

ARCHITECTURAL REVIEW COMMITTEE REQUIREMENTS

INTRODUCTION

ARTICLE 10 – ARCHITECTURAL CONTROL; Covenants, Conditions and Restrictions (CCR’S) PG. 40

10.1 Architectural Review Committee

NOTE: Authorizes Declarant to create an “Architectural Committee”

10.2 Review of Plans and Specifications

A. No owner shall commence or perform any planting, construction, alteration, removal, relocation, demolition, repainting, addition, modification, decoration, redecoration, or reconstruction of any landscaping, structure of Improvement of any kind on such Owner’s Lot until the plans and specifications, therefore, showing the nature, kind, shape, height, width, color, materials and location of the same, and any other information required by the Committee, shall have been submitted to the Committee and approved in writing by the Committee. **ALL WORK MUST CONFORM TO ALL CITY OF YUMA CODES**

1. **Structural Requirements** – All structures, including, but not limited to residences, casitas, and storage sheds, **(as defined in #7 below)** shall be of a Southwest design with a stucco finish.
2. **Pitched Roofs** and extended eaves shall be tiled **and conform to the color requirements in #3 below.**
3. **Exterior colors** – The **exterior** of the house, including man and garage doors, shall be selected from a range of earth tones ranging **from off-white to chocolate brown, including tans, browns and rusts. By way of clarification, no blues, grays, blacks, yellows, greens, oranges or bright reds, will be permitted,** while the woodwork, structural trim, tile work and accent color(s) may also be selected from a bright and bold range of colors representative of the Southwest and Hacienda style homes. **All stucco shall be of a single color.**
4. **Additions** – All additions to existing single family residences, including shades, awnings, screened porches, sun rooms and other such additions, shall be constructed in like materials and in harmony with the existing structure, and shall be permanently affixed to and made a part of the original structure. The additions shall comply with all applicable design and color standards in effect at the time of applications to the Architectural Review Committee.
5. **Gazebos** – Pre-fabricated gazebos in new or like new condition are allowed on both single family and RV lots, with Architectural Review Committee approval, PROVIDED that (1) they meet required color standards; (2) they are not placed in required setbacks or pedestrian access and landscape (PAL) easements; and (3) they are properly anchored to meet wind patterns and speeds for the City of Yuma. Pre-fabricated screened rooms attached to RV’s are permitted without Architectural Review Committee review and approval.

6. **Screened Rooms** – Detached screened rooms require Architectural Review Committee review and approval, and must meet color standards, be located outside of setbacks or easements and shall be properly anchored to meet Yuma wind patterns and speeds. Support framework for such temporary structures shall be powder coated or painted to comply with color standards. No unpainted galvanized poles of PVC piping may be used.
7. **Storage Sheds** – For the purpose of this section, a storage shed shall be defined as a structure having sufficient wall height to allow a man door for entry and/or access to residential and garden storage. Patio storage may be approved with chest and bin type units which meet the color requirements and are permanently screened from adjacent lots and streets. **No upright Rubbermaid type storage sheds are allowed.**
8. **Plan Requirements** – All plans for lot improvements require a complete “Request for Architectural Committee Review” (Form RACF.1) and a detailed site plan drawn to scale. The site plan shall depict lot lines and their dimensions, required setbacks and existing improvements and landscaping, if applicable. The proposed improvement(s) shall be clearly located, including distance from property lines and any existing lot improvements. Parking, as required by the City of Yuma, shall be clearly identified on the lot. It should be noted that a rendering of each lot may be obtained through the LOA office. It is suggested that each lot owner retain a copy of their last improvement submittal to provide ease of preparation for future site plan submittals. Structural plans shall consist of the site plan, elevations, floor plan and sufficient structural plans to define utilities, storage area, and architectural features. The elevation plans shall include intended color(s), including trim color if applicable. A Landscaping plan may be included and approved in conjunction with structural plans if the applicant wishes.
9. **Fences** - Any rear or side yard fence placed or constructed upon a lot shall be no more than five ((5) feet in height from the inside wall base elevation of such Lot and constructed of block or other materials approved by the Board in accordance with the Architectural Guidelines. In addition any wall or portion thereof placed in the front ten (10) foot setback are only allowed with a maximum height of three (3) feet, starting three (3) feet from back of curb.

Requests for minor improvements, such as repainting, lot ornaments and other features or changes to existing lot development may consist of the completed form together with a drawing, or whatever visual aid is required to clearly depict the proposed improvement. The committee may request additional information for any plans when deemed necessary.

Changes in this revision are bolded and underlined.

REQUEST FOR ARCHITECTURAL COMMITTEE REVIEW

LOT# _____

NAME _____ TELEPHONE NUMBER _____

PROVIDE A DETAILED DESCRIPTION OF THE REQUEST Email Address _____

CONTRACTOR (if applicable) _____

CONTRACTOR'S PHONE(S) _____

START DATE _____ COMPLETION DATE _____

Complete and attach this form to the plans required, as specified in the Architectural Review Committee requirements. Please allow sufficient time for plan review. While the committee will make every effort to review and provide a decision as soon as possible, the covenants provide for a review period of up to 45 days.

OWNER'S SIGNATURE _____ DATE _____

APPROVED _____ DENIED _____

CONDITIONS OR COMMENTS:
