



A T A R R O W H E A D R A N C H

Arrowhead Ranch Phase V Homeowners Association
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Peoria, Arizona 85382
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www.sierraverde.org

**UNANIMOUS CONSENT TO ACTION BY THE BOARD OF DIRECTORS
ARROWHEAD RANCH PHASE V HOMEOWNERS ASSOCIATION, INC.**

ACCESSORY STRUCTURES

(GAZEBOS, RAMADAS, FREE STANDING SUN SHADES, ETC. NOT INCLUDING STORAGE SHEDS OR PLAY STRUCTURES)

NOTE: *An accessory structure that exceeds 120 square feet of floor area must have a building permit from the City of Glendale before construction may begin. The Homeowner or contractor is responsible for obtaining this permit. An accessory structure that is less than 120 square feet of floor area does not require a permit, however all zoning ordinances and building codes apply. For further information on city ordinances and codes, contact the City of Glendale, Development Services (623-930-2800), 2nd floor of City Hall, 5850 West Glendale Avenue.*

1. Structure

- Accessory structures are permitted only in the rear and side yards.
- Framing materials must be weather resistant, quality wood (redwood, cedar, etc.), metal or plastic resin.
- The exterior of the structure (other than the roof) must be stucco, natural or simulated wood or must be stained or painted to match the color of the home or one of the approved exterior colors for the subdivision in which it is located.
- Style must be architecturally compatible with the home.
- The roof, in the case of pergolas, may consist of a trellis structure. For all other accessory structures, the roof must be:
 - i. tiled to match the home's roof,
 - or
 - ii. metal, painted to substantially match the color of the home's roof, or
 - iii. neutral sun shade material in a subdued tone of brown or grey,
 - or
 - iv. neutral fabric in a subdued tone of brown or grey,Asphalt shingles are expressly prohibited.
- Additional landscaping may be required to provide screening from off-site views.
- Height cannot exceed 7 feet at the eave or the edge and 10 feet total.
- Structure must be adequately anchored to the ground.

2. Lighting

- All electric or plumbing components of the structure must be in compliance with all City, county and state building codes.

All Lighting guidelines must be followed in the Lighting Section, see page 16.

3. Setback Requirements

- The distance between the house and the structure must be at least 10 feet. Distance is measured from the closest vertical component of the home (including the covered patio columns) to the closest vertical component of the structure.

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- Set back minimum from the property line for both rear and side walls is 3 feet. If a structure exceeds 7 feet in height, an additional setback of 2 feet from the rear or side common fence as applicable is required for each foot of height over 7.


4. General

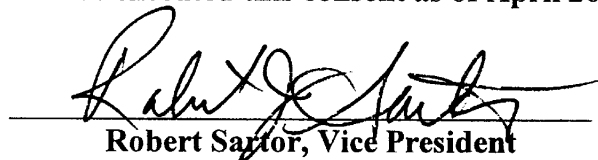
- All accessory structures must be maintained in good condition or the Association shall require maintenance or removal of any structure not in good repair.
- Common area walls MAY NOT be removed for construction of an accessory structure.
- Neither common area walls nor party walls may be used as a part of the structure or to support any part of the structure.

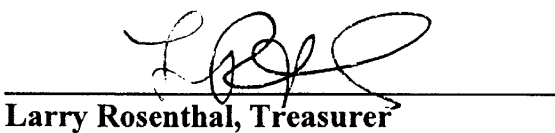
5. Architectural Submittals

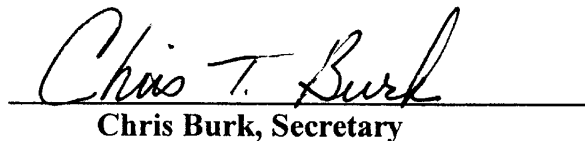
- Submittals must contain the following:
 - i. Site plan showing the location of the accessory structure relative to the home and all walls with distances indicated from home and property lines.
 - ii. Drawing (to scale) or picture indicating all dimensions (including floor square footage) of the structure.
 - iii. Description and samples in the case of plastic resin, or fabric, samples of materials used for construction and finish.
 - iv. Paint or stain color sample, if applicable.
 - v. Name of contractor installing the structure.
- The Architectural Committee may request input from surrounding neighbors.
- The Architectural Committee may deny a request for an accessory structure on purely aesthetic grounds, compliance with all other provisions of this section notwithstanding.

IN WITNESS WHEREOF, the undersigned have executed this consent as of April 26, 2007.


Daniel Grout, President


Robert Sartor, Vice President


Larry Rosenthal, Treasurer


Chris Burk, Secretary


Patricia Fleming, Director


Tom Cramer, Director


Jacqueline Cody, Director