

Desert Springs RV Resort

PO Box 519, 4117 E. Fleet Street, Littlefield, AZ 86432 – 928-347-5677

ARCHITECTURAL STANDARDS AND CONTROLS

Effective January 1, 2020

1. PLANS:

An approved site plan must be provided to management of Desert Springs Communities. It will outline the home's size, awnings, concrete, patio, driveway, utility room, storage shed, landscaping, and any other relevant material e.g. drainage requirements. All applicable Mohave County set back requirements must be complied with and all applicable building permits must be obtained.

2. SIZE & EXTERIOR HOME REQUIREMENTS:

Homes must conform with county set back requirements. Lot sizes differ, per park site plan. The home and exterior approved appurtenant structures must meet all federal and local building standards and codes, must be new and be set at least 36 inches above grade.

EXTERIOR MATERIAL AND SPECIFICATIONS:

- A. T1-11 siding or stucco required on all exterior walls.
- B. All exterior trim and approved appurtenances must be T1-11 or stucco covered, where appropriate, and/or painted
- C. Decorative shutters may be installed with written pre-approval of Management. Shutters may not exceed twelve (12) inches in width, and must be constructed of wrought iron or wood-look resin in an approved color.
- D. Colors must be one of Desert Springs Communities pre-selected colors. All other colors, murals, or painted scenes are prohibited.

3. ROOFS:

All roofs must be architectural asphalt shingles or tiled with lightweight concrete tile as currently specified and be in and of a color currently specified. Roof mounted evaporative coolers, air conditioners, ducts, or other devices, are prohibited in the community. Satellite dishes and TV/wireless antennas are permitted, but must be located on the rear 1/3 of the home. No antennas may be on the street side of a home. Cable wiring must run under the home or along the footing, and may not run over the roof of the home. Cabling and conduit must be painted to match the home.

4. DRIVEWAYS, CARPORTS AND PATIOS:

All homes must have a concrete paved driveway a minimum of 20 feet in depth, and all carports must be of sufficient size to accommodate at least one (1) car. All concrete must be a minimum of four (4) inches thick and have expansion joints of a sufficient size to prevent cracking. Additional depth based on lot and Community Management approval. Fences may be installed provided they are pre-approved. Fences may not exceed three (3) feet in height, and must tan colored wrought iron.

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Screened in / glassed in patios must have prior written approval of Community Management and located in the rear of home. If a glassed or screened room (Arizona room) is added, an air conditioning unit is permitted, but must be installed through the wall at the rear of the home, and it must be set at or near ground level

5. FRONT PORCHES:

Front porches may not be screened-in or glassed-in.

6. STORAGE SHEDS:

Sheds must be constructed with a minimum dimension of eight (8) feet X eight (8) feet and a maximum dimension of eight (8) feet X ten (10) feet (Prior written management approval required before adding a shed). Sheds must be located in the carport and must be constructed of wood with T1-11 siding or stucco covered identical to the home they accompany. Metal or plastic sheds are expressly prohibited.

7. CARPORT AWNINGS:

Alumawood or equivalent carport awnings are allowed. When installed must be at least 8'x 20' in size. The awning must comply with all applicable local building codes. Colors must match closest to the exterior color of the home.

8. AIR CONDITIONERS:

Only homes which are equipped with heat pumps or A/C Units, are permitted. Heat pumps/A/C Units must be placed at the rear of the home at ground level on a concrete slab a minimum of 4 inches thick in accordance with all applicable state and local regulations. No ducts may be mounted on the top of the roof. Through the wall air conditioning units may be placed in glassed-in room (AZ room). The unit must be placed at the rear of the home and must be no higher than 30 inches off the ground. Evaporative coolers are not permitted.

9. YARDS:

A grade minimum of two percent (2%) must slope away from the home to ensure adequate drainage and per county code. The yard must be covered with decorative rock. 3 ft. wrought iron fencing is permitted in the Back Yard only and must be tan colored. The planting location and material must be installed per landscape design on approved site plan and any additional planting location and material must be approved by Community Management prior to installation. It is the homeowner's responsibility to maintain their site, including vegetation and irrigations systems, in working order at all times. Pathways, driveways, and golf cart parking areas must be of poured concrete with expansion joints to prevent cracking. Pavers may be installed at the rear of the home to extend patio only. Decorative and retaining walls must be of stacked split faced block.

10. SUNSCREENS AND SHADES:

Freely hanging shades or sunscreens made of bamboo, plastic, or corrugated fiberglass is strictly prohibited. Lattice of any kind is not permitted in the community. Fabric (whether fixed or retractable) awnings may not be installed.

11. RECREATIONAL VEHICLES:

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No RV parking allowed on the manufactured home lots.

12. GENERAL:

Any new construction, projects or changes may not commence until written approval for such new construction, projects or changes has been secured from Desert Springs Communities Management. Desert Springs Communities Management will base such approval of all requests on the architectural guidelines stated herein. Requests must be in writing and must be delivered to the Community Manager's office. Requests must include: a detailed description of the anticipated project and a plan outlining its location and size.

Construction noise begins no earlier than 7:00 AM Monday through Saturday. Only indoor construction allowed on Sunday. Desert Springs Communities Management is available to confer with you regarding the acceptability or lack of acceptability of anticipated projects or improvements. It is the expressed intent of Desert Springs Communities Management to maintain the property in conformance with the current architectural and design specifications. With respect to the landscaping, it will be maintained in conformance with the current schedule of plant materials and desert environment. For these reasons, the ownership and/or management of Desert Springs Communities reserves the right to approve or disapprove any construction or landscaping projects based on their conformance with the property's current plans and specifications, whether or not specifically outlined herein.