

4.01 CONSTRUCTION APPROVAL.

No residence, mobile home, outbuilding, fence or wall, or other improvement or installation shall be commenced, erected, placed, or altered on any Parcel, until the plans and specifications therefore, showing the nature, kind, shape, materials, floor plans, and locations, shall have been submitted to, and approved by the Architectural Control Committee (Committee”) and a copy thereof is finally approved and lodged permanently with the Committee. The Committee shall have the right to refuse to approve any such plans or specifications which are not suitable or desirable in its option for aesthetic reasons, or any other reason, and in so passing upon such plans and specifications it shall have the right to take into consideration the suitability of the proposed building or other structure, and the material which is to be used , the site upon which it is proposed to be erected, the harmony with the surroundings, and the effect of the proposed structure on the outlook from adjacent or neighboring property

4.03 PROCEDURE

The Committee’s approval or disapproval as required in this Declaration shall be in writing. Actions of the Committee shall be by the majority vote of the members of the Committee. All decisions of the Committee shall be final and no Parcel Owner or other party shall have recourse against the Committee or its designated representative. [*If the committee*] fails to approve or disapprove within sixty (60) days after the plans and specifications have been submitted to it, the plans and specifications shall be **deemed to have been approved.**

BINDER INCLUDES (INFORMATION SENT TO OWNERS):

- REQUEST or REQUIRED FILLABLE COVER LETTER save as:
LOT# _____ 4.01 REQUEST BINDER FILLABLE
LOT# _____ 4.01 REQUIRED BINDER FILLABLE
- DESIGN REVIEW APPLICATION
- SAMPLE SITE PLAN W/ CHECKLIST

Copper Canyon Ranches Property Owners Association, Inc

Application for Design Review

Copper Canyon Ranches Architectural Control Committee

All applications for changes or improvements to any parcel/lot, changes in grade, buildings, etc. of any area within Copper Canyon Ranches must be submitted by the homeowner to the Architectural Committee for approval in accordance with the Covenants, Conditions, Easements, and Restrictions (CC&Rs) for Copper Canyon Ranches Property Owners Association, Inc.

Submit applications to:

Copper Canyon Ranches
Property Owners Association, Inc.
PO Box 1593
Globe, Arizona 85502

Name of applicant (homeowner): _____
Property address: Parcel/Lot#: _____
Mailing address (if different): _____
Day phone # & best time to contact: E-mail: _____

Reason for review: (Please check as necessary and provide specific information where indicated)

Addition of _____ to/on the residence (building)
Addition of _____ to/on the lot (property/land)
Other* _____

**** Attached drawings are REQUIRED for grading, buildings, septic, etc.**

Please see 'ATTACHMENTS' below.

Specifics of review: (Attach additional sheets describing plans and/or specifications of the reason shown above.)

☐ Indicate dimensions (height, width, length) _____
☐ Type of material to be used: _____
Check if applicable: Resubmitted application ___ Violation letter received ___ Courtesy letter received ___

☐ **ATTACHMENTS:** Indicate number of attachments _____ the attachments should include, where appropriate; property plat**;
drawings of project**; proposed location on property**; samples or colored pictures or contractor drawings.

Person or contractor doing the work: _____ Licensed contractor ___ Yes ___ No

Contact person for job: _____ Contact #: _____

Estimated length of time for construction: _____ Estimated date of completion: _____

I certify that all the information contained here and in my attachments is accurate to my plans and. I submit this application and attachments to the Copper Canyon Ranches Property Owners Association, Inc Architectural Committee for review and approval. If the application is disapproved it will be returned to me with the reason for the disapproval.. **I further understand that anyone may appeal the Committee decision within 15 days following the date on the written notification once reviewed. I understand that any approval is only applicable for 60 days after the Committee signed approval.** I will comply with all county and state laws, and will obtain all necessary permits prior to the start of construction.

Owner Signature: _____ Print Name: _____ Date: _____

Architectural Committee

Copper Canyon Ranches Owners Association, Inc

ACC.CCRpoa@gmail.com

CopperCanyonRanches@gmail.com

www.globecoppercanyonranches.com

THIS SIDE FOR OFFICE USE ONLY

Parcel/Lot #: _____
Date of initial Committee review: _____
This Application for Design Review by the Copper Canyon Ranches Property Owners Association, Inc Architectural Committee has been submitted regarding the indicated parcel/lot #, as described on the front part of this document. The Committee has presented this application for discussion and review by a quorum of the Committee; has heard any presentations and/or rebuttals as brought forth by any homeowner by presenting themselves at the scheduled meeting and announcing themselves as interested parties.

It is the decision of this Committee that this review is:

Approved _____ Disapproved _____ Insufficient Information _____
(Resubmit with additional information as indicated)

Conditionally Approved _____ Subject to the following: The Committee reserves the right to provide a typed statement of directives regarding this Application.

We the undersigned verify these findings regarding this application.

Signature (Architectural Committee Mbr.): _____	Date: _____
Signature (Architectural Committee Mbr.): _____	Date: _____
Signature (Architectural Committee Mbr.): _____	Date: _____

The construction of this modification should commence within 45 days of approval and be completed within 60 days from the start of construction unless specifically extended by the Architectural Committee. The homeowner has the right to appeal disapproved applications to the Copper Canyon Ranches Property Owners Association, Inc Board of Directors. Contact a Board member to be put on the next meeting agenda.
Construction/installation may not commence until the termination of the appeal period (15 days) or the completion of an appealed request.



- ☐ Appeal filed – Appeal #: _____ Date appeal is to be presented: _____
- ☐ Applicant notified of appeal pending and provided date of scheduled presentation: _____
- ☐ Initials: _____ Date: _____

Sample Site Plan with Checklist/Requiements

What is a site Plan?

A site plan is your parcel drawn to scale (1"=20' minimum) on a 8 ½ x 11 paper that shows the following:

- North Arrow
- Parcel # and Address
- Street names
- Dimensioned lot lines
- Setback lines with dimensions to property lines
- Locations and dimensions of all existing and proposed structures (include fences) and distances between structures and lot lines
- Locations of all washes, ditches, creeks and drainages.
- All easements, driveways
- Septic systems and leach fields
- Locations of all existing and proposed utilities including:
 - Utility lines and underground piping
 - Alternative water systems tanks, electric pedestals/meters, and gas meters
 - Wells
 - Propane tank and distances to property lines and any structures

Parcel# _____

Address _____

Site Plan Sample

N

