



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 Approval Request for New Home Building

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 in the event that no damage to the common areas or any roadways of the association that was caused by the construction of the residence, or in the event that no residence is constructed.

**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
- Elevation
- Floor Plan
- Colors
- Boundary Survey

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

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

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 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.

Any damage to neighboring properties or roadway shall be the liability and financial responsibility of the property owner

Culvert installation is required for adequate drainage on all new construction.  
All above mentioned culverts will be properly maintained by the property owner.

***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. 863101-3032

.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.

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 below

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

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

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