ARCHITECTURAL COMPLIANCE–KEEPING OUR COMMUNITY LOOKING ITS BEST

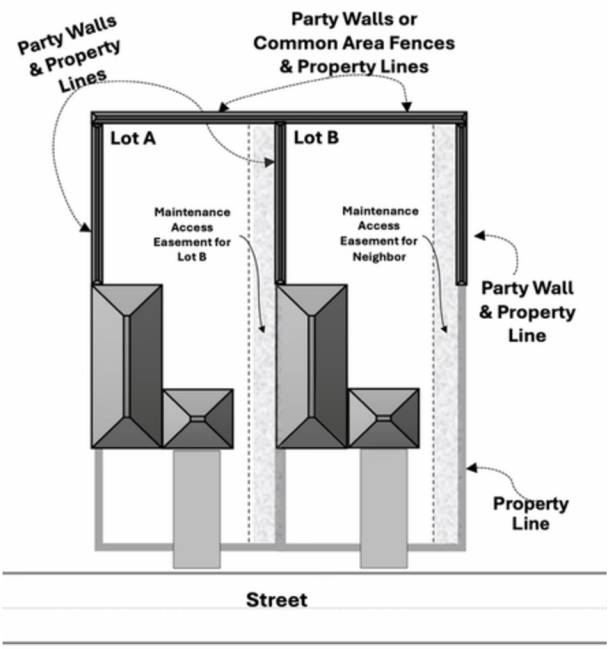
Cottonwood Palo Verde at Sun Lakes

MAINTENANCE ACCESS EASEMENT, SETBACKS, LOT COVERAGE, LOT MERGING AND HOUSE ORIENTATION

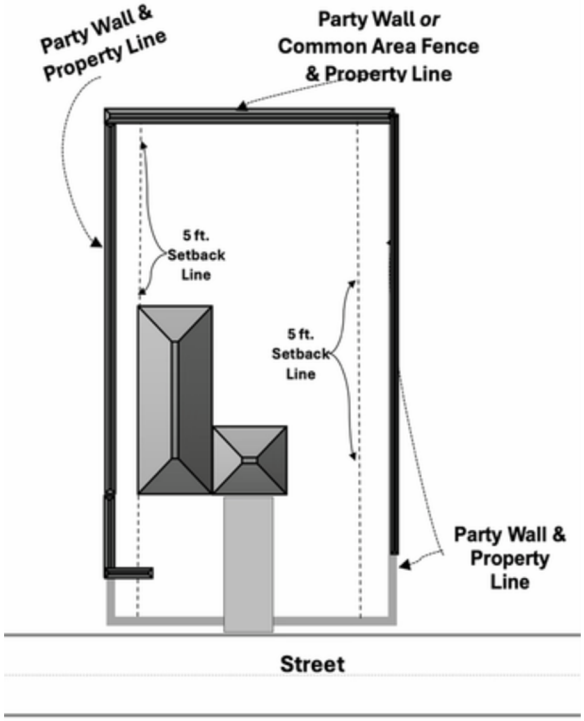
MAINTENANCE ACCESS EASEMENT

- The five-foot **Maintenance Access Easement** applies to lots where one side of the house is built on the property line with their neighbor. It does not apply to lots in Unit 26F where the houses are built a minimum of 5 feet from the side property lines. See diagrams below.
- This Easement is required along the adjacent homeowner's blind-side wall to allow that adjacent homeowner clear access to perform maintenance on their house.
- The adjacent homeowner with the blind-side wall must request and receive advance permission before entering their neighbor's property for maintenance purposes. The homeowner must provide access for this request in a timely manner and for the full duration of that maintenance project.
- It is the lot owner's responsibility and expense to remove and replace any improvements that impede the adjacent neighbor's access to the blind-side wall.
- For restrictions on structures and improvements in this area Refer to 7.2 Setbacks.
- Lot owner MUST NOT grade or improve their property, especially in the five-foot Maintenance Access Easement, to adversely affect the adjacent homeowner's blind-side wall or any party walls, without approval.

Maintenance Access Easement

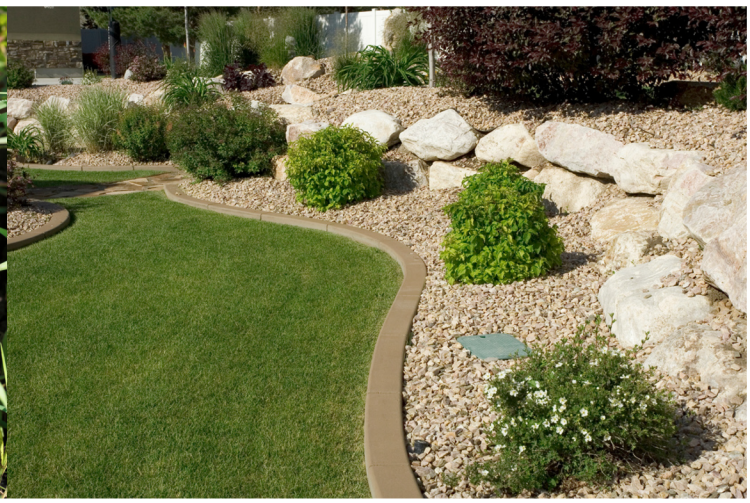


Unit 26F – Standard Five-Foot Setback



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!

Cottonwood Palo Verde at Sun Lakes

ARCHITECTURAL COMPLIANCE

480-895-3550 X305

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