



The Architectural Compliance Committee meets on the second and fourth Tuesday of each month. The next meeting is scheduled for Tuesday, February 25, 2025, at 8:30AM in the Phoenix Room.

If you have any questions regarding Architectural Compliance, please call the Architectural Compliance Office at 480-895-3550 Option 3

ARCHITECTURAL/LANDSCAPE SPECIFICATIONS

1. ADDITIONS (STRUCTURAL)

- A.** Additions must be similar design using materials comparable to the existing residence to ensure the Association's aesthetics are not compromised. The addition cannot extend beyond the approved building setbacks. Second story additions cannot exceed 30 feet in height measured from the top of the foundation or height of the slab to the highest point of the roof. **The structural addition and/or modification must be in conformity with the established aesthetics of the neighborhood.**
- B.** As to demolition and reconstruction of any house and garage, an **Architectural Modification Application** is required before any work is started. This same application will be reviewed by the Architectural Compliance Committee, the Board Liaison and Consultant Architect. After review, a decision will be rendered as to whether it is a feasible construction item which fits in the aesthetics of the community.

NOTE: IF APPROVED, THE RULES WILL APPLY THE SAME AS NEW HOME CONSTRUCTION

- C.** An **Architectural Modification Application** complete with exterior drawings must be submitted for all structural additions. A drawing and a picture/ photograph showing the original house location and the proposed addition as well as any property lines or setback requirements must be provided within the plans. Maximum coverage cannot exceed the lot coverage percentages listed below which represents the total roofed square footage including the house, sunrooms, patios, garages, etc., in relation to the total lot square footage.

D. LOT COVERAGE: Rev. 05/19

50% UNITS 10, 12, 14, 15, 16, 17, 18, 19, 21
55% UNITS 22, 23
60% UNITS 24, 25, 26
55% UNIT 20