



**The Architectural Compliance Committee meets the second and fourth Tuesday of each month. The next meeting is scheduled for September 24, 2024, at 8:30 in the Phoenix Room.**

## **ARCHITECTURAL EASEMENTS**

### **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 your house is built five feet from the actual property line on one side. **\*APPLIES TO ALL EXCEPT UNIT 26F (PALO VERDE).**
- B.** Maricopa County requires 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 homeowners must be allowed free access to the blind side of his or her house at all times.** Refer to the Conditions, Covenants and Restrictions. **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 (see #19, Landscaping Definition), softscape (see #19, Landscaping Definition) 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 line 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. **The Architectural Compliance Committee encourages neighbors to communicate with each other in reference to property lines and other issues of concern.**
- E.** Homeowners are responsible for any damage to party walls or residences as a result of landscaping, drainage or irrigation whether willful, negligent or accidental.