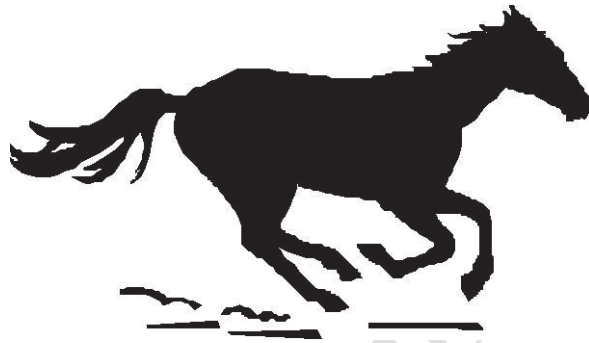


Wild Horse Subdivision



Architectural Committee (AC) Rules

PROPOSED

EXTERIOR HOME IMPROVEMENT PROJECTS

PRE-PLANNING

&

Phase 1: Plan Review

March 2020

Pre-planning Form

Complete the Pre-Planning form: Think through which aspects of your project impact neighboring properties and involve Architectural Rules. The Pre-planning form follows. Be sure to include it when you submit your plan to the AC for review.

WILD HORSE EXTERIOR HOME IMPROVEMENT PRE-PLANNING FORM

Describe your home improvement project:

Check all that apply to your home improvement request. Read the Architectural Rules document pages noted here related to the various modifications. *Include this Home Improvement Planning document with your submission.*

<u>SITE IMPROVEMENTS</u>		AC Rules Document	
<u>Check all that apply to your home improvements:</u>		<u>Page</u>	<u>Comments/Description</u>
<input type="checkbox"/>	Are you changing the size or location?	3	
<input type="checkbox"/>	Including structural building materials?	3	
<input type="checkbox"/>	Including exterior appearance or colors?	3	
<input type="checkbox"/>	Does it involve roofs, pitches or materials?	3	
<input type="checkbox"/>	Will there be a chimney?	4	
<input type="checkbox"/>	Are you adding gutters and/or downspouts?	4	
<input type="checkbox"/>	Are you adding rainwater collection units?	4	
<input type="checkbox"/>	Will there be skylights?	4	
<input type="checkbox"/>	Does it involve glass and or glass windows?	4	
<input type="checkbox"/>	Will there be exterior lighting?	4	
<input type="checkbox"/>	Will there be flashing and/or vents?	4	
<input type="checkbox"/>	Are you adding Solar Devices?	5	
<input type="checkbox"/>	Are you adding a flagpole?	5	
<input type="checkbox"/>	Are you adding an outside storage building?	5	
<input type="checkbox"/>	Are you adding sun canopies and/or awnings?	5	

	Will there be mechanical equipment?	5	
	Are you adding a garage?	6	
	Are you adding a detached storage building, workshops, gazebos, or the like?	6	
	Are you adding a wall, fences or gate?	6	
	Are you changing the driveways or parking area?	6	
	Will you need a culvert or change to the drainage easement?	6	
	Are you adding a satellite dish?	6	

LANDSCAPE MODIFICATIONS 7			
CHECK ALL THAT APPLY		Page	Comments/Description
	Ornamental Landscape Area	7	
	Transitional Landscape Area	7	
	Undisturbed Native Vegetation Area	7	

CONSTRUCTION PLANS: EQUIPMENT AND STORAGE:

<i>Item: Comments</i>
Porta-John:
Heavy Equipment:
Large Material to be stored outside:
Other:

- *Duration of the project requested:* _____
- *Expected Start date:* _____
- *Refundable Construction Compliance Deposit Required: YES NO Amount: *\$*_____
 - **To be determined by the Architectural Committee*

Overview of Phase 1: Planning

The steps for Phase 1: planning and obtaining AC approval only are listed below. Phase 2 Home Improvement Documents are available from the Architectural Committee. Phase 2, construction follows closely those steps in new construction and are available in the Architectural Rules document. These forms are available on the website.

Fees:

Refundable: A refundable construction compliance deposit of between \$500 and \$3,000 is required as determined at the discretion of the AC. Factors determining the amount of the deposit include, but are not limited to whether the *construction activity* for your exterior home improvement project:

- will take place outside existing patio walls,
- will take longer than one week,
- involves construction materials visible to other properties,
- requires portable johns or
- involves heavy equipment.

Construction rules, violations and fines as described in Architectural Rules *Section 3, Construction Rules Violations and Appeals* apply. The AC understands that home improvement projects vary greatly; therefore, applicable rules will be reviewed at the time of the project approval.

Nonrefundable: Depending on the size of the project and the need for expert consultation, a non-reimbursable plan review fee of \$600 may be assessed with this submittal.

PHASE 1: PLAN APPROVAL

- 1) If you are planning to construct a structure or modify an existing structure on your property, review the property topography, county erosion setbacks, and Wild Horse 100-foot setbacks to determine if you have room to build. If there is any concern, please contact the AC to review the considered structure placements on the property. *If a variance to the setback is deemed necessary, you need to apply to the AC for this variance using Form #1M, VARIANCE OF SETBACK REQUEST before finalizing your plans. Also, please include the planning form.*
- 2) Apply for approval: Use Form #2M, PLAN REVIEW REQUEST Review the, *Plan Review and Approval Requirements* listed on Form #3M, PLAN CHECKLIST, must be completed, signed and accompany the review request.
- 3) Approval: the AC will inform you if there are questions, revisions, and when approval is granted. When approved, both sets of plans will be signed by a representative of the AC with one set of approved plans given to you.
- 4) Permit: The general contractor may apply for the county building permit at this time. *The property owner must provide the AC with a copy of the Cochise County Building permit before construction can begin.*
- 5) Liaison: An AC liaison will be assigned to the project upon plan approval by the AC. The liaison will facilitate communications between the AC and the property owner, general contractor, and site inspector, if chosen.

FORMS CAN BE OBTAINED FROM THE ARCHITECTURAL COMMITTEE CHAIR.
ACchairman@wildhorsehoa.org