

ACC: IN THE KNOW



ARCHITECTURAL COMPLIANCE RULES & DESIGN CRITERIA

DOORS: ENTRY, SLIDING GLASS, AND SECURITY

General

- An **Architectural Modification Application** and approval is required before any work is started.
- Maricopa County requires a **permit** if the installation involves a structural change to a wall.

Locations

- **Entry and Security Doors**
 - Doors leading into a house, garage, golf cart garage, enclosed patio, courtyard, guest house/casita, and storage shed.
 - Roll-down security doors or security shutters **NOT** allowed on front elevation of house or guest house/casita or in the blind side wall.
 - Entry and Security doors **NOT** allowed in blind-side wall.
- **Sliding Glass Doors**
 - Doors leading into house and guest house/casita.
 - Sliding glass doors **NOT** allowed on front elevation of house or guest house/casita or in blind-side wall.

Design Criteria

- **Entry Doors**
 - Painted Entry Doors – Must be painted the color of the house, trim or an **HOA** approved door color.
 - Custom Entry Doors – Color should complement the color of the house or trim.
 - **Natural Wood-Stained Entry Doors** – Are allowed.
- **Sliding Glass Doors** – No design criteria.
- **Security Doors**
 - Traditional swing security doors allowed on all entry doors and should complement the structure design.
 - Color should complement the color of the house or trim.

DOORS: OVERHEAD

(GARAGE, GOLF CART GARAGE, CARPORT, AND PATIO ENCLOSURE)

General

- An Architectural Modification Application and approval is required before any work is started.
- Maricopa County requires a permit if the installation involves a structural change to a wall.

Locations

- Garage and Golf Cart Garage.
- Carport and Patio Enclosure – NO NEW overhead doors or roll-down security doors or security shutters are allowed. ONLY replacements are allowed.

Design Criteria

- Overhead doors required on garages and golf cart garages.
- Doors must be of the traditional overhead type and style.
- Overhead doors on the garage and golf cart garage must match.
- Roll-down security doors or security shutters as an overhead door on garage or golf cart garage are NOT allowed.
- Factory carriage-style doors and their decorative faux hinges and handles are allowed.
- Carriage-style decorative faux hinges and handles NOT allowed on regular overhead doors.
- NO ornamental or painted artwork is allowed on any overhead door.
- Overhead doors and door trim must be painted the house or trim color.
- Color Exceptions:
 - Factory coated overhead doors must closely match base color or trim color of the house.
 - Factory carriage-style overhead doors do not need to match house.

When the Monsoons Roll In, So Do the Weeds!



We all love the relief monsoon rain brings to our desert landscape—and unfortunately, so do the weeds! Over the last few weeks, our Compliance team has noticed several properties in the community where weeds are quickly taking over and approaching non-compliant status under our HOA rules.

Keeping Your Yard Looking Its Best

As a reminder, all homeowners are responsible for maintaining a weed-free property. To help keep our community looking beautiful, please take a moment to inspect your yard, driveway, and rock beds and remove any unwelcome growth as soon as possible.

What to Expect from Compliance:

- **Friendly Verbal Reminder:** If your property needs attention, a team member will reach out with a quick verbal reminder first.
- **Formal Written Notice:** If the verbal notice is disregarded, a formal written notice will be issued and logged into our compliance tracking system for required follow-up action.

Thank you for your prompt attention, understanding, and ongoing cooperation in keeping Cottonwood Palo Verde looking its very best!



ARCHITECTURAL COMPLIANCE

480-895-3550 X305

Mon-Thur: 8am - 4pm
Friday: 8am - Noon