

PINE COUNTRY HOMEOWNERS' ASSOCIATION

Architectural Review Application for

New House

(See instruction page)

Lot #: Property Address:

Owner Name(s):

Owner Phone: Owner Email:

Contractor Name: Contact:

Contact Phone: Contact Email:

I (the owner) have received, read, and agree to abide by the Pine Country Homeowners' Association Architectural Design Guidelines.

-----Fees-----

Three Fees are due. Refundable \$500 review fee. \$150 Grinder inspection fee. \$2,500 Sewer tap fee. (Verify with ARC if Tap Fee was paid by a previous property owner.) Make a separate check for each fee. Make the checks payable to Pine Country Homeowners' Association. In the memo field include your Lot Number, HOAMCO Account Number, and which fee the check is paying.

Mail Check to:
HOAMCO
Attn: Gloria Bushnell
PO Box 4212
Show Low, AZ 85902

At completion of project Send Refund to:

-----Required Details-----

Complete set of plans/drawings included. Includes site plan and 4 elevations:

Site Plan shows house footprint, driveway, grinder pump, propane tank, HVAC, decks, fencing if planned, all other structures, property lines, setbacks, direction / which way is north.

Siding type, manufacturer, manufacturer color name/code:

Trim type material and manufacturer color name/code:

Roofing material, manufacturer, manufacturer's style and color:

Gutter color: Doors paint manufacturer, color/code:

Window Manufacturer and Frame Color:

Cinder block foundation exterior, how finished:

Decks manufacturer, material and color:

-----Architectural Review-----

ARC Comments:
 Approvec
 Denied

Approved/Denied by: Date:

-----**Board Appeal and Request for Variance**-----

Reason for appeal/variance:

Board Signature by:

Date:

Board Approved

Board Denied

Architecture Review Application Instructions

New House

Documents and details Required for Architecture Team Review.

When all required documents are ready, Email them as attachments to: HCPIIARC@Gmail.com .

Required Documents

1. Completed Form for New House Build on website, then save to your computer.

You must include:

- a. Type of siding, manufacturer, manufacture's color name or if painted the paint/stain manufacturer, color name and code
- b. Type of trim, manufacturer, manufacture's color name or if painted the paint/stain manufacturer, color name and code
- c. Type of roofing material, manufacturer, manufacturer's style, color
- d. Gutters color
- e. Doors paint/stain color, manufacturer's
- f. Window manufacturer and frame color
- g. Decking material, manufacturer and color
- h. Cinder block foundation treatment (paint, stone veneer, etc.) and color.

2. All engineering documents to include the 4 elevations

3. Plot map showing:

- a. Foot print of house
- b. Placement of the house, property lines and roads (show distances)
- c. Setbacks
- d. Location of propane tank
- e. Location of grinder pump
- f. Location of HVAC
- g. Driveway
- h. Orientation (which way is north).

Summary of the relevant rules in CC&Rs, Architecture Guidelines, and Rules and Regulations. You are expected to review these documents for additional details.

When building a house it is important to read and understand these documents. There are too many rules and guidelines to list them all here. Reading and following these documents will greatly reduce the risk of having to do costly rework. The following are a few key rules which are sometimes missed by the builder/owner.

- Just because you have seen it done in the development, it does not mean it will be approved today the rules may have changed.
- Propane tanks must be buried.
- Setbacks are 15 feet on sides and back, 30 feet on front.
- When it comes to colors, earth tones of browns and grays are generally the best choices
- Maximum of 3 door garages
- Prior to approval, lot must be staked and walked with ARC team member
- Grinder pumps must be inspected prior to burying
- Prior to bringing flammable products onto a site, water must be connected and available.
- A port-a-john and dumpster must be on site during construction.