



## Policy Statement — Gazebos

**To ensure a beautiful and consistent appearance throughout our Resort, and in accordance with CC&R's Section 10.2.E, the ARC Committee has established the following guidelines. All previous guidelines are hereby rescinded.**

Lot Owners must submit a Request for Architectural Committee Review with a plot plan showing the proposed location of the gazebo and receive approval before installing a gazebo on their lot. In addition, lot Owners must comply with all setbacks specified in the CC&Rs, including but not limited to the City of Yuma fire codes for the three (3) feet side setbacks (nothing can be in or hangover into the three (3) feet setbacks), and any applicable City of Yuma building codes and permit requirements. In addition, the Lot Owners must complete a City of Yuma form titled **Verification of permit exemption for residential accessory structures** and attach it to the submittal for the Committee. **If a structure exceeds 200 square feet, the City of Yuma requires a construction permit.**

Each lot may have up to two (2) gazebos. Together, they cannot exceed a total of four hundred (400) square feet, and no single gazebo may be larger than two hundred forty (240) square feet. Square footage is measured using the outside product dimensions, including the roof overhang, so the footprint on the ground may differ. The maximum height allowed for any gazebo is fifteen (15) feet at its peak.

Gazebos cannot be used for sleeping quarters. In addition, Gazebos cannot be used for carports for any vehicles (including golf carts, razors, cars, and trucks). They can, however, be used to store vehicles during the time lot Owners are not here during the off-season.

### Gazebo & Sidewall Exterior Color Standards

To ensure a cohesive and visually appealing community appearance, the following guidelines apply to the exterior colors of gazebos and sidewalls (including screens and curtains):

- Permitted Colors: Off-white, ivory, cream, tans, beiges, light browns, chocolate brown, rust tones, black, dark gray (charcoal), and dark brown.
- Prohibited Colors: Blues, yellows, greens, oranges, and bright reds.
- Finish Requirements: All colors must be matte or low-sheen.
- Shade variations within the approved color families are acceptable.

**All gazebos must be anchored into the ground or concrete to meet the wind patterns and speeds in compliance with the City of Yuma building codes.** Owners assume all responsibility for any damage to any property caused by the gazebo in the case of high winds.