

# Architectural Rules and Guidelines

## Pincrest Property Owners Association

### 1.0 ARCHITECTURAL COMMITTEE

#### 1.1 AUTHORITY

The Architectural committee (the Committee) is appointed by the Board of Directors (the Board) of Pincrest Property Owners Association (the Association) as directed by the Association By-Laws, Para. 8.1A. The Committee reports to the Board.

#### 1.2 PURPOSE

The purpose of the Architecture Committee is to assist the development of general plan of improvement for the benefit of all property owners and to protect the owners against improper use of surrounding sites, to preserve the natural beauty of these sites, to guard against erection of poorly designed or constructed structures, and to control the location of RV'S on these sites.

#### 1.3 RESPONSIBILITIES

Architectural Review Committee is to approve the condition, appearance, placement, construction, remodeling, repair's and landscaping of all Recreational Vehicles as defined by Bylaw 2.1 (c), structures, and improvements located on all properties of the Subdivision and to enforce the provisions of Article II of the declaration of CCR's as it relates thereto.

To perform this responsibility the following regulations were established in a joint effort of the Committee and the Board.

### 2.0 REGULATIONS

#### 2.1 VEHICLES

##### 2.1. a DEFINITION

An acceptable Recreational Vehicle for Pincrest Lake RV Resort shall be: A self- contained Park Model, Motor Home, Travel Trailer or Fifth Wheel Trailer. Hard sided "slide outs" are acceptable, but when they are out they must conform to the property's setbacks.

Tents, "pop-up or pop-out" trailers with fabric or soft plastic sides or ends are not allowed to be placed on the property.

## 2.1. b TYPE

There shall be two classifications of Recreational Vehicles within the Park.

2.1.b.1 PARK MODEL: Defined as a self-contained manufactured home not to exceed 400 square feet and not less than 350 square feet of interior living space. Must be attractive and in excellent working condition.

Skirting is required on all Park Models and must be installed within six months after being placed on the property and must be well ventilated. Committee approval required.

A deck shall be no higher than the floor level of the Park Model and be free standing of the Park Model. Decks and porches require skirting. Decks are to be built to county code. All decks require Committee approval before any work is done.

Decks 120 square feet or less, and 30 inches or less from ground level, do not require a Navajo County Building Permit. All decks/porches must be skirted.

Decks over 30 inches from ground level, no matter what the square feet require a Navajo County Building permit.

Committee approval is required and a Navajo County Building Permit must be obtained prior to the Park Model being brought to the property or any deck built.

2.1.b.2 MOBILE RV: Defined as a Motor Home, Travel Trailer or Fifth Wheel Trailer. Unit is to be a minimum of 21 feet in length, maximum 40 feet in length, remain mobile and licensed, to be attractive and in excellent working condition.

Skirting is not required on Motor Homes, Travel Trailers or Fifth Wheel Trailers. When skirting is installed on the RV, it shall be of wood or plastic lattice, be attractive and readily removable. Skirting requires Committee approval prior to being installed

Fifth Wheels may install a commercially manufactured fabric “apron”, designed for that purpose around the front over-hang of the unit.

Committee approval is required before being placed on property.

## 2.1.c PLACEMENT

The RV is to be located on the property in accordance with the dimensions and setbacks specified in the Covenants, Conditions and Restrictions (CC&R's) and after receiving written Committee approval for placement.

Setbacks are 15 feet from the front property line, 5 feet on the right side property line, 10 feet from the left property line (The 5 foot minimum side yard setback shall be on the right side of the property when standing in the street looking at the property, as required by Navajo County) and 5 feet from the rear property line. Also the 5 feet applies to any slide outs on the unit.

## **2.2 RECREATIONAL VEHICLE CHANGES**

Owners must notify the Committee of any change in the type of RV to be placed on their lot prior to the change, including a complete description of the new RV. The new RV must have prior written approval by the Committee before it is located on the property.

## **2.3 ADDITIONS AND IMPROVEMENTS**

2.3.a Property owners must notify the Committee about any new structure (including storage sheds, fences, decks and Ramada's), any additions to, remodeling of, or modification of structures on their property including adding utilities to a shed.

Property owner must supply the Committee with plans of construction indicating location, distance from property lines and type of construction. The committee must approve these plans before construction begins.

2.3.b Additions to or modifications of park models will be limited to porches, decks, room additions, and portable commercially manufactured Ramada per Paragraph 2.3.j. Skirting must be installed and be well ventilated. All room additions, and decks higher than 30 inches above ground require a Navajo County Building Permit.

No work is to begin until property owner receives Committee approval and a copy of the approved Navajo County Building Permit is submitted to the office.

2.3.c Additions to Mobile RV shall be limited to steps and hand railings, landings or stoop not to exceed 25 square feet, a shed is not to exceed 120 square feet.

Patio is not to exceed 8 inches in height with no railings or roof.

A portable Ramada, per paragraph 2.3.j can be added but must be taken down when the Mobile RV vacates the property.

Skirting consisting of wood or plastic lattice, if installed, must be attractive.

Committee approval is required prior to work being done.

2.3.d If the completed project does not conform to the submitted plan for the addition or structure, the Committee may request that it be changed to conform to the approved plan or removed at the owner's expense. The Committee reserves the right to monitor the construction.

2.3.e Plans must be approved by at least three members of the Committee, or if not available, a Board member may sign. At least one signature needs to be from the Committee Chairman or Co-Chairman.

If a Navajo County Building Permit is required, a copy must be submitted to the office. At this point a permit will be given to the owner for them to post in their front window. The signed original copy shall be kept in the office and a copy placed in the log book.

2.3.f All Architectural permits approved by the Committee/Board will be valid for one hundred and eighty (180) days. One extension for up to one hundred eighty (180) days may be given, if appropriate, by written approval of the Committee/Board. All construction must be completed within this time frame. If construction is not started within the initial one hundred eighty (180) days, a new Architectural Permit must be submitted.

2.3.g If plans are rejected by the Committee, the owner may appeal in writing to the Board. Any request for a variance in conflict with these regulations, or the CC&R's or any unusual request, must be approved by a majority vote of the Board, considering the recommendation of the Committee. Variances may be granted to preserve trees and documented health reasons. Variances shall not be granted if they violate Navajo County Ordinances.

2.3.h No free-standing unattached structures are allowed with the exception of storage sheds and free standing Ramada's, per paragraph 2.3.j

2.3.i Storage sheds, whether constructed or commercially manufactured, shall not be larger than 120 square feet (10 feet x 12 feet or other configuration) or no less than 35 square feet, (5 feet x 7 feet) and must be located at the back of the property not less than 5 feet from any property line (rear and side setbacks may be reduced to 2 feet if the property borders US Forest land or Common Ground within the community. Sheds may not be higher than 11 feet in height measured from the floor to the highest point on the roof.

Skirting is highly recommended if there is any space between the ground and the bottom of the floor.

Commercially manufactured storage sheds must be anchored and have prior written Committee approval. Per Navajo County Building Department, you may not add utilities to a commercially manufactured storage shed (ie. Graceland, Weather king, etc.).

No other freestanding storage unit shall be acceptable.

In order to add utilities to a site built shed, it requires Committee approval and an approved Navajo County Building Permit.

If a washing machine or sink is placed in a shed it must be drained into the parks sewer system. No gray water drainage is allowed on Forest Service land, common area or owner's property, per Pinecrest Lake RV policy.

2.3. j Freestanding Ramada/Shade structure is permitted with the following restrictions, (passed by board on 09/04/04):

- a) Structure must be anchored to a 12"x12"x12" concrete base with metal anchors.
- b) Concrete base must be ground level or 1" below.
- c) Ramada/Shade must be pre-manufactured and no larger than 120 square feet, 10 feet maximum height
- d) Setback 5 feet from property line side and back, 15 feet from front property line.
- e) Requires architectural committee approval

## **2.4 FENCES**

2.4 a A 6 foot wood fence with 4 or 6 inch wide vertical boards is permitted on the properties backing up to the East and West boundaries of the Park. Reference PPOA minutes dated 06/10/96. These fences are limited to the rear yard of these properties.

Fences other than those along the east and west boundaries of the park shall be no higher than 4 feet. These fences may be constructed of split rail wood, wrought iron, composite or wood and must be sturdy and attractive.

Chain link fencing is not permitted.

Only split rail fences are permitted in the following locations:

- a) Forward of the recreational vehicle, no closer to the street than the front property line.
- b) Within 30 feet of the front property line, for the case of no recreational vehicle on the property.
- c) Along property lines adjacent to common areas
- d) Alongside property lines adjacent to a street (corner lots).

2.4. b Dog Runs shall be permitted within an owner's property and shall be at least 5 feet from rear and side property lines. The dog runs shall be setback at least 30 feet from the front property line. They shall be no greater than 8 feet in width and 20 feet long. These runs may be constructed of picket type fence of tan or brown color. Exception: Rear and side setbacks may be reduced to 0 feet if they border US Forest or Common property. Temporary pet runs will not be allowed.

All fences and dog runs require Committee approval before installation.

## **2.5 PROPANE TANKS**

Propane tanks must be located at the back of the RV or Park Model above ground.

Motor Homes may use an auxiliary tank if it has no more than 10 gallons capacity, is placed adjacent to the contained tank, uses standard hook-up and is appropriately screened with wood or plastic lattice.

## **2.6 OUTDOOR LIGHTING**

2.7. a High intensity flood or spotlights will not be permitted to be used on any property.

Low intensity (patio type) or solar lighting will be permitted within property lines provided it is not an annoyance or nuisance to the neighboring property owners. Motion detector lights are allowed.

2.7. b No street lights shall be installed by any property owner.

## **2.7 WASTE DISPOSAL**

All RV's (for both owners and renters) are required to have a SOLID cover (such as PVC pipe) over flexible hose. Note: Sewers must have caps when not in use.

## **2.8 PATIOS/CONCRETE SLABS**

For Motor Homes, Fifth Wheel Trailers and Travel Trailers, a patio/concrete slab shall not be higher than 8 inches above normal ground level and may be constructed of any material, and have no railing or roof. A patio/concrete slab must be cleared when RV is removed, even temporarily.

## **2.9 PARKING**

2.9. a There shall only be one RV per property.

A second RV shall be permitted if space is available without extending into the street for a period not to exceed 24 hours for loading/unloading. An additional period may be requested for up to 3 consecutive days per 30 day period. Written approval by the Committee or Board is required.

Truck mounted campers not to extend beyond 24 inches from the truck bed and self-contained vans shall be permitted in addition to an RV. However, in no case may the RV, Camper or van be used as a residence.

2.9. b Towed vehicles other than RV's (boat trailer, storage trailer etc.) are to be parked on owner's property. There shall be no more than one trailer (other than RV) per property.

2.9. c All motor vehicles shall be operational, licensed and in good repair.

## **2.10 DITCHES**

Lot owner shall maintain the ditch for his property such that water-flow is not blocked either flowing within the ditch/culvert or from the street into the ditch. Culverts lengths shall be no more than 32 feet (for a 40 foot wide lot), with a minimum of 4 feet uncovered ditch at each end of culvert to allow for street run-off. Addition of culverts requires Committee approval. Existing culverts need not be changed unless there is a water flow problem.

## **2.11 LANDSCAPE**

Property landscaping is to be weed free, gravel, crushed rock, decomposed granite or similar. Any areas of native plants or vegetation are to be in areas defined by a border.

No trees with a trunk over 15 inches in diameter can be cut down without Committee approval.

Ditches are to be kept weed and debris free.

2.11.a Property owner will keep trees, shrubs and other living plants trimmed to avoid:

1. Encroachment on adjacent properties.
2. Dense foliage creating habitat areas for wild animals
3. Encumbering access to utility easements

**2.12 HARBORAGE** \*see welcome packet- “Wildlife Harborage”

2.12.a Efforts to eradicate skunks, raccoons and feral cats should be to:

1. Limit attractants (food, water, shelter)
2. Recognize the “signs of harborage”
3. Implement “deterrents to harborage”

2.12.b Feeding of feral cats is strictly prohibited.

2.12.c Do not leave pet food or standing water outside.

2.12.d All trash, including food waste is to be placed in trash cans with tightly secured lids or a sealed container or immediately placed in Park dumpsters.

2.12.e Remove all standing debris (clippings, rock or wood piles, foliage, construction materials, bird seed spillage, etc.) as soon as possible.

2.12.f Skirt all elevated buildings and/or sheds.

2.12.g Elevate and cover/screen all vegetable gardens.

2.12.i Secure all openings on out-buildings.

2.12.i Complete periodic inspections of property for signs of harborage.

2.12.j Individual property owner is responsible for eliminating the Harborage of wild animals. Removal expenses are not the responsibility of the Association. Failure to adhere to these regulations may be cause for sanctions.