

ACC: IN THE KNOW



ARCHITECTURAL COMPLIANCE RULES & DESIGN CRITERIA

DECKS AND EXTERIOR STAIRCASES

General

- An Architectural Modification Application and approval is required before any work is started.
- Maricopa County requires a permit.

Locations

- NO NEW decks or staircases allowed.
- Side and Back Yards – ONLY replacement decks and staircases.

Design Criteria

- Replacement decks and staircases must be same size and location as existing.
- Design and materials must be compatible with existing house and with neighboring homes.
- Any décor placed on/around the deck MUST NOT be a nuisance (vision, noise, etc.) or adversely affect neighboring properties.
- Must match color of house.

FLAGPOLES (GROUND-MOUNTED) AND FLAGS

General

- Ground-mounted flagpoles require an Architectural Modification Application and approval is required before any work is started.
- Flags and House-Mounted Horizontal Staffs – Refer to HOA Rules.

Locations and Setbacks – Front and Back Yards – No Setbacks.

Design Criteria

- Only one flagpole per lot is allowed.
- Must be neutral in color.
- Can be the height of the rooftop of house, not to exceed 20 feet.

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