

# ARCHITECTURAL COMPLIANCE COMMITTEE



## 12. FIVE-FOOT SETBACK/RIGHT TO USE AREA (EASEMENT)

A. Definition: Every property that does not have a common party wall on the property line\* has a setback of five feet along the side property lines. This means that your house is built five feet from the actual property line on one side. **\*Applies to all except Unit 26F**

B. Maricopa County required a minimum five-foot setback from each property line on each property built. This area is named the five-foot setback/right to use area (easement). The intent of this five-foot area is to provide the adjacent homeowner access to that side of his or her property for maintenance of the home. The adjoining neighbor shall not locate any permanent improvement on or otherwise affect the drainage characteristics, composition, or grade of that portion of the lot located on that side of the party wall. The adjacent homeowner must be allowed free access to the blind side of his or her house at all times. Refer to Conditions Covenants and Restrictions (CC&R's).

**Note: Where a common party wall is built on the property line, as in Unit 26F only, the right-to-use area does not apply.**

C. The **Architectural Compliance Committee** will not approve any improvement/modification, hardscape (definition paragraph 19, Landscaping), softscape (definition paragraph 19, Landscaping) or any other permanent additions in the five-foot setback/right-to-use area.

D. It is the responsibility of each homeowner to know the easements and property lines on the property they own. Should a homeowner find a neighbor who has installed or constructed any of the aforementioned items within the five-foot setback/right-to-use area, it is his or her responsibility to seek a cure of the violation with the involved neighbor.

E. The **Architectural Compliance Committee** encourages neighbors to communicate with each other in reference to property lines and other issues of concern.

F. Homeowners are responsible for any damage caused to party walls or residences because of landscaping, drainage, or irrigation whether willful, negligent, or accidental.

### CONTACT US

Architectural Compliance Office  
480-895-3550 x 305

### MONTHLY MEETINGS

2<sup>nd</sup> & 4<sup>th</sup> Tuesday's  
each month

### NEXT MEETING

Tuesday, March 24, 2026  
8:30AM  
(CLC) Lecture Hall