



**The Estates at Cherry Ridge Property Owners Association  
ARC Review Committee  
c/o Tri-City Property Management Services  
302 W. Willis St., Suite 101 Prescott, AZ 86301-3032**

**Architectural Request for New Home Construction**

Name \_\_\_\_\_ Parcel # \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Best Time to Contact? \_\_\_\_\_

Please provide a description of the request in detail and use additional pages and drawings, as necessary. All drawings and or plans should be submitted per the ECR CC&R's and in a digital format. Please include application documents and payments found below.

1. A new Construction and Road Impact Fee of \$3,000 consisting of a non-refundable \$1,000 Road Impact Fee and a \$2,000.00 refundable fee. The entire \$3,000.00 is payable with the \$500.00 Architectural Review Fee at submission of plans for review and approval.
2. The non-refundable portion of the New Construction and Road Impact Fee will be non-refundable upon the start of construction, defined as start of groundwork to establish a building pad.
3. The refundable portion of the New Construction and Road Impact fee will be refundable only if no damage to the common areas or roadways of the association was caused by the construction of the residence, or in the event that no residence is constructed, and a copy of the Certificate of Occupancy has been provided to the management company.

**FEES TO BE SUBMITTED IN THE FORM OF TWO CHECKS AS FOLLOWS.**

- **\$2,000.00 PAYABLE TO THE ESTATES AT CHERRY RIDGE POA**
- **\$1,500.00 PAYABLE TO THE ESTATES AT CHERRY RIDGE POA**

**PLEASE INCLUDE THE FOLLOWING DOCUMENTS:**

- Site Plan
- Colors
- Elevation
- Floor Plan
- Copy of the Building permit, once issued
- Boundary Survey

**ROOFING INFORMATION:**

Roofing material applies to materials of main house & outbuildings:

Roof Material(Metal, composition, tile, etc.): \_\_\_\_\_

Roofing Style: \_\_\_\_\_

Roofing Material Manufacturer: \_\_\_\_\_

Roofing Material: **Name / Model / Color:** \_\_\_\_\_

Roof Pitch: \_\_\_\_\_

**EXTERIOR MATERIAL INFORMATION:**

All exterior colors applies to materials of main house, outbuildings and trim:

Exterior Material: \_\_\_\_\_

Material style (Lap, stucco, Hardi Plank): \_\_\_\_\_

Material Manufacturer: \_\_\_\_\_

Exterior Body Color Name and Number: \_\_\_\_\_

Exterior Trim Color Name and Number: \_\_\_\_\_

**\*\*KEEP ALL TRASH CONTAINERS COVERED DURING ALL PHASES OF CONSTRUCTION\*\***

Work to be performed by: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Expected completion date: \_\_\_\_\_

The homeowner agrees to maintain the improvement if approved by the Architectural Review Committee duly appointed by the Board of Directors. If in the view of the Board of Directors, the improvement is not maintained, the Association has the right to remove or maintain the improvement with the homeowner bearing all costs of removal or maintenance.

The homeowner agrees to comply with all City, County and State laws and to obtain all necessary permits and pay all necessary fees.

No parking Shall be allowed on any Road.

The homeowner agrees to clear enough land during the rough grading process to accommodate all vehicle and equipment parking.

Please keep your Porta Potty a minimum of 20 ft from the edge of the road.

No improvement of any kind on any property shall be allowed to encroach upon any easement, if said improvement would have the effect of impeding or obstructing access over, across or under the easement as issue.

The homeowner agrees to an inspection of the work in progress by the ARC for compliance and adherence to the approved building plans.

No improvement or alteration shall disrupt the natural flow of water or drainage.

All Roads in the Estates at Cherry Ridge are maintained by the Property Owners. Whether it be a backbone road maintained by the POA or a private road or driveway maintained by an individual homeowner. We expect that all contractors, subcontractors and their workers adhere to the stipulations set forth in the Estates at Cherry Ridge Architectural Approval Request. Any damage to neighboring property or roadway shall be the liability and the financial responsibility of the property owner. Failure to do so can result in fines and /or the withholding of your refundable portion of the Road Deposit.

CULVERT installation is required (if needed as determined by the Architectural Review Committee), for adequate drainage in the area on all new construction located on any Estates at Cherry Ridge maintained road. This is to include temporary measures to protect roads during the construction process. All above-mentioned culverts will be properly maintained by the property owner.

UTILITY TRENCHING if Utilities need to cross any ECR Roadway/Right of Way. Please Refer to ADDENDUM "B" ECR Specifications per APS

***Approval of the new construction request by The Estates at Cherry Ridge Architectural Review Committee does not constitute any warranty implied or otherwise by the Association.***

---

**Homeowner's Signature**

---

**Date Signed**

Please submit to:      The Estates at Cherry Ridge Architectural Review Committee  
   c/o Tri-City Property Management Services, Inc.  
   302 W. Willis Street, Suite 101 Prescott, AZ. 86301

.pdf files can be emailed to [info@tcpm.net](mailto:info@tcpm.net)

**ADDENDUM "A"**

Buildings between 400 and 1,799 square feet shall comply to all the above requirements except 1 will be as follows.

A Road Impact Fee of \$1,000 consisting of a combination of non-refundable fee of \$500 and a \$500 refundable fee is due. The fee plus a \$250.00 Architectural Review Committee Plan Review Fee needs to be submitted with this request.

**ADDENDUM "B" ECR Trenching Specifications**

Trenching across ECR Roadway/ Right of way shall be per the spec of the Utility to be extended.

Backfill shall be 85% compaction with one-foot lifts when backfilling.

Slurry mix is recommended as best method of backfill for trenching across a road.

Builder / homeowner is required to return the road to pre-cut conditions or better.

Asphalt cuts shall extend 12" past the solid edge of the trench. All cuts must have a straight edge.

All asphalt cuts shall be repaired with the same or similar materials to the original thickness or greater.

***For Office Use Only***

Architectural Review Committee to complete below:

\_\_\_\_\_Approved with valid permits (if required)

\_\_\_\_\_Disapproved

\_\_\_\_\_Approved with attached conditions of changes

**Additional ARC Representative Comments:**

---

---

---

ARC Representative **Printed Name** \_\_\_\_\_

ARC Representative **Signature** \_\_\_\_\_

**Date Signed** \_\_\_\_\_