

GOLDEN VISTA ARCHITECTURAL DESIGN GUIDELINES (With Amendments)

Note: The Architectural Design Guidelines was revised on March 24, 2009. This document includes the amendments approved since that date.

The amendments are highlighted in yellow.

PART 1 **DEFINITIONS**

- 1.1 ARC. The Architectural Review Committee.
- 1.2 Easement. An easement is an interest in land owned by another. The easement holder is limited to specific uses or purposes. Easements are recorded as part of the deed.
- 1.3 Golden Vista Application & Permit for Construction. (Golden Vista Permit See Guidelines, PART 4).
- 1.4 Habitable Room. (Arizona Room) A structure that exceeds 120 square feet built on the concrete patio/parking area next to the area defined as the Park Model or the RV parking area.
- 1.5 Park Model. A recreational vehicle that is not self contained in an RV Resort or Park placed upon piers.
- 1.6 Recreational Vehicles. A self-contained motor home, fifth wheel trailer or travel trailer.
- 1.7 Setback. A setback is the least horizontal distance between a lot line to a structure, building or awning. Setbacks are determined by Governmental or Resort rules which may change from time to time.
- 1.8 Storage Shed. A pre-built or constructed utility structure.
- 1.9 Vehicle Parking Area. An unobstructed minimum nine (9) feet **feet** by **twenty (20) feet** **twenty-one (21) feet** area **extending from the top of the rolled curb, not the property line.** (Rules & Regs. Para. 5.2).
The length of this area is to be measured along the centerline, which is a line that is 4.5 feet from and parallel to either:
 - A. The side of the park model
 - B. Any structure extending from the side of the park model (e.g. deck, steps) which ever encroaches further.**If stairs descend perpendicular to the park model, the center line must be 5 feet and the total area an unobstructed minimum of ten (10) feet by twenty-one (21) feet.** (Amendment #1)

- 1.10 Grandfathered. An exception to a new rule that allows the old rule to apply.
- 1.11 Cantilever. A roof beam anchored at one end projecting into space.
- 1.12 Screen Enclosure. An enclosed room having at least 2 screened walls and serves a recreational purpose.

PART 2 GENERAL

- 2.1 Purpose. These Golden Vista Architectural Design Guidelines (Guidelines) are a model for lot improvement. It is the responsibility of the owner to comply with these Guidelines, as well as current city, state and federal building codes.
- 2.2 Declaration of Authority. The Golden Vista RV Resort Declaration of Covenants, Conditions and Restrictions (CC&Rs Part 10) make provisions for the development and enforcement of these Guidelines.
- 2.3 Variances. (Deviations or Changes). Requests for variances from these Guidelines will be processed through the ARC Review Committee (See Guidelines, PART 6, Appeal of an ARC decision).
- 2.4 Amendment to Guidelines. These Guidelines may be amended by either:
 - A. The Board of Directors
 - B. Amendment by Petition that is approved by the Board of Directors. (See By-Laws, Para 10.3).

PART 3 PROCEDURES

- 3.1 Procedures. ARC may establish procedures based upon these guidelines approved by the Golden Vista Board of Directors.
- 3.2 Lot Improvements. Will be within the Guidelines, See PART 5.
- 3.3 Golden Vista Application and Permit for Construction. (Golden Vista Permit) is available in the ARC office.
- 3.4 Apache Junction Permit. A City Permit for Construction is available from the City.

PART 4
APPLICATION FOR GOLDEN VISTA PERMIT

- 4.1 Approval for Construction. Lot improvements (construction or landscaping) can not begin until a Golden Vista Permit is approved by ARC and, when applicable, a permit is obtained from the City of Apache Junction. Approval of a Golden Vista Permit requires two (2) ARC signatures.
- 4.2 Submission to ARC. All permits begin with ARC. The Lot Owner must obtain Golden Vista and, when applicable, City of Apache Junction permits. The Owner must submit a completed Golden Vista Permit form with improvement plans to ARC. ARC has a maximum of 30 days to approve or deny the permit. If ARC fails to approve or disapprove a permit within thirty (30) days, ARC approval is deemed given. If during the thirty (30) day period ARC gives written notice to the Owner that an additional fifteen (15) days is needed to study the proposed permit, the approval window will extend to forty-five (45) days (See CC&Rs Para 10.5, Architectural Review).
- 4.3 Submission to City. Upon approval ARC will return the temporary Golden Vista Permit to the Owner along with any documents required to be taken to the City of Apache Junction for approval.
- 4.4 Final Approval (ARC). The City approved permit must be returned to ARC. ARC must give final approval on the Golden Vista Permit before any work begins.
- 4.5 City Inspection. The owner or their agent must notify the City of Apache Junction for all inspections required by the City permit process.
- 4.6 Notification of Completion. The Owner must notify ARC of final inspection and approval by the City. If there is no City inspection required the Owner will notify ARC when the project is completed. The final ARC inspection will be conducted and the results given to the Owner within 14 days. The results will become a part of the ARC file for the lot.
- 4.7 ARC Overview. ARC will meet a minimum twice monthly to review projects that have not been completed. ARC office hours will be posted on the ARC office door.

PART 5
CONSTRUCTION REQUIREMENTS

- 5.1 Permits. The Owner must submit to ARC, a detailed site plan including proposed landscaping together with a completed Golden Vista Permit Form to obtain a permit. ARC must approve the permit prior to starting any lot improvement.

- 5.2 Construction Completion. Construction must be complete within 60 days of the time the building materials are placed on the lot. A thirty (30) day extension may be granted by the ARC.
- 5.3 Paving and Grading.
- A. Asphalt is prohibited.
 - B. Grading cannot change the lot drainage flow.
 - C. Concrete is not allowed on the area of the utility easements.
- 5.4 Setbacks and Easements.
- A. Location of Easements.
 - 1. Rear of the lot, four (4) feet.
 - 2. See the Deed or plat to your lot, some lots have additional easements.
 - B. Location of Setbacks.
 - 1. Front of the lot, five (5) feet.
 - 2. Side of the lot, three (3) feet.
 - 3. Rear of the lot, four (4) feet.
 - C. Measurement of setbacks and easements
 - 1. Front. The distance between the lot line and the body of the structure. Exclusions: Hitches, tongues and bumpers.
 - 2. Side. The distance between the lot line and the body of the structure including tip-outs or other appurtenances (like sheds, free standing awnings or other attachments). Exclusions: Slide outs, and window awnings.
 - 3. Rear. The distance between the lot line and the body of the structure or other appurtenances (like sheds, free standing awnings or other attachments). Exclusions: Ladders, bumpers, spare tires, hitches and air conditioners with ARC approval.
 - 4. Easements. See the Deed or plat to your lot for other measurements.
 - D. Paving bricks or stones that are movable by hand are permitted.
 - E. Removal or replacement of improvements within an easement or setback will be at the expense of the Owner.
 - F. Permanent structures are not allowed within the setback or easement pursuant to the building code of Apache Junction and the

easement holder. Exceptions: Louver type awning and window awning.

5.5 Recreational Vehicle (RV) Placement. The RV must be backed in from the curb with the RV entry door facing the patio, parked on the right side of the lot (facing the lot from the street).

- A. The RV must comply with the setback and easement requirements.
- B. Utility hookups will be to receptacles on the lot in accordance with manufacturers' specifications. The sewer must be connected to a receptacle with a screw type connection making sure it is airtight and leak free.
- C. RV length is a maximum of forty (40) feet and a minimum of twenty-one (21) feet based on manufacturers' specifications.

5.6 Park Model Placement. The Park Model will be installed on the lot so the maximum height of the lower flange of the supporting I-beam above the lot surface is a maximum of 20 inches, as measured plus or minus (+-) two (2) feet from the front axle. This height does not include any height of shimming wedges used to level the Park Model.

- A. The Park Model and accessories must comply with the setback and easement requirements.
- B. All piers will be spaced pursuant to the instructions of the Park Model manufacturer. No wood piers are permitted.
- C. All pier bases will be concrete. No wood bases are permitted.
- D. The park model must be tied down at all four (4) comers.
- E. Heating or cooling units including power boxes and pads may not be placed on a setback or easement.
- F. Maximum height of Park Model is sixteen feet (16') to the peak of the roof line when measured from the ground at the front of the unit.
- G. The Park Model will be placed on the right side of the lot (facing the width of the lot from the street).
- H. Basements under Park Models are prohibited.

5.7 Park Model and Recreational Vehicle (RV). A Park Model is a unit that does not exceed four hundred (400) square feet of living space.

- A. Each Park Model requires a City of Apache Junction and an ARC Permit prior to installation. Owner must submit a permit application with a site plan with home specifications including floor plan, exterior

colors and elevation to ARC for approval before installation on the lot. A copy of the approval will be placed in the file of the Lot Owner

- B. Each RV more than ten (10) years old requires an ARC Permit and approval of the ARC and/or the manager prior to installation. A copy of the approval will be placed in the file of the Lot Owner. All used Park models must be inspected prior to installation. Park Models more than ten (10) years old are prohibited.
- C. The Park Model color must be white or pastel.
- D. Ramada roofs are prohibited over a Park Model or RV.

5.8 Utilities. Utilities include air conditioning, amateur radio antennas, electrical pedestals, evaporative coolers, compressors, heating units, satellite dishes, sewer lines, solar collectors, solar panels, water lines, and similar devices. Utilities must comply with local, state, and federal laws.

- A. Utilities require an ARC Permit prior to changes. Some changes require a City of Apache Junction permit. Owner must submit a permit application and a site plan to ARC showing the proposed changes. Relocation of any utility will be at the expense of the Owner.
- B. Electrical Pedestal. All work done on the pedestal must be done by a licensed Arizona electrician (Arizona State Law).
- C. Air Conditioners and Heat Pumps. All, except factory installed units, must be ground mounted.
- D. Satellite Dish. maximum diameter is thirty-nine (39) inches installed in a permanent position.
 - 1. No tripods on the ground are permitted as a safety factor. Movable dishes must be mounted at the back of the lot on the RV (ladder) or on a pole at least seven (7) feet high.
 - 2. Permanently mounted or factory installed antennas are allowed anywhere on the RV.
 - 3. Installation on a Park Model or Habitable room must be at the rear on a wall faceplate that is near the roof. After finding that the wall would not support the dish, it may be mounted on the roof. It may be mounted on an awning post if the awning extends behind the unit. Pole mounts at the back of the lot are permitted if a structurally sound faceplate mount cannot be found. Poles must be adjacent to the Park Model or Habitable room, set in concrete, with the antenna a minimum of seven (7) feet above the ground.
 - 4. The bottom of a dish may not be more than six (6) inches above the roof line of the unit on which it is installed.

- E. Amateur Radio Antennas. Only vertical antennas are permitted, to a maximum height of twenty-seven (27) feet above the roof line. There will be no guy wires. The antenna will be placed at the rear of the unit and it will not infringe on any easements. An ARC Permit is required to install an antenna. This permit will be processed through the Amateur Radio Club in coordination with ARC.
- F. Propane tanks. All non-factory installed cylinders (100 pounds maximum) must be attached by a chain to a steel post at least one and one-half (1 ½) inches in diameter and anchored solidly to a concrete pad or cemented into the ground. Permanent tip out models may set cylinders between the tip outs.
 - 1. Non-factory installed cylinders are to sit at the rear of the unit.
 - 2. A maximum of two (2) one hundred (100) pound cylinders is allowed per unit.
 - 3. Rules for propane tanks apply to Park Models and RVs, unless installed by the manufacturer.
 - 4. A maximum of two (2) portable twenty (20) pound propane tanks are allowed.
- G. Water Softeners. Must be placed adjacent to the park model at the rear.

5.9 Awnings. Require an ARC Permit and a City of Apache Junction prior to installation.

- A. An awning must comply with the setback and easement requirements.
- B. Awnings will be the full length of the Park Model and extend to the side property setback.
- C. Awnings will be engineered to support a minimum 20 lb. load, and be designed of material customarily manufactured for Park Models.
- D. Wood awnings are prohibited.
- E. A unitizing strip must be installed around the perimeter of the awning and across the front of the Park Model.
- F. Freestanding awnings are permitted with a maximum height of sixteen feet (16'-0") to the bottom of the pans.
- G. Maximum height for an attached awning is the eave of the Park Model. Maximum height of an awning covering a cantilevered roof is the peak of the Park Model.
- H. Insulated awning pans or caps are allowed.

- I. Window awnings must not extend more than three (3) feet on either side, or four (4) feet in front of the park model with a minimum height of six (6) feet from the lowest point of the awning to the ground.
 - J. Rollup awnings are allowed.
 - K. Awnings are not required over Habitable Rooms built with a Cantilevered Roof. This ONLY applies to cantilevered type roofs. A full awning is required over the front of the lot including the parking and deck area.
- 5.10 Skirting. An ARC Permit is required prior to installation. Skirting is required on each Park Model, raised Habitable Room, raised Screen Enclosures and raised deck. The color will be white or pastel, consistent with the structure.
- A. The skirting support base will be a concrete ribbon at the outer edge of the Park Model, or a concrete slab beneath the Park Model.
 - B. Skirting must have access panels and air vents.
 - C. Skirting must be installed within thirty (30) days of placement of the Park Model.
- 5.11 Storage Shed. An ARC permit is required prior to installation. Owner must submit the permit application with a site plan identifying electrical, plumbing, location, style, color, dimensions and exterior finish.
- A. The maximum size is one hundred twenty (120) square feet; the minimum size is eighty (80) square feet.
 - B. One shed per lot is allowed.
 - C. Location of the structure on the lot must abide by the setback and easement rules.
 - D. Electrical and plumbing require a City of Apache Junction permit.
 - E. Barn shaped sheds are prohibited.
 - F. Manufactured bolt-together sheds are prohibited.
 - G. Washers and dryers may be installed in a shed.
 - H. Showers or toilet facilities are prohibited in a movable shed.
 - I. Siding material will be consistent with the Park Model.
 - J. Shed color will be white or pastel, consistent with the Park Model.

- K. If there is a full awning the shed will be placed beneath the awning. The height of a permanent shed may extend to the awning roof. The maximum height of movable shed is eight (8) feet. The shed will not be used as a living area.
 - L. Shed must be placed on solid concrete and anchored on all four (4) corners.
 - M. Turbine roof-mounted vents are permitted.
- 5.12 Storage Cabinets. Require an ARC Permit prior to installation. Owner must submit a permit application with a plan identifying the cabinet design and material. Exceptions: Cabinets made of a molded plastic or resin material.
- A. Storage Cabinets have a maximum width of six (6) feet and a maximum depth of thirty-two (32) inches.
 - B. Storage Cabinets must be secured to the pad, deck or a Unit. A Unit is a Park Model, Habitable Room or a Storage Shed.
- 5.13 Raised Deck or Porch. Raised Decks or Porches require an ARC Permit prior to installation. Owner must submit a permit application with a plan identifying location, style, color, dimensions and exterior finish.
- A. Maximum deck height is the Park Model floor height. A City of Apache Junction permit is required for a deck height of more than 30 inches.
 - B. Decks and steps must have railings with vertical columns. Railing height must be between 34 inches and 38 inches.
 - C. Decks may have storage drawers beneath them.
 - D. Decks must be skirted with material to match the deck surface or skirting consistent with the Park Model skirting.
- 5.14 Screen Enclosures. A City of Apache Junction and an ARC Permit are required prior to installation. Owner must submit a permit application with a site plan showing location, style, color, dimensions including elevation and exterior finish.
- A. Drop down screens for RVs do not require a permit.
 - B. The screen area of the longer wall and one additional wall will be more than 65% of the area measured by six (6') feet eight (8") inches x (times) the width of these two walls. The screened area must be covered with insect screening and have removable or sliding plastic, Plexiglas or tempered glass over the screen. No un-tempered glass is allowed.

- C. Minimum ceiling height is seven (7) feet, six (6) inches in the center of the room. Screen room must be under a full awning. The highest point of a screen room must be on the Park Model side.
 - D. The bottom sill in contact with concrete will be pressure treated wood, cedar, redwood, or metal. No other wood is allowed in the room.
 - E. Steps into the screen room will be permanent steps with handrails or guard rails.
 - F. The room will not be used for sleeping. Showers or toilet are not allowed.
 - G. Plexiglas or tempered sliding glass doors are allowed. Exterior doors or steps require switched lighting.
 - H. Electrical outlets are to be GFCI. Use UF or NMV cable and water proof conduit and electrical boxes.
 - I. Do not hinder or restrict the use of any exit from the Park Model.
- 5.15 Fifth Wall. A wall located at the rear of a unit parallel to the rear property line. It may return to the Park Model or RV. The wall must be constructed under and up to a full awning.
- A. A Fifth Wall requires a City of Apache Junction and an ARC Permit prior to installation. Owner must submit a permit application with a site plan and drawings.
 - B. A Fifth Wall will be finished with siding that matches the Park Model or RV.
 - C. A Fifth Wall will have a tempered glass sliding door or a standard door.
- 5.16 Habitable Room. (Also known as an Arizona Room). Each Habitable Room requires an ARC and City of Apache Junction Permit prior to construction. Owner must submit a permit application with a site plan and drawings, one (1) copy for ARC, two (2) copies for the City of Apache Junction.
- A. Setback and Easement requirements must be described in the site plan.
 - B. Vehicle parking requirements must be described in the site plan.
 - C. The room must be constructed under a full awning.
 - D. The color must be white, pastel, or match with the Park Model.

- E. No structure of any kind is allowed on the roof.
 - F. It may have a cantilevered roof with a maximum height not to exceed the roof peak on the Park Model.
- 5.17 Landscaping Guidelines. Landscape elements give form to the exterior environment of the lots in Golden Vista. Water conservation is a priority. Ownership and care of all of the plants are the responsibility of the Lot Owner unless otherwise stated in this document.
- A. Landscaping requires an ARC Permit prior to construction. Owner must submit a permit application with a site plan and sketches identifying materials. Exceptions: Pots used for annual plants and pots that can be easily stored for the summer.
 - B. Plants may not extend beyond the property lines or obscure reading of the electric meter.
 - C. Dwarf species of plants are strongly recommended.
 - D. Turf is prohibited.
 - E. All organic landscape material will be indigenous to Arizona.
 - F. Cholla cactus, Bougainvillea and Trees are prohibited. Exception: One palm tree as specified in Para 5.17.K.6, below.
 - G. Where gravel is used, dust free gravel with a minimum size of 3/8" screened is required.
 - H. Plastic or visqueen under gravel is prohibited.
 - I. Material placed on an Easement is done at the risk of the Lot Owner.
 - J. After giving ten (10) days written notice to the Owner, Golden Vista reserves the right to affect proper pruning, trimming and general maintenance of all landscaping that extends beyond the property line, or where it causes jeopardy to property of others. Cost of removal will be assessed to the property owner.
 - K. Palm Trees.
 1. One front palm tree is allowed. Existing permitted palm trees that are in front will be Grandfathered until they cause damage to other property. Removal will be at the Lot Owner's expense.
 2. The single front palm tree will be trimmed annually at the Association's expense. The Manager can arrange to have the palm trees skinned at the Lot Owner's expense.
 3. The single front palm tree, may be removed at Lot Owner's expense if the tree is causing damage to the Owner's property.

Replacement of the front palm tree is required, at the Lot Owner's expense.

4. The front palm tree will be removed at Association expense, if it is dead or causing damage to curb, gutter, or common area. The replacement of the palm tree will be at Association expense.
5. If a palm tree is removed the roots must be decayed or removed to a depth of 18 inches before planting another palm tree. (This process may take up to two (2) years)
6. Approved Palm Trees are Pigmy Date Palm and Windmill Palm.
7. Nails, screws or defacing palm trees is prohibited

5.18 Sunscreens, Metal Shades, Privacy Screens. Sunscreens, Metal Shades, and Privacy Screens require an ARC Permit prior to construction. Owner must submit a permit application with a site plan identifying location, style, color, dimensions and exterior finish.

- A. A Metal Shade or Privacy Screen must have a minimum of one (1) foot opening at the top and bottom. The top opening may be covered with louver-type window awning. The louver type awning must not be more than six (6) inches from awning posts, nor exceed the height of the awning.
- B. They will be white, pastel, or match the Park Model color.
- C. Any temporary sun shade or screen requires ARC approval and they must be attached to the awning in a manner to keep it secure. Roll-up screens or shades are recommended. Bamboo type roll-up screens are prohibited.

5.19 Lattice. Requires an ARC Permit prior to construction. Owner must submit a permit application with a site plan identifying location, style, color, dimensions and exterior finish.

- A. Lattice must be at the rear of the lot and must avoid the side setbacks and side easements.
- B. Lattice height may be four (4) feet or less above ground.
- C. Lattice color must be white and must be made of vinyl or metal.
- D. The Electric Pedestal may be enclosed with a movable four (4) sided or circular lattice construction. It must be removable by one person. There must be an opening sufficient to allow for electric meter reading.
- E. Permanently placed Lattice is prohibited within three (3) feet of the Electric Pedestal.

- F. Lattice fencing must be framed around the outer edges with "H" type framing, or a piping frame around the edges, with the lattice secured to the frame.
- 5.20 Trellis. A free standing trellis or a trellis mounted to the front of a unit is prohibited.
- 5.21 Drip System. Golden Vista is not responsible for the loss of landscaping materials. The water district and the Board of Directors reserve the right to restrict or prohibit watering.
- A. Drip Systems are prohibited.
 - B. Grandfathered Systems must be monitored by the Owner monthly.
- 5.22 Border Walls and Fences. Border walls require an ARC Permit prior to construction Owner must submit a permit application with a site plan identifying the location of the wall.
- A. Fences are prohibited.
 - B. Border walls are to be stacked, not permanently set, and placed on the Owner's lot. They are made of stone, concrete block or equivalent materials.
 - C. Border walls made of wood and fencing materials are prohibited.
 - D. Border walls are prohibited on the side Setbacks.
 - E. Exceptions to Setback and Easement requirements.
 - 1. Border walls may be placed on the front or rear Setbacks and Easements, but not on the side Setbacks.
 - 2. Decorative brick edger's, not to exceed five (5) inches above the ground, may be placed on Setbacks and Easements.
 - 3. Modification to the fence or gate behind those lots that border on the water retention area requires Board of Director approval (See CC&Rs, Para 10.1).
- 5.23 Landscape Lighting. Landscape lighting requires an ARC Permit prior to construction. Owner must submit a permit application with a site plan identifying the location, size and type of lights. Exception: Christmas lighting. Christmas season is the weekend after Thanksgiving through the weekend after the New Year.
- A. Landscape Lighting is for safety and design purposes, and will be low voltage and UL approved for outdoor use.
 - B. Lights must be directed away from neighbor properties.

- 5.24 Barbecues and Portable Campfire Equipment.
- A. Wood burning fires are prohibited.
 - B. All outdoor cooking and campfire equipment must be portable, and must use charcoal or propane gas.
- 5.25 Hot Tubs. Exterior hot tubs or whirlpool spas are prohibited.
- 5.26 Exceptions. Grandfathered is an exception to a new rule that allows the old rule to apply.
- A. Any authorized improvement, prior to a design guideline change, will be Grandfathered from a new design guideline change.
 - B. Grandfathered exceptions will terminate when the subject improvement is replaced, rebuilt or in violation of a local, state, federal law, or Golden Vista governing document.
 - C. Exception records are maintained by ARC and the city of Apache Junction. Owners may access this information.
- 5.27 Service Equipment Responsibilities
(See CC&R's Para. 3.36.)
- A. Single and Dual Electric Pedestals.
 - 1. Utility Company. Incoming power cable and conduit to the buss bar and the electric meter.
 - 2. Golden Vista Association: Pedestal foundation and paint on pedestal.
 - 3. Phone Company. Incoming lines, terminal blocks and cover, lines to the phone outlet jacks and phone outlet jacks to the pedestal only.
 - 4. Lot Owner. Circuit breaker box, sheet metal covering the pedestal, buss bars in the pedestal, meter clips, circuit breakers, power line and conduit from the circuit breakers to Lot Owner's structures or RV.
 - B. Television.
 - 1. Cable Provider. Coax line to output terminals, outlet terminal interface, sheet metal enclosure and paint.
 - 2. Lot Owner Co-ax line from the outlet terminal interface to Lot Owner's structure or RV.
 - C. Water.

1. Golden Vista Association. Common piping from municipal water mains up to the connection through the water bibs at the end of the risers.
2. Lot Owner. From the water bibs to the Lot Owner's structure or RV. All modifications to the standard riser assembly.

D. Sewer.

1. Golden Vista Association: Common piping from the Municipal sewer connection to the Lot Owner's connection point.

E. Street Lights.

1. Utility Company. Foundation, structure, wiring, fixtures, bulbs and paint.

F. Utility Transformers.

1. Salt River Project. Foundation, structure, equipment, wiring and paint.

G. Street Signs.

1. Golden Vista Association. Foundation, post, and sign.

5.28 Flags & Flagpoles. Require an ARC Permit prior to construction. Owner must submit a permit application with a site plan. Exception: House type attached flags (Flags that are approximately 2' x 4' or 3' x 5' in size) or seasonal type flags that are contained within the lot property lines.

- A. One flag pole is allowed with facilities to lower and raise a flag or flags (two flags maximum). Height of pole is maximum 20 feet. Cross arms or other rigid appurtenances intended to support more flags or other devices are prohibited.
- B. The Pole must be set in cement. Locate it in either the three (3') foot side or the five (5') foot front setback. A front Pole will be a minimum three (3') feet from the property line.
- C. Flags attached to landscaping are prohibited.

5.29. Violation of Apache Junction Building and Safety Code.

- A. ARC will notify Lot Owner in writing of any known violation.
- B. If a violation is not repaired within ten (10) days ARC will notify the Apache Junction Department of Building and Safety in writing of such violation, and notify the abutting Lot Owners of the violation.

PART 6
APPEALS OF AN ARC DECISION

- 6.1 Appeal of an ARC Permit Rejection. A Lot Owner may appeal a permit rejection by ARC (Architectural Review Committee).
- 6.2 Appeal to the Architectural Review Committee. Within 30 days of the permit rejection request a meeting with ARC. At the meeting submit all reasons why the permit should be approved. A majority of the ARC members hearing the matter will approve or reject this appeal.