the height, floor plan and exterior colors.

- A. A copy of the approval will be placed in the appropriate lot file.
- B. Maximum height of park model is sixteen (16) feet to the peak of the roof line when measured from the ground at the front of the unit.
- C. Color and sheen.
 1. When ordering or repainting a unit the color must be white or one of the colors on the chart of approved base and trim colors available in the ARC office.
 2. Excepting trim, all structures on the property must be the same color.
 3. Trim colors must complement the unit color and be on the ARC approved chart.

Exclusion- trim on existing units can be painted the same color as is or match a color from the ARC color chart.

4. Sheen - The following finishes are approved.
 - a. eggshell
 - b. matte
 - c. satin
- D. No park model older than ten (10) years can be installed in the Resort
 1. All used park models must be inspected prior to installation.
- E. Ramada roofs over a park model are forbidden.

6.02 Park Model Placement.

- A. the park model must be placed on the right hand side of the lot with entry door(s) facing the parking area.
- B. A park model must be installed on the lot so the maximum height of the

lower flange of the supporting i-beam above the lot surface is a maximum of twenty (20) inches as measured, plus (+) or minus (-) two (2) feet from the front axle.

This height does not include any height of shimming wedges used to level the park model.

- C. The park model and accessories must comply with the setback and easement requirements.
- D. All pier bases must be concrete or metal and spaced pursuant to the instructions of the park model manufacturer.
- E. The park model must be tied down at all four (4) corners.
- F. Heating or cooling units including power boxes and pads may not be placed on a setback or easement.
Exception: A variance can only be given by ARC.
- G. The property line on the street side is determined by the surveyors mark (X). All measurements for parking clearances will be made from the top of the rolled curb.
- H. Basements under park models are prohibited.

6.03 Recreational Vehicle (Description 1.10) All recreational vehicles more than ten (10) years old must be inspected by ARC and granted or denied permission prior to entering the Resort.

All such recreational vehicles must be re-approved annually whether removed after each season or not. Copies of annual approvals will be placed in the lot file.

- 6.04 Recreational Vehicle Placement. The Recreational Vehicle must
- A. be backed in from the curb and parked on the right-hand side of the lot with entry door(s) facing the parking area and the front facing the street.
 - B. comply with setback and easement requirements.
 - C. not extend into the required vehicle parking area.
 - D. have all utility hookups connected to receptacles on the lot in accordance with manufacturers' specifications - with a screw-type connection that is airtight and leak free.
 - E. be a maximum length of forty (40) feet and a minimum of twenty-one (21) feet based on manufacturers' specification.
- A ramada roof over a recreational vehicle is prohibited.

PART 7 EXTERIOR LOT MODIFICATION OR CONSTRUCTION REQUIREMENTS

7.01 Permits. An ARC permit is required prior to starting any exterior lot change or improvement, including proposed landscaping. The Owner's permit application must include a detailed site plan describing the project and proposed landscaping.

- 7.02 Deadlines on Construction /Modification Completion. These projects must be completed within sixty (60) days from the date that building materials are placed on the lot. A thirty (30) day extension may be granted by ARC.
- 7.03 Paving and Grading. An ARC permit is required prior to starting any paving or grading on a lot. The owner's permit application must include a list of materials and a site plan.
- A. Asphalt is prohibited.
 - B. Grading cannot change the lot drainage flow.
 - C. Concrete is not allowed on the area of the utility easements.
- 7.04 Awnings. Prior to changing or installing awnings, both ARC and City permits are required.
- A. Awnings
 - 1. must comply with the setback and easement requirements.
 - 2. must be the full length of the park model and extend to the side property setback.
 - 3. must be engineered to support a minimum load of twenty (20) pounds per square foot.
 - 4. must be designed of material customarily manufactured for park models. (wood awnings are prohibited.)
 - 5. may include insulated awning pans or caps.
 - B. Awnings attached to a park model must
 - 1. be a maximum height of the eaves of the park model.
 - 2. be the full length of the park model and extend to the side property setback.
 - 3. include a unitizing fascia strip around the perimeter and across the front of the park model.
 - C. Freestanding awnings are permitted with a maximum height of sixteen (16) feet to the bottom of the pans.
 - D. Awnings are not required over habitable rooms built with a cantilevered roof. This ONLY applies to cantilevered-type roofs.
 - 1. A full awning is required over the front of the lot including the parking and deck area.
 - 2. Maximum height of an awning covering a cantilevered roof is the peak of the park model.
 - E. Window Awnings. Prior to changing or installing awnings an ARC permit is required. Window awnings
 - 1. must not extend more than three (3) feet on either side, or four (4) feet in front of the park model.
 - 2. must be a minimum height of six (6) feet from the lowest point of the awning to the ground.
 - 3. may be roll-ups.

7.05 Skirting. Prior to changing or installing skirting an ARC permit is required.

A. Skirting

1. is required on each park model, raised habitable room, raised screen enclosure and raised deck.
2. must be white or the color of the park model.
3. must be on a support base of a concrete ribbon at the outer edge of the park model, or a concrete slab under the park model.
4. must have access panels and air vents.
5. must be installed within thirty (30) days of placement of the park model.

7.06 Storage Shed. Prior to installing a storage shed both ARC and City permits are required.

A. The owner's permit application must include a site plan identifying

1. location,
2. electrical,
3. plumbing,
4. style,
5. color,
6. dimension,
7. exterior finish.

B. Only one shed per lot is allowed.

1. The maximum size is one hundred twenty (120) square feet.
2. The minimum size is eighty (80) square feet.

C. The shed must be placed on solid concrete and anchored on all four (4) corners.

D. The location of the structure on the lot must adhere to the setback and easement rules.

E. If there is a full awning, the shed must be placed under the awning.

1. The height of a permanent shed may extend to the awning roof.
2. The maximum height of a movable shed is eight (8) feet.

F. Electrical and plumbing require a City permit.

G. Barn shaped sheds are prohibited.

H. Manufactured bolt-together sheds are prohibited.

I. Washers and dryers may be installed in a shed.

J. Showers or toilet facilities are prohibited in a movable shed.

K. Siding material must be similar to the park model.

L. The color must be white or the color of the park model.

M. The shed must not be used as a living area.

N. Turbine roof-mounted vents are permitted.

7.07 Storage Cabinets. Prior to constructing/installing a storage cabinet, an ARC permit is required. The owner's permit application must include a plan identifying

the design, material and location.

- A. Maximum storage cabinet dimensions are six (6) feet wide and thirty-two (32) inches deep.
- B. Storage cabinets must be secured to the pad, a deck, a park model, habitable room or storage shed.

7.08 Raised Decks, Porches and Steps.

A. Decks and Porches.

- 1. Prior to installation, the owner must submit a permit application to ARC with a plan identifying location, style, flooring, steps, color, dimensions and exterior finish.
- 2. Maximum height is the level of the park model floor.
 - a. If higher than thirty (30) inches or larger than one hundred and twenty (120) feet square, a City permit is required.
- 3. Decks must have railings with vertical columns.
 - a. Railing height must be between thirty-four (34) inches and thirty-eight (38) inches.
- 4. Decks may have storage drawers under them.
- 5. Decks must be skirted with material matching the deck surface or the park model skirting.

B. Steps.

All steps must comply with Resort and City rules.

1. Permanent steps

- a. are NOT allowed to extend into the four foot (4') easement behind a habitable room.
 - Exception: Existing grandfathered rear steps*
- b. must be three (3) feet wide and adjoin a landing of three (3) feet by three (3) feet square, or a deck/porch of greater dimensions.
- c. must have vertical support railings between thirty-four (34) and thirty-eight (38) inches high.

2. Moveable or portable steps

- a. must end at the same height as the entry doorway or have a landing area at least four (4) feet square.
- b. must be the same height as entryway into the park model.
- c. must have support railings on the open sides of the steps and landing area.
- d. may be metal or the same color as the skirting on the park model.
- e. are NOT allowed to extend into the four foot (4') easement behind a habitable room.

7.09 Screen enclosures. An enclosed deck, sunroom or screen-room. Prior to installing or enclosing an area beside a park model with screening, both ARC and City permits are required. The owner's permit application must include a site plan showing location, dimensions, style, color, materials and exterior finish.

Exclusion: Drop/pull down screens for recreational vehicles do not require a permit.

A. Enclosed decks, sunrooms or screened rooms are normally a three (3) sided addition attached to an existing park model. They must not include a shower or toilet and cannot be used for sleeping.

B. Screen enclosures

1. must be placed on the perimeter of the existing deck or on a cement slab.
2. must not extend into the required parking area or restrict the use of any exit from the park model.
3. must be three (3) sided. Excluding the longer wall, one wall may be solid.
4. must be constructed with pressure treated wood, cedar, redwood or metal. (No other wood is allowed.)
5. must have a minimum ceiling height of seven (7) feet, six (6) inches, the highest point must be on the park model side.
6. may have a three (3) foot knee wall.
7. may have a metal roof system.
8. must have only GFCO electrical outlets, installed with UF or NMV cable, water-proof conduit and electrical boxes.
9. must be screened and/or windowed for sixty-five (65) percent of the total area of all non-solid walls.
10. must be covered with screening.
11. may be covered with sliding plexiglass or tempered windows. No untempered glass is allowed.
12. may have plexiglas or tempered glass doors -- Lighting at doors must have switches.
13. must have permanent steps into the room with handrails or guardrails.

7.10 Fifth Wall. A wall located parallel to the rear lot line between a park model and a storage shed. Prior to installing a fifth (5th) wall both ARC and City permits are required. The owner's permit application must include a site plan and drawings that reflect the location, materials, color, and dimensions.

A fifth (5th) wall must

- A. be attached to the park model and the storage shed.
- B. be constructed under and up to a full awning.
- C. be finished with siding that matches the park model.
- D. have a tempered glass sliding door or a standard door.

7.11 Habitable Room. Prior to installing a habitable room, both ARC and City permits are required.

The Owner's permit application must include a site plan and three (3) copies of drawings - one (1) for ARC and two (2) for the City, that must describe setback, easement and vehicle parking requirements.

- A. The room must be constructed under a full awning.
- B. The color must be white, -or match the park model.
- D. No structure of any kind is allowed on the roof.
- E. Cantilevered roof is allowed but the maximum height must not exceed the height of the roof peak on the park model.

7.12 Landscaping. Prior to planting, installing, constructing, moving or replacing materials or plants on a lot an ARC permit is required. The lot owner's permit application must include a site plan with sketches identifying location and names/types of plants and materials.

Exclusion: Moveable flower pots, planters or decor that can be easily stored for the summer.

Any lot owner who places materials or plants in the ground on an easement stands the risk of their being required to remove them, or having the Resort remove them at the owner's expense.

Ownership and care of all of the plants are the responsibility of the lot owner, unless otherwise stated in this document. Water conservation is a priority.

- A. Plants must be at least three (3) feet from the power pedestal and may not extend beyond the property line.
- B. Dwarf species of plants are strongly recommended.
- C. After giving ten (10) days written notice to the owner, the Resort reserves the right to prune, trim and perform general maintenance of all landscaping that
 - 1. extends beyond the property line.
 - 2. could possibly jeopardize any other property.
 - 3. becomes overgrown or unsightly.

The lot owner is responsible for all expenses the Resort incurs for performing any remediation on an owner's lot.

- D. Natural turf is prohibited.
- E. All plants must be indigenous to Arizona.
- F. Cholla cactus, bougainvillea, (R&R 12.17. C) fruit bearing and other non-palm trees are prohibited.

Exceptions: - Bougainvillea, fruit bearing and other non-palm trees currently in existence are grandfathered, but may not be replaced when they die.

- G. Any gravel placed on a lot must be dust free and a minimum screened size of three-eighths (3/8) of an inch.
- H. Visqueen, plastic or any other weed inhibiting product that precludes water penetration must not be placed under gravel or artificial turf.
- I. Palm Trees. One front palm tree is required.-(R&R 12.17)

7.13 Sunscreens, Metal Shades and Privacy Screens. Prior to installing sunscreens, metal shades or privacy screens, an ARC permit is required. The Owner's permit application must include a site plan identifying location, material, style, color, dimensions and exterior finish.

- A. A metal shade or privacy screen
 - 1. must have a minimum of one (1) foot opening at the top and bottom.
 - 2. top opening may be covered with louver-type window awning can be no more than six (6) inches from awning posts, or exceed the height of the awning.
 - 3. must be white, or the color of the park model.
- B. Any temporary sunshade or screen (Roll-up screens or shades are recommended.)
 - 1. must be securely attached to the awning.
 - 2. may not be made of bamboo.

Exception: Umbrellas

7.14 Lattice.

- A. Prior to installing any lattice, an ARC permit is required. The Owner's permit application must include a site plan identifying location, style, color, material, dimensions and exterior finish.
- B. Lattice must
 - 1. be at the rear of the lot and must adhere to side setback and easement requirements.
 - 2. be four (4) feet or less above ground.
 - 3. be white or match color of the park model.
 - 4. be made of vinyl or metal.
- C. Lattice fencing must be framed around the outer edges with "H" type or piping frame with the lattice secured to the frame.
- D. Lattice used to enclose an electric pedestal must be constructed with four (4) movable sides or a circular configuration and be removable by one person.
- E. Permanent lattice must be a minimum of three (3) feet away from the electric pedestal.

7.15 Trellis. A free standing trellis or a trellis mounted to the front of a unit is prohibited.

7.16 Owner's Drip System. The Resort is not responsible for the loss of landscaping materials.

The water district and the Manager reserve the right to restrict or prohibit watering.

- A. New drip systems are prohibited.
- B. Grandfathered systems must be monitored monthly by the owner.

7.17 Fencing.

A. Construction of fences is prohibited.

Exception: 7.15C

B. Modification to a pre-existing fence or gate behind lots bordering the water retention area require ARC or Manager approval (CC&R 10.01).

7.18 Border Walls and Edgers. Prior to installing a border wall or edgers, an ARC permit is required.

The owner's permit application must include a site plan identifying location, material, style and color.

A. Border walls

1. may be placed on the front or rear setbacks and easements.
2. are prohibited on the side setbacks except on street side of corner lots, and must be: at least three (3) feet from hydrants and transformers.
3. must be a maximum height of twenty-nine (29) inches.
4. must be made of stone, concrete block or equivalent materials. (Wood and wire are prohibited.)
5. must be stacked, not permanently set, and placed on the owner's lot.

B. Decorative brick edgers measuring no higher than five (5) inches above the ground may be placed on setbacks and easements.

7.19 Landscape Lighting. Prior to installing landscape lighting, an ARC permit is required. The Owner's permit application must include a site plan identifying the location, size, and type of lights.

A. Landscape lighting for safety and design purposes must be

1. low voltage and UL approved for outdoor use.
2. directed away from neighbor properties.

Permit Exception: Christmas season lighting is allowed the weekend after Thanksgiving through the weekend after the New Year.

PART 8

EXTERNAL EQUIPMENT AND FIXTURE REGULATIONS.

8.01 Permits. Prior to changing or installing equipment or fixtures described below, an ARC permit is required. Some changes may require a City permit. The owner must submit a permit application giving a complete description with a site plan showing the location of the proposed change or addition.

Relocation of any external equipment or fixture will be at the expense of the owner.

Exclusion: NO permit is required for 8.07 - outdoor cooking equipment or self-contained firepits

8.02 External equipment and fixtures include air conditioners/ heat pumps amateur radio antennas, evaporative (swamp) coolers, compressors, flags and flagpoles,

heating units, outdoor cooking equipment, self contained fire pits, sewer lines, satellite dishes, solar collectors/panels, water lines, water softeners and other similar devices.

- 8.03 Air Conditioners and Heat Pumps. Prior to replacing or installing a new unit, an ARC permit is required. Air Conditioners/heat pumps must be ground mounted.
Exception: Factory installed units

- 8.04 Amateur Radio Antennas. Prior to changing or installing an antenna, an ARC permit is required.
- A. This permit will be processed through the Amateur Radio Club in coordination with ARC.
 - B. Only vertical antennas are permitted.
 - 1. Maximum antenna height is twenty-seven (27) feet above the roof line.
 - 2. Antennas must be placed at the rear of the unit, and not infringe on easements.
 - 3. Guy wires are not allowed.

- 8.05 Flags & Flagpoles. Prior to installing flagpoles or hanging flags, an ARC permit is required. The owner's permit application must include a site plan identifying proposed location, material, height of a flagpole and proposed size and type of flags.

Exclusion: NO permit is required for house type flags that are approximately 2'x4' or 3'x5' in size) or seasonal type flags that are contained within the lot property lines.

- A. Flagpoles

One (1) flag pole that facilitates lowering and raising a maximum of two (2) flags is allowed and,

 - 1. must not exceed sixteen (16) feet.
 - 2. cannot have cross arms or other rigid appurtenances intended to support more flags or other devices.
 - 3. must be set in cement.
 - 4. must be located a minimum of three (3) feet from the property line in the three (3) foot side setback or the five (5) foot front setback .
- B. Flags may not be attached to landscaping.

- 8.06 Hot Tubs. Exterior hot tubs or whirlpool spas are prohibited.

- 8.07 Outdoor Cooking Equipment and Self Contained Fire Pits.

- A. No permit is required.
- B. All outdoor cooking and fire pit equipment must be portable, self contained and only use charcoal or propane.
- C. NO wood burning fires are allowed.

- 8.08. Propane tanks. Prior to changing or installing a propane tank an ARC permit is

required.

- A. All non-factory installed cylinders must be
 - 1. a maximum of 100 pounds.
 - 2. attached by a chain to a steel post that is at least one and one-half (1 ½) inches in diameter.
 - 3. anchored solidly to a concrete pad or cemented into the ground.
- B. Permanent tip-out models may set cylinders between the tip outs.
- C. Non-factory installed cylinders must be placed at the rear of the unit.
- D. A maximum of two (2) one hundred (100) pound cylinders is allowed per unit.
- E. Rules for propane tanks apply to park models and recreational vehicles, unless installed by the manufacturer.
- F. A maximum of two (2) portable twenty (20) pound propane tanks are allowed.

8.09 Satellite Dish.

- A. Prior to installing or replacing a satellite dish of any size, an ARC permit is required. The lot owner's application must include a site plan showing
 - 1. the size of the dish.
 - 2. proposed location of the dish.
 - 3. how it will be mounted.
- B. All sizes of satellite dishes are bound by Resort placement rules to preclude
 - 1. voiding a warranty.
 - 2. interfering with signal reception.
 - 3. increasing the cost of installation significantly.
- C. Placement requirements.
 - 1. Installation on a park model or habitable room must be at the rear on a wall faceplate that is near the roof.
 - 2. If determined that the wall would not support the dish, it may be mounted on the roof.
 - 3. The dish may be mounted on an awning post if the awning extends behind the unit.
 - 4. Pole mounts at the back of the lot are permitted if a structurally sound faceplate mount cannot be found. Poles must be
 - (a) adjacent to the park model or habitable room.
 - (b) set in concrete, with the antenna a minimum of seven (7) feet above the ground.
 - (c) The bottom of a dish may not be more than six (6) inches-above the roof line of the unit on which it is installed.
 - 6. Tripods are not permitted on the ground.
 - 7. Movable dishes must be mounted at the back of the lot on the recreational vehicle ladder or on a pole at least seven (7) feet high.
- D. Permanently mounted or factory installed antennas are allowed anywhere

On the recreational vehicle.

- 8.10 Water Softeners. Prior to installing or changing out an exterior water softener, an ARC permit is required. It must be placed at the rear of the park model.

PART 9

GRANDFATHERED EXCEPTION

9.01 Grandfathered Exception.

- A. pertains to an exception to a new rule that allows the old rule to apply.
- B. will apply when any authorized improvement, was in place prior to a design guideline change
- C. will terminate when the subject improvement is replaced, rebuilt, or the property sells.

Exception: Grandfathered awnings and park models infringing on setback requirements which the City has identified as compliant/non-conforming do not terminate when a property sells.

- D. does not apply when the improvement is in violation of a local, state, federal law, or the Resort's governing documents.
- E. records are maintained by ARC and the City.
- F. records may be accessed by owners and prospective owners.

PART 10 UTILITIES

- 10.01 Utilities. All utility equipment and modifications must comply with local, state, and federal laws.

- 10.02 Work on Electric Pedestal. All work on the electric pedestal must be performed by a licensed Arizona Electrician.

10.03 Utility Service Equipment Responsibilities.

- A. Electric Transformers, Single and Dual Electric Pedestals and equipment.
 - 1. Utility Company. Transformer foundation, structure, equipment, wiring and paint. Incoming power cable and conduit to the buss bar and the electric meter.
 - 2. Resort: Utility lines, power pedestals, pipes, wires, conduits, ducts and systems of any kind located within all easement areas either above or below ground for the purpose of servicing individual lots. (CC&R 3.36)
 - 3. Lot Owner. Installation, maintenance and repair of breakers in the pedestal and all utility fixtures and equipment located outside any easement area within the lot and which enters the lot either above or below ground for purpose of servicing any

- structure on that lot. (CC&R 3.36)
- B. Television.
 1. Cable provider. Coaxial line to output terminals, outlet terminal interface, sheet metal enclosure and paint.
 2. Lot owner. Coaxial line from the outlet terminal interface to lot owner's structure or recreational vehicle.
- C. Telephone. Phone company: Incoming lines, terminal blocks and cover, lines to the phone outlet jacks and phone outlet jacks to the pedestal only.
- D. Water.
 1. Resort. Piping from municipal water mains up to the connection through the water bibs at the end of the risers.
 2. Lot owner. From the water bibs to the lot owner's structure or recreational vehicle. All modifications to the standard riser assembly.
- E. Sewer.
 1. Resort. Common piping from the municipal sewer connection to the lot owner's point of connection.
- F. Street Lights.
 1. Utility Company. Foundation, structure, wiring, fixtures, bulbs and paint.
- G. Street Signs.
 1. Resort. Foundation, post, and sign.

10.04 Violation of Apache Junction Building and Safety Code.

- A. ARC must notify lot owner in writing of any known City violation.
- B. If a violation is not remediated within ten (10) days, ARC must provide written notice of the violation to the Apache Junction Department of Building and Safety and the owners of the lots abutting the site of the violation.

**PART 11
APPEALS OF AN ARC DECISION**

11.01 Appeal of an ARC Permit Rejection. A lot owner may appeal a permit rejection by ARC.

- A. An Appeal to the ARC must
 1. be made within thirty (30) days of the permit rejection.
 2. include a written request to meet with ARC.
 3. include all reasons why the lot owner believes the permit should be approved.
- B. A majority of the ARC members hearing the matter will approve or reject this appeal.

PART 12
AMMENDMENTS

- 12.01 Amendment to Guidelines. These Guidelines may be amended by
- A. the Board of Directors.
 - B. an Amendment by Petition that is approved by the Board of Directors.
(By-Laws 10.03).