

CHAPARRAL TERRACE

HOMEOWNERS

ASSOCIATION

ARCHITECTURAL

STANDARDS

CHAPARRAL TERRACE HOMEOWNERS ASSOCIATION

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CHAPARRAL TERRACE HOMEOWNERS ASSOCIATION

ARCHITECTURAL STANDARDS

The Architectural Control Committee is responsible for ensuring a high standard of architecture and construction within Chaparral Terrace, consistent with the Covenants, Conditions and Restrictions (CC&R's).

The objectives of these Architectural standards is to ensure that the proposed plans are in conformance with and are harmonious to the exterior design and existing materials of the building in the project.

Other considerations to be used by the "Committee" in approving or disapproving plans shall include, but are not limited to, the improvement not being detrimental to the appearance of the subdivision, and not detracting from the beauty, wholesomeness and attractiveness of the common areas, or enjoyment thereof by the owners. Also, to be considered will be the integration of residence with site characteristics, quality of work and design, overall aesthetics, drainage, topography, elevations, appropriate use of landscape elements and plant materials to accommodate functional requirements (e.g., screening, drainage) and aesthetically pleasing landscape with variety in color, texture and form.

These standards include, but are not limited to, all exterior construction, including homes, gazebos, landscaping, walls, fences and pools, etc., etc. Completion of house construction including landscaping requirements, means completion by the date when a certificate of occupancy is issued by the City of Bullhead City.

I. CONSTRUCTION-GENERAL:

1. No construction work is to be started prior to receipt of an Architectural Committee Permit. Requests for approval of construction plans and issuance of a permit must be submitted to the Committee as outlined in the application and review procedures.
2. The property owner is responsible for contractor compliance with the CC&R's and these guidelines, unless an "Owner's Agent" has been designated on the form provided with the application and review procedures.
3. Each application for a construction permit for a new house construction shall include checks for non-refundable fees made out to the Chaparral Terrace Homeowners Association as follows:
 - A. Plan Review Fee of \$25.00.
 - B. Sewer Connection Fee of \$2,000.00

Applications for exterior improvements to existing houses (walls, landscaping, pool, etc.) the fee is \$25.00 only.

4. The owner or owner's agent must also include a check for a refundable \$500.00 Compliance/Clean-up deposit with any construction permit application.

6. Any changes to approved plans for exterior construction must be reviewed and approved by the Committee prior to the changes in construction. There will be a review fee of \$25.00 for resubmitting a plan. At the discretion of the Committee, this fee may be waived for minor changes.
7. A chemical toilet must be provided at the job site of any new home construction immediately upon start of construction.
8. No construction equipment is allowed in the common areas without written approval of the Committee. Any damage to the common areas shall be repaired at the expense of the property owner.
9. Parking or driving on adjacent property without permission of the property's owner is prohibited.
10. Dust shall be controlled at the job site by regular watering, whenever necessary.
11. Open fires and incinerators are prohibited on the job site.
12. Every reasonable effort must be made to control noise. Excessively loud music is prohibited.
13. Pets are allowed on the job site only if they are on a leash or otherwise confined. Dogs that bark excessively are prohibited at all times.
14. Temporary living structures are prohibited, including trailers, tents, shacks, garages, motorhomes or other outbuildings.
15. All exterior construction, including driveway, sidewalks and front yard landscaping, must be completed within one year from the start of construction. Also, occupancy is not permitted prior to completion of this work.
16. Upon completion of exterior construction, required landscaping, sidewalk, driveway and on site cleanup, a written request must be made for final Architectural Committee inspection and approval. Following inspection, the Committee will determine Compliance or issue a Notice of Noncompliance.

Upon determination of Compliance, the \$500.00 Compliance/Clean-up Deposit will be refunded. If a Notice of Noncompliance is issued, 10 days will be given to correct the problems listed on the notice. At the end of 10 days, if the site is not in compliance or satisfactorily cleaned up, the Committee will take action on noncompliance or arrange for the cleanup and the deposit will be forfeited. If cleanup costs are more than the deposit, the owner or owner's agent will be billed for the additional costs. If a request is not made for final Architectural Committee inspection and approval within 13 months from the start of construction, the deposit will be forfeited.

II. CONSTRUCTION TRASH AND WASTE DISPOSAL:

1. Trash bin with a minimum size of three cubic yards must be placed on the job site of any new home construction immediately upon start of construction. All litter, particularly any light-weight material subject to scattering by the wind, must be kept under constant control. The trash bin must be dumped periodically as it is filled.
2. All waste materials shall be transported from the site and disposed of in an approved manner.
3. Streets and lots adjacent to the job site must be kept clean of construction debris at all times.
4. If concrete trucks are cleaned, it must be done on the job site that received the delivery. Any spills off the job site must be cleaned up immediately.
5. Except as permitted under Item #4 above, under no circumstances shall chemical liquids, including cleaning agents, solvents, gasoline and oil, be dumped onto or into the ground.
6. During the course of construction and/or landscaping installation on a lot, the owner thereof shall be responsible at its expense, for the prompt repair and/or replacement of Association Property (including, without limitation, curbs, street paving and Declarant installed walls, landscaping and irrigation systems) damaged or destroyed by the Owner, its agents, contractors or employees. Should the owner fail to satisfactorily and promptly replace or repair any such damage to the satisfaction of the Committee within thirty (30) days after the Committee's written notice thereof to the owner, the Association may effect repair or replacement at the expense of owner. Any such costs shall be charged to the owner and the applicable lot as an assessment, the payment of which shall be enforceable in accordance with the provisions of Article 5 above.

III. SETBACKS:

Each dwelling shall be setback from property lines in accordance with the resolutions adopted by the Bullhead City Board of Adjustments which set the setback requirements for certain lots or as depicted on the final plat. Setback requirements are on file with the planning department of Bullhead City, Arizona. Information copies are also included in the Architectural submittal package.

IV. MINIMUM HOUSE SQUARE FOOTAGE:

1. Lots containing less than 4000 square feet.

No dwelling which contains less than nine hundred fifty (950) square feet of living area under roof, exclusive of patio, porches, terraces and garages, shall be erected on any lot containing less than 4000 square feet.

2. Lots containing more than 4000 square feet.

No dwelling which contains less than one thousand three hundred fifty (1350) square feet of living area under roof, exclusive of patio, porches, terraces and garages, shall be erected on any lot containing more than four thousand (4000) square feet.

V. DRIVEWAY:

There shall be a driveway of concrete connecting the garage with the street from garage to back of curb line.

A minimum of two conduit shall be buried under the entire driveway width, extending 12 inches from the driveway on both sides, and positioned 10 feet back from the curb. The conduit shall be schedule 40 pvc, at least 2 inches in diameter. Minimum width of driveway shall be 16'.

VI. GARAGE:

The structure shall contain an attached enclosed garage containing not less than four hundred square feet interior dimensions, with minimum dimensions being twenty (20') wide by twenty feet (20') long. Minimum width of garage door shall be 16'.

VII. HOUSE:

Not more than one single family structure may be erected on any single family lot. All building and structures erected shall be of new construction, and no building or structure shall be moved or removed from other locations onto said premises. Mobile homes, trailers, manufactured housing and pre-fabricated housing are expressly prohibited.

VII. HEIGHT:

Each structure constructed or erected upon a lot in Chaparral Terrace shall not exceed twenty five (25) feet in overall height.

IX. COLORS:

Exterior colors of all buildings (including stucco, trim, roof, doors, walls and any landscape materials) must be approved by the "Committee".

X. BUILDING MATERIAL:

All buildings or structures shall have finished building materials applied in a workmanlike manner and shall be harmonious and compatible with surrounding environment. Permitted exterior finish materials include stucco, stucco covered masonry walls, stucco covered frame, slump block or such other construction as the Committee approves. All buildings shall be erected upon a concrete foundation and shall be a permanent fixed structure.

XI. ROOFS, EAVES AND OVERHANGS:

1. All visible roof areas, including house, garage, porches, and covered patio's as viewed from construction site ground level, defined as fifty feet from the property line from all four sides, shall be covered with clay, ceramic, or concrete tile. All roof materials shall be fire retardant. Porches and/or covered patios shall be covered with open lattice, tile roof, or if built up roofing is used, must have a minimum 12" high parapet to conceal the roof from view.
2. Eaves and overhangs projecting past the vertical exterior wall are not permitted.

Decorative stucco banding or pop-out is required on the exterior wall at the roof line.

Wood trim or fascia is not permitted.

XII. LIGHTING GENERAL:

All lighting must be compatible for a residential environment and shall not in any manner constitute a nuisance, distraction and/or cause visual pollution. This paragraph shall not preclude normal backyard or patio lighting.

No outside high intensity security type lighting is permitted, including mercury vapor lights.

XIII. PORCHES:

For the purpose of these standards, eaves, steps, and open porches and covered patios shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

XIV. EXTERIOR MACHINERY AND EQUIPMENT:

No machinery, fixtures or equipment of any type (including, but not limited to, heating, air conditioning, evaporative coolers, and refrigeration equipment) can be placed on the roof of any building unless concealed from view of neighboring lots and streets by parapet walls, nor placed elsewhere on the exterior of any lot except on the ground in areas attractively screened or concealed from view of streets in a manner that the screening or concealment appears to be part of the integrated architectural design of the dwelling unit and does not have the appearance of a separate piece or pieces of machinery, fixtures or equipment.

XV. SOLAR COLLECTORS:

All owners shall have the right to place and maintain on their residence equipment and facilities related to the installation and maintenance of individual solar heating systems. Such equipment shall be subject to reasonable review by the ACC for compliance with Architectural standards adopted by the Association.

XVI. OUTBUILDINGS:

No outbuildings shall be built on any lot, other than gazebos, bathhouses or trellis work that are specifically approved by the "Committee"

XVII. LANDSCAPING:

Every lot where a home is built shall be landscaped per plans submitted to and approved by the Committee as follows:

FRONT YARD: Shall be completed prior to certificate of occupancy of the house including street side on corner lots.

SIDE AND BACKYARD: Shall be completed within six (6) months of issuance date of certificate of occupancy from the City of Bullhead City.

1. Plans for all required landscaping shall be submitted to the "Committee" for approval prior to any landscape work being performed. The plan(s) shall be in accordance with requirements specified in the Chaparral Terrace CC&R's and Architectural standards. The submittal shall consist of a site plan to scale and must include the following information:
 - a. North arrow and scale
 - b. Property lines, walks, walls, curbs, drives and house.
 - c. Locations and size of plant materials to be used including trees, shrubs and ground covers.
 - d. List of plant materials to be used in the plan (including common names and sizes)
 - e. Location of proposed inorganic ground cover (ie; decomposed granite, river rock, boulders, etc.) with sizes and colors specified.
 - f. Location of proposed paving with material, color and finish specified.
 - g. Locations and heights of proposed walls with material, color and finish specified.
 - h. Location and/or description of underground irrigation system with automatic timers.

2. Minimum guidelines for landscaping include the following:
 - a. Front yard planting for interior lots must include a minimum of: one 15 gallon tree or cactus and three 5 gallon shrubs or cacti. Front and street side yard planting for corner lots must include a minimum of three (3) 15 gallon trees and five (5) 5 gallon shrubs or cacti.
 - b. Artificial vegetation is prohibited.
 - c. Headers must be used between dissimilar landscape materials (ie, turf/landscape rock) and to separate landscaped areas from non-landscaped areas (ie; property borders). Recommended header material includes brick, block, concrete or redwood divider board.
 - d. The entire front yard area (including side yards on corner lots) that is not covered with living plants shall be covered with a layer at least two inches deep of crushed stone, decomposed granite, river rock, boulders or other suitable material compatible with the native environment.
 - e. Irrigation - all plant material shall be serviced by an underground, fully automatic irrigation system.

If, in the opinion of the Committee, the above requirements are insufficient to ensure an aesthetically pleasing landscape design, additional modifications to landscape proposals may be required.

XVIII. POST LIGHT:

Each house shall have a post light installed in the front yard. Specifications and location as follows:

POST: Diameter 3", finish matte black, height 5 1/2', location on front door side of property 8' in from side property line and 8' back from curb, material steel or aluminum.

GLOBE: Diameter 12", finish white opal, material acrylic, polyethylene or polycarbonate (no glass).

ON/OFF CONTROL: All post lights are to be controlled by a photo-cell on at dusk and off at dawn.

WATTAGE: Maximum 60 watts incandescent. "PL" type florescent lamps are recommended.

XIX. WALLS/FENCES:

There are three (3) types of wall/fences required prior to occupancy. They are the rear wall (across the rear property line), the zero lot line rear side wall (on zero lot line side of house between house and rear wall) and the temporary wall/fence (front door side of house from front setback point to rear wall on property line). Details are as follows:

1. REAR WALL - Shall be a minimum of 48" in height and maximum of 72" in height and shall be of masonry or combination masonry and wrought iron and shall be built (if not existing) from side property line to side property line.
2. ZERO LOT LINE REAR SIDE WALL - Shall be a minimum of 60" in height and a maximum of 72" in height and be of solid masonry construction.
3. TEMPORARY WALL/FENCE - Shall be 48" in height and be of chain link and/or wrought iron. this fence is to remain in place until such time as there is a house built on the adjacent lot, at which time it must be removed by installing owner.

Other front or side yard walls and/or decorative walls may be permitted and shall be of stucco, masonry, masonry and wrought iron combined or wrought iron only. No chain link or wood allowed.

Maximum wall heights for walls in front setback shall be 30" and behind the front setback 72".

All walls must be submitted to and be approved by the Architectural Committee prior to construction.

No wall shall obstruct the free flow of water.

XX. ANTENNAS:

No owner shall install, or cause to be installed, any television, radio, "Citizens Band" (CB) antenna, satellite dish or other similar electronic receiving or broadcasting device on the exterior of any residence or elsewhere within a lot, or upon the common area, without the prior written approval of the Architectural Control Committee, which shall have the right to approve the design, shape and location of such equipment. Any such antenna approved by the Committee shall be screened from view of neighboring lots, common area and street right of ways.

XXI. FLAGPOLES/ETC.:

Flagpoles shall have taut halyards and a maximum height of twenty five (25') feet from the surface of the lot.

XXII. POOLS AND SPAS:

No above-ground pools shall be erected, constructed or installed on any lot. Above ground spas will be allowed in back yards only and only if the tub and equipment are enclosed or housed in an aesthetically pleasing cabinet or manner as approved by the Committee. All pools and/or spas must be fenced in accordance with State, County and City ordinances.

XXIII. MAIL OR NEWSPAPER RECEPTACLES:

Mail or newspaper delivery receptacles are specifically prohibited on individual lots. Mail boxes are provided in central locations on the subdivision for use by all property owners.

XXIV. DRAINAGE EASEMENTS:

There shall be no interference with the established drainage pattern over any lot within the project as to affect any other lot on the common area unless adequate alternative provision is made for proper drainage and is approved in writing by the "Committee" for purposes hereof. "Established" drainage is defined as the drainage which exists at the time such lot is conveyed to a purchaser from Declarant, or later grading changes that are shown on plans approved by the Architectural Committee.

XXV. VARIANCE:

Where circumstances such as topography, location of buildings, location of landscaping or other matters require, the Architectural Control Committee, may allow reasonable variances as to any of the Covenants contained in the CC&R's or Rules and Regulations, on such terms and conditions as it shall require.

Variances may be granted only when unique circumstances dictate and shall not be construed as to establish precedent mandating that the Architectural Committee grant future variances in similar circumstances.