

White Mountain Vacation Village

Architectural Review Committee

HOAMCO • 3350 Sugar Pine Way Building A Suite 100, Show Low

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Architectural Design Guidelines

Updated November 2018

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PROCESS FOR LOT IMPROVEMENT ARCHITECTURAL APPROVAL

Prior to the placement/installation of any RV or Park Model, landscaping, lighting, or any other exterior modification as described in these guidelines, review and approval by the Architectural Review Committee (ARC) is required. Once a complete application is submitted to ARC, ARC has 30 days to review the application and supporting material. Plan accordingly. Incomplete applications or applications without supporting materials will be returned to applicant for further action, resetting the clock.

1. Lot owner prepares a package of the following items:

a. Completed application

b. Drawings

- i. **Site Plan.** Must be submitted with every application, regardless of the projects. Must show the location of the project(s) on the lot in relation to the lot lines and, if applicable, to other projects on the lot. Drawing must include:

1. Every item addressed on the application, including trees, propane tank, lighting, etc. If the item is listed on the application, it needs to be included in the drawing.
2. Measurements to show setbacks from lot lines. Lot lines are defined as those lot boundaries marked by survey pins. Edges of paved streets are normally not the lot boundaries.
3. Streets identified surrounding the lot
4. Directional arrow (North)

- ii. **Details.** Must be submitted with an application that includes any of the following projects. It must be a detailed structural drawing with elevations (facades), measurements, and square footage noted.

1. Arizona Room
2. Park Model
3. Retaining Wall
4. Concrete
5. Deck
6. Gazebo
7. Shed
8. Awning

- c. **Color chips, samples, photos and/or brochures;** for visible materials (in other words materials that would be observed by anyone in the neighborhood looking at your lot, such as siding, skirting, decking, railing, and awnings). Park Model applications in Unit 3 must include actual samples of the siding. **Photos and/or brochures without siding samples are not acceptable.**

d. Fees & Deposits, two (2) checks, both made out to *White Mountain Vacation Village*

- i. One check for the Review & Inspection Fee (non-refundable)
- ii. One check for the Construction Deposit (refundable)

Projects	Non-Refundable Review & Inspection Fee	Refundable Construction Deposit
Arizona Room**	\$155	\$750
Deck**	\$155	\$750
Gazebo**	\$155	\$750
Retaining Wall**	\$155	\$750
Park Model**	\$75	\$350
Skirting	\$50	\$350
Shed**	\$50	\$350
Awning	\$50	\$350
Culvert	\$50	\$350
BBQ (Outdoor Kitchen)	\$50	\$350
Concrete**	\$50	\$350
Lighting	\$50	\$350
Hot Tubs/Spas**	\$50	\$350
Motion/Security Lighting	\$30	None
RV***	\$25	None

** Contact the City of Show Low for permit requirements

*** This includes homeowners, who rent their property. The Renter's RV/5th Wheel must receive prior approval.

MONETARY PENALTIES DEDUCTED FROM DEPOSIT AS FOLLOWS:
\$300.00 – Failure to adhere to approved projects or approved changes to projects
\$250.00 – Failure to obtain approval before starting or changing any project
\$200.00 – Failure to request a stake & string
\$150.00 – Failure to respond to a Cease & Desist Notice
\$100.00 – Failure to obtain an ARC Extension (120 Days to Complete Project)

- Multiple projects on one application are subject to “one” Review Fee and Construction Deposit based on the higher amounts of those projects applied for (i.e.; One application for an Arizona Room and shed would require a \$155 Review Fee and \$750 Construction Deposit. Or an alternate amount to be determined by ARC.)
 - Projects not listed above are subject to Committee review.
 - Stated fees subject to change based on Committee review of projects.
 - All fees subject to change; it is the homeowner’s responsibility to verify fees at the time of submittal.
2. **Owner submits application package** to the Architectural Review Committee (**ARC**) at the address noted under PROCEDURES, Item 2.
 3. **Committee reviews application.** Within 30 days of application date, the Committee responds in writing approving or denying the request. If the application is denied, the letter will specify the reason and, if applicable, instruction on the issues that need to be resolved to obtain approval. The clock does not start until the submittal is complete and we have received all the information we have requested.
 4. **Owner requests stake and string inspection.** Upon Committee approval of application, owner stakes and strings lot lines, setbacks, and project(s), and requests inspection of same by HOAMCO in writing.

5. **Owner completes project(s) within 120 day timeframe noted on approval letter and requests a final inspection.** Owner must submit a request in writing to the address noted above indicating the completion of project(s) and requesting a final inspection. All construction material, including but not limited to temporary steps and extra wood, must be removed from the lot at this point. Note: If work is not completed within 120 days, owner must submit a written request to the Committee for an extension. **Applicant is wholly responsible for following building codes and obtaining any City of Show Low permits and inspections that may be required for project(s). Should Applicant fail to follow code or obtain a permit when one is required, applicant absolves HOAMCO, the Board, and ARC, from liability for any fines, damages, injuries, or consequences of any kind arising from Applicant's failure to follow codes and/or obtain the required permits and inspections.**
6. **Committee inspects project(s). Owner requests a final inspection of lot, in writing.** The Committee inspects the project(s), including paint/stain colors, and notifies the owner in writing of a passing inspection OR items that must be resolved to receive a passing inspection. Once completed the homeowner must request a final inspection in writing before HOAMCO can process a refund of the deposit.
7. **Refund is processed and mailed to owner.** Once the Committee issues a passing inspection, a refund of the Construction Deposit is mailed to the address owner listed on the application form. Please allow 2 weeks for processing.

AUTHORITY FOR ESTABLISHMENT

The Architectural Design Guidelines and the Architectural Review Committee (ARC) are established by Article 3, "Use Restrictions," of the Covenants, Conditions and Restrictions (CC&R's), documents for White Mountain Vacation Village.

PURPOSE

The purpose of the Architectural Design Guidelines is to provide owners with minimum rules, procedures, and architectural standards to enable them to achieve their desired level of lot improvement while maintaining quality development originally planned for.

It is not the purpose of these Guidelines to specify construction details, building code requirements, or minimum construction standards. The owner and his contractor/agent are responsible for these compliances.

PROCEDURES

1. The Architectural Review Committee will maintain, review, and recommend to the Board of Directors guideline changes as necessary. The Board of Directors is the final approving authority. Copies of the Architectural Design Guidelines will be provided by HOAMCO to owners upon request or may be obtained from the website at www.wmvv.org.
2. An Application for Lot Improvement must be submitted to the HOAMCO office at 3350 Sugar Pine Way Building A Suite 100 in Show Low or mailed to HOAMCO at P.O. Box 4212, Show Low, AZ 85902, along with appropriate supporting documents. The application is available at the HOAMCO office or from the website at www.wmvv.org. ***Approval must be obtained prior to starting work to avoid fines, penalties, and/or revoked privileges.***
3. Applications submitted are forwarded to Committee on a weekly basis.
4. Supporting documents and materials include manufacturer's brochures and reasonable detailed drawings showing lot lines, setbacks, floor plan layout, window and door sizes and locations, material samples and color scheme. An elevation (façade) view of each wall or side of structures must be shown. The location of all existing improvements and heights of deck, habitable spaces, sheds, park models, awnings, gazebos, etc., and/or landscaping items as appropriate must be shown.
5. Once ARC approval is obtained, no changes are permitted without prior written approval from the ARC. Approval for changes is obtained by following the same procedures for original approval.
6. Lot improvements must commence within 60 days of ARC approval or the approval becomes void. The exterior portion of the lot improvement must be completed within 120 days of approval. If unable to complete the exterior work within the 120 days, an extension must be obtained from the ARC.
7. Allowable working hours are Monday through Friday 7 am - 6 pm, Saturday 9 am - 4 pm, 6 am - 6 pm if temperatures climb over 85 degrees.
8. No contractors allowed in the development on Sundays or holidays except in cases of emergency.
9. If an owner desires a Lot improvement that is not covered in this document, application should be submitted to the ARC as outlined in this Section.

LOT IMPROVEMENT DEFINITION

A lot improvement is any permanent type work or modification to a lot or to the exterior of any structure or thing on the lot. This includes any placement, replacement or removal of items such as, but not limited to, trees with a 6 inch (6") or larger diameter, storage buildings, patios, decks, concrete, awnings or structures on the lot.

CEASE & DESIST NOTICE

Should a lot improvement be performed in a manner not in conformance with current Architectural Design Guidelines, or without ARC approval, the ARC shall issue a Cease & Desist Notice to the owner and/or contractor. From that time, no further work shall be performed until the matter is resolved and the ARC has advised the owner and/or contractor, in writing, that work may resume. The disregard of a Cease & Desist Notice is subject to fines, penalties, and/or revoked privileges.

LOT OWNERS RESPONSIBILITY – General

It is the Lot Owners responsibility to be familiar with the Architectural Design Guidelines and for compliance with the appropriate sections of these guidelines when performing any lot improvement. If a Lot Owner desires to perform any work not specifically covered in the Architectural Design Guidelines, the Lot Owner must contact the ARC to determine if any permits and/or approvals are required. All utilities must be BLUE STAKED prior to construction, if applicable.

Compliance with ARC Guidelines: Compliance is accomplished by obtaining an ARC approved *Application for Lot Improvement* form prior to starting any work and a *Notice of Final Inspection* form indicating satisfactory completion of the improvements.

Lot Maintenance: Each lot owner is responsible for the timely and appropriate maintenance of the lot to ensure it is in good condition and presents a pleasing appearance. Maintenance includes, but is not limited to weed control, plant life, landscape items, structures, lot signs, exterior decorations, and general condition of the lot. **Construction debris must be contained within some type of receptacle on lot owner's property and is not to be placed in the dumpster or roll-offs at the clubhouse.**

Obtaining City of Show Low Permits: The lot owner and his contractor/agent are responsible for obtaining the appropriate City of Show Low Permits and to comply with applicable governmental ordinances or regulations including, but not limited to, zoning ordinances, City business license, and building codes.

Property Lines: It is the owner's responsibility to locate or have located or established the lot corners, property lines and setbacks prior to starting any lot improvement. ***Property lines and setbacks must be staked and stringed and approval obtained through ARC prior to beginning construction.***

Setback Requirements: It is the owner's responsibility to be familiar with, and comply with, setback requirements. Setbacks vary by Unit. Setbacks must be defined by stake and string and inspected by an ARC representative prior to beginning construction. **Once Owner has stakes and sting in place indicating project placement on the lot, Owner requests a stake and string inspection by calling the above number. Owner may not proceed with project until ARC has inspected and approved stakes and sting.**

Units II & IV

Front 6 ½ feet
Side..... 5 feet
Rear 5 feet
Rear (abutting a public road)..... 10 feet
Rear Unit II Phase II Lots 1 through 7..... 0 feet

Unit III

Front 15 feet
Side..... 5 feet
Rear 5 feet
Rear 2 feet if abuts open space

Easements: Drainage or other easements may not be impeded and are subject to the removal of any impediment that interferes with the purpose of the easement.

RECREATIONAL VEHICLES, PARK MODELS & TINY HOMES

All Resident Recreational Vehicles (**including those on rented lots**) must be approved before being placed in the Development. All Recreational vehicles shall be inspected and are accepted on the basis of length and appearance. Homeowner must complete and submit a Park Model or RV Application prior to placement on the lot. That application can be found on the website at www.wmvv.org, under Documents, Forms and Downloads. **“Tiny Homes” are not allowed. Bay windows/slide outs shall not encroach into the setbacks.**

Screen Rooms: Only a commercially manufactured screen room, designed as such, shall be attached to the awning supports of a mobile RV. Solid wall panels are not permitted to remain down continuously on these screen rooms.

Awnings/Panels: Commercially manufactured solar awning/drape, and/or end panels may also be attached to mobile RV awning supports. No other materials, such as tarpaulins, individual screen sections, Visqueen, etc. shall be attached to the awning supports except as provided with unit as original equipment.

Park Model RVs: The roof covering must be composition of fiberglass shingles or metal roofing material. Siding must approximate wood in appearance in Units 2 and 4. Siding in Unit 3 Phase 1 must be real wood cedar or log. Siding in Unit 3 Phase 2 must be real wood cedar or log, or Cedarmill HardiePlank Lap Siding or equivalent.

- Placement of Park Model RV on lot requires lot improvement approval, a permit from the City of Show Low, and final inspection within 120 days of approval, the same as for other lot improvements.
- Among the items to be inspected during the final inspection is the location of the Park Model RV on the lot, skirting, placement of the air conditioners, coolers, gas bottles, and the attachment to the RV of the State of Arizona office of Manufactured Housing insignia containing the vehicle identification and serial number as well as a Recreation Park Trailer Industry Association (RPTIA) sticker. The temporary wood steps must be replaced with steps conforming to CONSTRUCTION – GENERAL.

PARKING – All Vehicle’s / Trailers Etc. – General

All vehicles must be parked on the Lot Driveway area and are not to extend into the street or street easements. Vehicles may not be parked on adjacent lots. The street easements must be kept open for emergency vehicles, snow plowing, etc.

LANDSCAPING / GRADING GUIDELINES – General

SEE APPROPRIATE ADDENDUM FOR ANY EXCEPTIONS

Antenna’s – Communication: Mobile type RV’s commonly operated on the highway will usually have a Factory or Dealer installed Radio, CB, TV, and/or TV Dish Antenna. All other antenna installations on any lot or structure will be governed by Section 207 of the Telecommunications Act of 1996, amended in January 1999.

Border Fence: No fencing of lots is allowed

Exterior Decoration: Exterior decorating of lots should be done in moderation and good taste. Yard ornamentation or décor should be confined to a single theme and the number of items displayed at any one time should be kept to a minimum with items being exchanged periodically rather than a great number displayed simultaneously. No decorations shall be placed on any common areas.

Flags: In conformance with Arizona Revised Statute § 33-1808, only the American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard may be displayed by an association member on that member's property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10). In addition, the POW/MIA flag, the Arizona state flag, an Arizona Indian Nations flag or the Gadsden flag may be displayed. They may be displayed:

- From a temporary, non-vertical, five-foot maximum length wooden or painted metal pole that is inserted into a bracket mounted on the residence.
- From a flagpole, the height of which may not exceed the height of the RV, or exceed 20 feet, whichever is shortest.
- Flagpoles must be brown/bronze or dark green and may not be white or non-painted aluminum.
- Flagpoles may not be installed within setback area.
- There shall be no more than one flagpole of either kind per property or more that two flags displayed at any one time on one property. No flag shall be illuminated by lighting of any kind. No flag that is torn, soiled or damaged shall be displayed.

Greenbelt and Common Area: This property is not part of any individual Lot. The ARC cannot give approval for any owner improvements, landscaping, or any other type of work on this property.

Irrigation/Drip Systems: Drip systems are permitted for irrigation on individual lots.

Landscape Lighting: Up to 10 lights are permitted per Lot. Must be low voltage, UL approved, downward facing, and directed away from adjoining properties and/or common area.

- **EXCEPTION:** Corner Lots may have up to 20 lights (10 on each side). No spotlights, floodlights, motion detector-controlled lights, or any other high intensity lights shall be permitted.
- **EXCEPTION:** Low intensity, motion detector-controlled lighting may be installed as long as lights are only activated from within or upon the Lot. Must not be activated from street, adjoining lots, or common areas.
- **EXCEPTION: For the purposes of illuminating a non-lighted area that might present security or safety issues,** a motion detector activated flood light may be installed. Reflective surfaces on the fixture are prohibited. The maximum number of light heads shall be two (2), which shall contain 60-watt or less bulbs. Except, however, properties which back up to common areas or vacant land other than lots or Ellsworth Road, may contain up to 100-watt or less bulbs. Preferred fixture colors are black, dark brown or other dark earth tone color, although other colors may be approved based on unit and/or shed color. The light shall be aimed so it will illuminate no further than 30 feet from the wall of the structure to which it is mounted, but in no case shall the illumination extend into the neighboring lot. Lights must be aimed so as to not shine on or into an adjacent property. The light shall be programmed to remain on no longer than five minutes per activation. The fixture should be mounted no higher than the top of the first floor, preferably under the eaves. Exceptions may be granted upon acceptable justification presented to the ARC.

Lot Drainage: Every attempt shall be made so that drainage from any source, including that from awnings and/or roof down spouts, shall not be diverted onto an adjoining Lot unless part of historical drainage flow. When possible, it should be channeled to the street in front of said property. Lot improvements are not to have an adverse impact on surrounding property. You are responsible for any negative impact on neighboring lots due to changes to your lot and you will be required to correct any issues. If you are changing the water flow on any neighboring lot consult with a civil engineer. If you have questions about the design or structural process of your improvement, seek advice from a qualified architect, engineer or other applicable professional. ARC reserves the right to require that you employ the appropriate professional to assure the project has no adverse effect on adjoining lots.

Lot Grading: The existing grade shall not be modified in any way without submitting an application for the ARC approval. You are responsible for any negative impact on neighboring lots due to grade changes and you will be required to correct any issues. If you are changing the water flow on any neighboring lots consult with a civil engineer. For questions about the design or structural process of your improvement, we recommend you seek advice from a qualified architect, engineer or other applicable professional. ARC reserves the right to require that you employ the appropriate professional to assure the project has no adverse effect on adjoining lots.

Lot Ground Cover – Moisture Barrier Materials: Are not permitted between earth and ground cover unless they are specifically manufactured to permit water penetration. A sample of the material to be used must be submitted with the application for ARC approval.

Lot Ground Cover – Patio Surface Materials: Approved materials include, but are not limited to, concrete, exposed aggregate concrete, colored concrete, flagstone, clay tile, or concrete pavers.

Main Water Supply Location: Granite or removable pavers must be placed in a 4' x 4' easement around the main water supply located on each lot.

Outside Storage: Only normal patio items (such as BBQ's, Patio Furniture, et.), and bicycles can be stored outside. Any items that are stored under RV's must not be visible. *RV must be skirted with approved material.*

Roll-up Type Awnings: A sample or brochure must be submitted with application for ARC approval. Colors to match (or be similar to) the RV or Park Model on which it is being installed.

Tree / Plants / Shrubs: Are not to extend beyond property lines at any time. Lot owners must be able to maintain,

regardless of size they attain, without entering onto adjoining lots. Any limbs, etc. that hang into the street (curb is part of the street) must be a minimum of 14 feet above street level to provide adequate clearance for RV's, Trucks, etc. A minimum 2-foot clear space must be maintained around the utility area to allow for maintenance access. Water conservation is of prime importance when selecting these items. Type and location of "Permanent Type Plants" must be furnished with application for ARC approval. *Trees, Plants, Shrubs should be of a type that are indigenous to our mountain environment.*

Trellises: Items specifically manufactured for plant support are allowed (wood is recommended and should be weather sealed). May be freestanding (max. height 6 feet) or attached to awning post (max. height to under-side of awning). A sample or brochure must be submitted with application for ARC approval.

Window Covering – Exterior: Only permanently installed, pre-finished manufactured shutters are allowed upon approval by the ARC Committee. Color and design to match the existing RV or Park Model.

UTILITY PROCEDURES

Note: A City of Show Low permit is required for electrical, plumbing, gas piping, and venting

- Window type air conditioners are not permitted on any Lot.
- Solar utilities are permitted with prior approval of ARC as to location and placement.
- No utility cross connects are permitted between Lots.

CONSTRUCTION - Approved Materials, Exterior Colors – General

NOTE: Any and all materials not specifically listed in this section must be submitted to the ARC for approval. The ARC will review the request and determine if the material will be approved.

Awning – Window: Only manufactured window awnings are permitted and must be approved. Colors must be muted earth tones and design must match or complement existing surfaces and colors.

Decks – Covering: Redwood, Cedar, manufactured wood. or plywood covered with Flagstone, Tile, or Thermo-flex coating shall be used as deck covering. Colors to be compatible with lot color scheme.

Decks – Hand Rails/Guard: When required by building code, may be of wood, decorative metal, wrought iron or material approved by the ARC Committee in writing.

Decks – Glass/Screen Enclosed: Glass material must be enclosed glass, Plexiglas, Vinyl Tech, or similar material; Screen material must be standard "Insect" screen, either metal or fiberglass. Material must be submitted for approval prior to beginning construction.

Doors – Habitable Space: Metal or wood doors are permitted and must be kept in acceptable appearance and properly maintained at all times.

Doors –Storage Structure: Must be a "House" type double door (single or double leaf) with raised panel surface; painted to match color scheme of Lot.

Exterior Colors: All exterior structure colors must match the overall color scheme for the Lot. Colors are strictly limited to muted earth tones to blend with natural landscape.

Siding/Skirting Material: May be wood, fiberglass, pre-finished Masonite, block, or concrete. Metal may be permitted but must be approved by the ARC Committee. Must match any other structure that may exist on Lot and must match lot color scheme. *Due to the close proximity of structures no exterior spray painting is allowed.* If items are to be stored beneath any type of RV, RV must first be skirted.

Steps/Stairs Exterior: May be constructed of Wood/Plywood, Redwood, Cedar, manufactured wood or poured concrete. Exposed sides of steps/stairs may be covered with same material, and color as structure. EXCEPTION: Metal

steps, used with a mobile type RV only, need not be carpeted or skirted. *Temporary Steps/Stairs are permitted for a maximum of six (6) months at which time they must be replaced with steps that conform to the above requirements.*

Roofing Material: Shingles or metal roofing only, no rolled roofing or corrugated metal.

CONSTRUCTION –New and/or Remodeling Guidelines

Awnings – Covered Lot: The maximum height permitted is the height of RV. Setback requirement must be met. Color must be muted earth tones and match or complement color scheme of Lot and City of Show Low permits are required.

Arizona Rooms: Additions to park models may be no more than 240 square feet in size, be designed to complement the existing unit, be the same colors and materials as the existing unit and must comply with City of Show Low building codes/ordinances. *Compaction of fill dirt as required by the City of Show Low shall be the sole responsibility of the lot owner or contractor building the Arizona room.*

Basements: Are not permitted.

Deck & Patio Use Restrictions: Shall not contain bathroom, laundry, kitchen or closet facilities, and RV type awning room screen is not allowed. Restrictions apply for both open and glass/screened enclosed.

Decks – Maximum size: 30 percent of total lot square footage, must be at least 6 inches above grade or concrete slab and no higher above grade than threshold of home they are adjacent to. Decks may remain open or be screened or glass enclosed. Compaction of any and all fill dirt shall be the responsibility of the current owner or contractor building the deck.

Decks – Enclosed, Screened/Glassed: Maximum width of individual framing members is 4 inches, maximum width of individual screen/glass panels is 8 feet, and minimum height of panels is 4 feet. Screen/Glass material must start at top of deck or solid wall and extend to within 12 inches of awning at lowest point. Chair rail height between 26 and 36 inches, maximum width 4 inches. Exterior exposed framing members to be covered with same material, and color as structure. Interior exposed framing members to be covered to match interior décor and color.

Ground Level Awning Covered Patio: A ground level awning covered patio is permitted and shall remain open or be screened and/or glassed. A metal or wood framed wall, maximum height 36 inches above grade, shall be constructed around the perimeter of the patio. The exterior of this wall must be sided with material of the type and color as the structure on the lot.

- Maximum width of the individual framing members is 4 inches. Maximum width of the individual screen/glass panels is 8 feet and the minimum height of the panels is 4 feet. If the solid wall is not used around the perimeter of the patio, a metal or wood kick board, maximum height 12 inches mounted on the floor is permitted, as is a chair rail located between 24 and 36 inches above the floor.
- **EXCEPTION:** For glass panels only, the framing material shall be wood provided its exposed surfaces on the interior are covered with finish material (sheet rock) or paneling) identical to that used throughout the interior, and its exterior surface is covered with siding identical to that on the exterior of the structure. This is a City requirement.

Exposed Wood: Only permitted for Raised Decks, Gazebos, and wood frame of a door or window.

Gazebos: Must be freestanding. Maximum floor height can be no greater than height of floor of adjacent dwelling. Maximum roof height 12 feet.

- A solid wall, maximum height 36 inches above finished floor; must be constructed of boards, same material as framing. Any further enclosure shall be of pre-finished aluminum or plastic lattice, color to match gazebo.
- Prefabricated gazebos are permitted but brochure and color are to be submitted with application for approval.

- Maximum size shall be 12 feet exterior measurement at widest point.

Hot Tubs/Spas: Hot tubs and whirlpool spas, installed above ground, are permitted. An approved safety cover must be in place when not in use. Hot tubs and spas shall be screened from adjacent properties or common areas using landscaping or other screening method approved by the ARC. An ARC permit is required. A City of Show Low permit is also required for wiring and plumbing. Spas and whirlpools must be drained into the sewer system. No wastewater, spa water or gray water may be drained into subdivision streets, gutters, or drainage system.

Outdoor Cooking Facilities: Permanently installed, freestanding, gas-fired, charcoal briquette, and electric systems require an ARC permit. A City of Show Low permit is also required for any gas piping or electrical wiring/outlets. Major household appliances or interior furniture on the patio or deck is prohibited.

Storage Structures: Maximum size is 80 square feet (outside dimensions); minimum constructions 2 x 4 studs with maximum 16 inch spacing, and sided with material suitable to subdivision, preferably to match lot theme, or with Masonite, fir siding, lapped wood or synthetic material approximating the appearance of wood.

- Door/Window: Maximum size of double door is 6 feet wide and 6 feet 8 inches in height. Windows are permitted.
- Wall Height of Storage Structure: Maximum wall height is 10 feet.
- Roof Height of Storage Structure: Maximum roof height is 13 feet.
- Roof Style, Vents, & Covering: Gable (center peak); minimum slope of a gable roof to be 2 ½ inches per foot of run; slope of a shed roof to be ½ of a gable roof. Eight-inch (8") roof turbine ventilators are not preferred but are permitted; low profile vents (max. 8") are preferred and permitted. A fascia or unitizing band is required around entire perimeter of roof.

Solar Applications: Any proposed solar energy equipment shall have the appearance similar to a skylight installed flat on a roof surface. Frames shall be constructed of a non-reflective material, with colors matching the roof color as closely as possible. Placement of solar units shall be located in the least visible area. The ARC reserves the right to reasonably restrict placement of such devices in accordance with A.R.S. §33-1816. *Solar Tubes: will be permitted if they are submitted and approved by the ARC and shall be located in the least visible location on any roof with flashing painted to match the roof color.*

DESIGN REVIEW INSPECTIONS

A final inspection is required at the completion of all lot improvements. When the final inspection indicates the work has been satisfactorily completed, a letter attesting to this completion will be provided to the lot owner, but only after the final inspection by the City of Show Low, if required.

To obtain an inspection, the owner notifies HOAMCO. All inspections are made to verify compliance with the approved improvement application. The design review inspector is responsible for the conformance neither to building codes nor to quality of construction.

If an owner desires a lot improvement that has not been described in the preceding pages, an application must be submitted to the Architectural Review Committee for approval, as outlined in this document.

White Mountain Vacation Village
c/o HOAMCO • P.O. Box 4212 • Show Low, AZ 85902

CHECKLIST

Your application package must include...

- A completed application
- One check for the non-refundable review and inspection fee made out to HOAMCO
- One check for the refundable construction deposit made out to WMVV
- A site plan including all items as described on Page 1, Item 1bi of the Guidelines
- Additional drawings showing structural details, elevations, square footage, and measurements for each and any of the following projects (Page 1, Item 1bii):
 - ✓ Arizona Room
 - ✓ Park Model (floor plan & size)
 - ✓ Retaining Wall
 - ✓ Concrete
 - ✓ Deck
 - ✓ Gazebo
 - ✓ Shed
 - ✓ Awning
- Color chips, samples and/or brochures for visible materials, such as siding, skirting, decking, railing, and awnings

Remember...the following must be submitted prior to starting the project:

- A written request for an inspection of stake and string

Remember...the following must be submitted prior to final inspection:

- A written request for the final inspection

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APPLICATION FOR LOT IMPROVEMENT

Once a complete application is submitted to ARC, ARC has 30 days to review the application and supporting material. Plan accordingly. Incomplete applications or applications without supporting materials will be returned to applicant for further action, resetting the clock.

As an owner, I hereby request approval of the following improvements on the lot indicated below and will perform only the work outlined and approved herein. Work performed shall comply with all WMVV rules, regulations, and design guidelines. All required inspections (both from the City of Show Low and the Architectural Review Committee) will be obtained as appropriate.

Owner(s) Name _____ Unit ____ Phase ____ Lot _____ Date _____
 Lot Address _____
 Phone _____ Email _____
 Mailing Address _____ City _____ State _____ Zip _____
 (Review fee and construction deposit must be on separate checks)
 Non-Refundable Review & Inspection Fee \$ _____ Refundable Construction Deposit \$ _____
 Contractor _____ License # _____ Phone # _____
 Owner Signature(s) _____

Description of Work

Drawings must be included with this application

Structures

Park Model**

Skirting

Arizona Room**

Deck**

Gazebo**

Awning**

Shed**

Ht	Sq Ft	Siding Type/Material No vinyl or metal siding	*Color-Exterior Paint, stain, model color, etc.	*Color & Material-Roof Metal, fiberglass, etc.

*Color chips, samples, photos and/or brochures required for all visible materials

Landscaping

_____ Culvert	_____ Irrigation	_____ Lighting
_____ Granite	_____ Trees & Plants	_____ BBQ
_____ Concrete**	_____ (Native to area)	
_____ SQFT _____	_____ Trellis	_____ Propane Tank
_____ Retaining Wall**	_____ Hot Tub; Spa**	_____ Other

Heating/Cooling

_____ A/C _____ Heat Pump _____ Other _____



****Does the City of Show Low require a permit for your project(s)?** Yes No
 Projects marked with ** (above) require, or may require, a permit from the City of Show Low. You are responsible for contacting the City to confirm whether permits are needed. If required, a copy of the City's final inspection form for applicable projects must be turned into the Committee before Construction Deposit is refunded.

Do you need to contact Arizona Blue Stake? (digging projects) Yes No

Committee Use Only

Application Approved? Yes Yes with Stipulations No Date _____ Per _____

Stipulations/Explanation _____

Log ___ eLog ___ Cali ___ eFile ___

White Mountain Vacation Village
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CONSTRUCTION REGULATIONS

Owner Name(s) _____ Unit _____ Phase _____ Lot _____ Date _____
Lot Address _____
Phone _____ Email _____
Mailing Address _____ City _____ State _____ Zip _____
Contractor _____ License # _____ Phone # _____

All construction must be performed in compliance with all federal, state and/or local laws, regulations and/or guidelines. All improvements must be constructed in a good and workmanlike manner and they must conform to the approved plans and specifications. No construction or improvement (including site preparation, percolation test, removal of trees, etc.) shall begin prior to the owner receiving final written approval from the Architectural Review Committee (ARC). A pre-construction site survey with the field inspector may be required. No changes or alterations of already approved construction plan, landscaping plans or other improvements shall be permitted without the prior written approval of the Architectural Review Committee. The following Construction Rules and Regulations are applicable for all construction projects in White Mountain Vacation Village (WMVV).

1. **Trash and Debris Removal:** Owners and Contractors shall clean up trash and debris at the end of each day. An approved trash receptacle must remain on the site at all times to contain all lightweight materials or packaging. Owners and Contractors are prohibited from dumping, burying or burning trash anywhere on the lot or in the subdivision. **Use of Community Dumpsters is prohibited.** Heavy debris, such as broken stone, wood scraps or the like, must be removed from the site immediately upon completion of the work of each trade that generated the debris. During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or affecting other lots or any Common Areas. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces, driveways, and all other portions of the subdivision.
2. **Parking:** All construction parking requires a permit issued by the ARC Coordinator.
3. **Working Hours:** Construction working hours for **approved construction projects** are limited as follows:
Weekdays – 7:00am to 6:00pm
Weekends – 9:00am to 4:00pm
4. **Smoking and Fire Extinguishers:** No smoking or open fires are permitted on any construction site. A minimum of three 10-pound ABC fire extinguishers must be kept on each major construction site at all times during active construction.
5. **Sanitary Facilities:** All new construction projects must be provided with sanitary facilities. These may be within an existing structure or an accessible temporary portable structure. These facilities must be contained within the setbacks during the entire construction period, maintained odor free and placed on the site so as to minimize observation from neighboring properties.
6. **Noise control:** Any loud noise from radios or non-essential construction tools is strictly prohibited
7. **Materials storage:** All construction materials must be stored on the construction site. No such materials may be placed or stored on roadways, other private property or Common Areas located within the subdivision.
8. **Road damage:** The Member and the contractor are responsible for any damage to roads within the subdivision arising out of the construction process or the delivery of labor or materials to the site. The cost of any repairs may be deducted from the Construction Deposit.
9. **Speeding:** Contractors, sub-contractors, and all employees of each shall obey the established speed limits within WMVV.
10. **Pets:** No animals may be brought to the construction site by construction personnel or any other personnel connected with the construction project.
11. **Grading and drainage:** Site grading and drainage must occur with minimum disruption to the lot and surrounding properties without altering natural drainage patterns, and without causing conditions that could lead to unnecessary soil erosion.

The undersigned acknowledges that they have received, read, and agreed to the WMVV Construction Regulations, as designated on this document and detailed in the Design Guidelines. *Construction Regulations are subject to change.*

Contractor's Name (printed)	Contractor's Signature	Date
Owner Signature(s)		Date

Log ___ eLog ___ Cali ___ eFile ___