

# WOODLANDS VILLAGE RESIDENTIAL OWNERS ASSOCIATION

## ARCHITECTURAL COMMITTEE RULES

ADOPTED BY THE COMMITTEE 12/23/2014

1. No improvement, addition, alteration, repair, excavation or other work which in any way alters the exterior appearance of any Improvement or any portion of any Lot from its natural or improved state as existing on the date of the Declaration and no building, fence, wall, drive approach or other structure shall be commenced, erected, maintained, improved, altered, made or done until the plans and specifications for the same in all construction details, including shape, height, materials, floor plans, colors and location, until plans have been submitted to and APPROVED OF IN WRITING BY THE COMMITTEE.
2. All new construction plans, landscaping plans, fences, exterior lighting, walls, storage sheds, driveway modifications, paint color changes, additions or any alterations to your home exterior or Lot must be submitted in writing with appropriate forms and fees to the Property Manager's Office for Architectural review. When any construction on any Lot has been started, it shall be completed within one year from the start date, with exceptions noted in the CC&Rs, section 2.16, and City of Flagstaff regulations.
3. No trees located upon any Lot may be removed without the PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE. (Sec. 2.5/ CC&Rs)
4. No fence shall be constructed on any Lot unless its style and design is APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE. (Sec. 2.7/CC&Rs) Fencing is subject to City regulations. No fence shall exceed 6 feet in height. Maintenance of shared fencing is the responsibility of the Lot Owners sharing that fence. Approved fencing shall be installed as follows:
  - a. Wood fences must have the finished side facing out, with metal posts covered.
  - b. Masonry fences must be decorative block or stucco and painted in coordination with the house.
  - c. Wrought iron and plastic modular fences must be approved on a case-by-case basis.
  - d. No metal wire or chain link fences will be permitted.
  - e. Decorative non-functional fences, not to exceed three feet in height, may be built near the property lines on all lots upon approval in writing by the Architectural Committee. All fences must be in architectural coordination with the landscaping of the house.
  - f. No wire fence of any type may be attached to split rail fences or to decorative fences.
  - g. All fences must be properly maintained and cared for. This includes proper weather proofing and/or painting or staining of all materials.
  - h. The Architectural Committee does not warrant the location of property boundaries or mediate property boundary disputes. The WRITTEN APPROVAL of a fence plan by the Architectural Committee does not imply verification of the

boundaries of the Lot. Such WRITTEN APPROVAL does not relieve that Lot Owners responsibility to verify property boundaries. The Architectural Committee strongly advises and recommends that a survey of the Lot be obtained by that Lot Owner to verify accurate Lot boundaries.

5. All front yard landscaping and all landscaping upon those portions of any Lot which are visible from any other Lot or Common Area shall be installed by the Owner of the Lot in accordance with the landscaping plan which has been submitted to and duly APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE. (Sec. 2.6/CC&Rs)
  - a. The landscaping plan may be submitted with the new construction plans for review, but in any case no later than 30 days after the issuance of the Certificate of Occupancy.
  - b. All landscaping must be completed, pursuant to the approved plan, within 90 days following the final inspection of the Residence and the issuance of a Certificate of Occupancy, weather and seasonal conditions permitting.
6. Proposed storage sheds, must be submitted for WRITTEN APPROVAL, must be placed in compliance with the building setbacks required by the City of Flagstaff, and constructed to match the residence in color. No prefabricated metal or plastic woodsheds will be allowed. Sheds shall not exceed ten (10) feet in height, from the natural existing, undisturbed ground level. T1-11 siding is not permitted.
  - a. Detached garages of any kind are not allowed
7. Parking is not allowed on any landscaping or graveled areas as it deteriorates the materials and causes the landscaping to fall out of the acceptable maintenance standards for landscaping.
8. No buses, commercial trucks, boats, recreational vehicles, travel trailer, motorcycles tent trailer, camper shell, boat trailer, snow mobile, or any other trailer or vehicle of any kind may be kept, stored, constructed, or repaired on any Lot without the PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE.
9. Houses under construction must follow the City of Flagstaff Regulations for portable toilets and construction refuse containers. During construction Lots must be kept reasonably clean, sidewalks kept passable, and excessive noise restricted. Owners must comply with property boundaries and setbacks. No log cabin, no A-frame, no dome or no square (rectangle or "box") house styles are permitted. Also, no "straight line" roofs, no T-111 is permitted. All soffits must be enclosed.
10. No vehicles are permitted in or on the dedicated utility, drainage, pedestrian and secondary access tracts.
11. The minimum setbacks for residential dwelling units on any Lot shall be eight (8) feet on the side yards and twenty five (25) feet front and rear yards. All plans submitted for

approval must have a site plot plan showing building setbacks, foot print of the home, driveway location and tree protection.

The above Architectural Committee Rules are intended to benefit the common good and as result maintain property values and encourage neighborly cooperation. All infractions of these Rules and the CC&Rs will be addressed to the Lot Owner and any fines levied will be against the Lot Owner of record rather than the tenant or occupant, as prescribed in the CC&Rs of the Association and Arizona Revised Statute.

These Rules supersede and replace any prior Architectural Rules. Pursuant to Section 6.7 of Article 6 of the Association Bylaws, the Architectural Committee may from time to time in its sole discretion amend, repeal, or augment these Rules as it deems appropriate, subject, of course, to the terms of the CC&Rs and applicable law. It is the responsibility of each Owner to obtain and adhere to the stipulations of the most recent copy of these Rules. The Architectural Committee retains the right to grant variances from these Rules and Regulations as determined appropriate in its sole discretion.

Your Architectural Committee wishes to thank you for your neighborly cooperation. Please call if you have any questions.

Architectural Committee  
Woodlands Village ROA  
Sterling Real Estate Management (928-773-0690)

## **NOTICE**

PLEASE REFER TO SECTIONS 2.1 THRU 2.25 AND SECTIONS 4.1 THRU 4.3 OF THE CC&RS OF THE ASSOCIATION REGARDING CONSTRUCTION ON YOUR LOT.

PLEASE ALSO REFER TO THE CITY OF FLAGSTAFF REGULATIONS REGARDING PORTABLE TOILETS AND CONSTRUCTION REFUSE DUMPSTERS.

YOU MUST KEEP YOUR LOT REASONABLY CLEAN AT ALL TIMES DURING CONSTRUCTION. THE ASSOCIATION WILL BE ISSUING FINES TO LOT OWNERS FOR NOT PROPERLY MAINTAINING CONTROL OF THE TRASH AND CONSTRUCTION DEBRIS!!!

PLEASE STAY OFF ADJOINING LOTS AND COMMON AREAS. KEEP SIDEWALKS AND DRIVEWAYS CLEAR. THANK YOU FOR YOUR COOPERATION!!!!