

WHAT TO KNOW ABOUT VIEWPOINT ESTATES

Location: Viewpoint Estates is located on the lake side of London Bridge Road in Havasu's New North area.

Community Amenities: Amenities in this gated community include a clubhouse, pool and spa, pickleball courts, and a bocce ball area.

Wildlife Refuge & Trails: The west side of the development borders Wildlife Refuge. There are hiking trails connected to the lower southwest corner of the development.

Rental Policies: The HOA allows rentals with a one-month minimum lease.

Setbacks, Height Restrictions & Minimum Requirements:

- Front setbacks: 20' | Rear setbacks: 20' | Side setbacks: 5' | Corner setbacks: 10'
- Height allowance: 30' (2-level homes are welcomed)
- Minimum home size is 1500 square feet livable.
- Lot combinations are allowed.
- Block walls are required when constructing a home at the owner's expense. Block color and style are pre-selected. Color is Mohave Brown and style is Double-Split Face. The wall shall be centered on the property line, 5' in height from the finish grade, no more than 6'. Wall plans must be approved.
- IMPORTANT: See the Viewpoint Estates Design Guidelines for additional requirements.

HOA Management Company: Amy Telnes Management Services | amy@atmshoa.com | 928-505-1120

HOA Fees: HOA fees are \$240 due quarterly (\$80 per month).

Additional Fees Associated with a Purchase:

- HOA transfer is \$250.
- HOA Capital Improvement Fee to be paid by buyer is .15% (.0015) of the sales price.
- \$1500.00 reimbursement to developer for prepaid water meter at a discounted rate.

Choosing a Builder: Once your lot is selected, you can select the builder of your choice.

Our Preferred Builder: Merrill Home Builders offers signature home plans created specifically for Viewpoint Estates. With quality craftsmanship, thoughtful designs, spacious garages, and personalized options, they make it easy to build a home that fits your lifestyle at Viewpoint Estates.

Builder Info / Design Review Process: Before a home is built the plans and designs must be approved through a design review process. Submitted applications must be accompanied by Elevations (front, rear and sides), Site Plan, Floor Plan, Wall Plan and Landscape Plan

The Design Review Application gets submitted to: Amy Telnes Management Services, amy@atmshoa.com. Once a plan has been approved, any changes must be resubmitted for approval before changes are made.

Utilities:

- Electric is provided by Unisource 877-837-4968
- Water is provided by Epcor 800-383-0834
- Sewer is provided by Lake Havasu City 928-453-4146. A connection fee will apply.
- There are other options, but Optimum provides internet to the area. 877-694-9474
- Trash and recycling provided by Republic Services. Visit republicservices.com to request service.
- There is no gas to the property, but propane is allowed with an underground tank (location must be shown on application and approved).

Mailboxes / Key and Fob: Mailboxes are located at the North side of the clubhouse parking lot. Contact our local post office at 928-855-2361 to arrange pick-up of your key. Contact Amy Telnes Management Services to arrange delivery or pickup of your sticker to open the gated entrance, and your fob that accesses the amenities.

Additional Information: These FAQs simply highlight some of our most asked questions. For full details, refer to the following: Viewpoint Estates CC&Rs, Viewpoint Estates Design Guidelines, Viewpoint Estates Subdivision Report.

Sales

A TEAM - Coldwell Banker Realty | 928-485-4181 | Viewpoint Estates Sales Team

We are now selling lots in PHASE 3, which is the final phase at Viewpoint Estates.