

ARCHITECTURAL CONTROL COMMITTEE

PROCEDURE FOR REVIEWING BUILDING PLANS

1. The Architectural Control Committee ("ACC") will receive all plans for proposed buildings and improvements to lots within the Association
2. The ACC will review the plans for compliance with the Conditions, Covenants and Restrictions ("CC&R's") of the Association. A "Building Plan Checklist" will be completed for each plan submitted and will be signed by at least two members of the ACC. A copy of the checklist will be filed with the Association secretary.
3. The ACC will issue a "Letter of Approval" if the plans comply with the CC&R's. A copy of the letter will be filed with the Association secretary.
4. The ACC will contact the Board of the Association if the plans do not comply with the CC&R's of the Association. The Board will review the plans and direct the ACC to issue a "Letter of Rejection" if the Board agrees that the plans do not comply with the CC&R's. A copy of the letter will be filed with the Association secretary.
5. The ACC will review all proposed plans as soon as practicable, but in no case will the initial review process require more than 45 days from the date of receipt of the plans.

ARCHITECTURAL CONTROL COMMITTEE

BUILDING PLAN CHECKLIST

Owner's Name _____

Lot Number _____

Improvement _____

Street Address _____

Residences:

- _____ 1. Liveable square footage - _____
(Minimum of 1200 square feet of liveable space. Excludes carports, garages, storage rooms with exterior entrances, open entryways, patios, open atriiums and similar areas.)
- _____ 2. New materials to be used for construction.
- _____ 3. To be constructed on the property. (No mobile, modular, pre-constructed, or pre-fabricated homes, move-ons or any other structure which may be described in terminology relating to or inferring a mobile home are allowed.)
- _____ 4. Plumbing to be connected to septic or other county approved sewage disposal system.

Fences:

- _____ 5. New materials to be used for construction.
- _____ 6. No barbed wire.

Lot Use:

- _____ 7. Lot will not be used for a commercial endeavor or retail business. (Any use other than residential is a violation of the Association's CC&R's and the Maricopa County zoning.)

All Construction and Improvements:

- _____ 8. Property owner has been informed that most construction and improvements on their property (including residences, outbuildings, fences, and additions or upgrades to the existing buildings or electrical or plumbing systems) require a building permit which must be obtained from the Maricopa County Department of Planning and Infrastructure Development (506-3692)

Reviewer Signature: _____ Date _____

Reviewer Signature: _____ Date _____

CLEARWATER FARMS III PROPERTY OWNER'S ASSOCIATION

P.O. Box 72
Waddell, Arizona 85355
(602) 861-5980

Dear _____ :

This letter is to summarize both the purpose of the Architectural Control Committee of the Association and the guidelines for construction of residences, outbuildings and fences on properties within the Association.

The Architectural Control Committee ("ACC") is appointed by the Association's Board of Directors for the purpose of reviewing all plans for structures, including, but not limited to, residences, barns, outbuildings and fences, prior to the commencement of construction. The ACC reviews plans for compliance with the Declaration of Conditions, Covenants, and Restrictions ("CC&R's") of the Association. As you can tell from driving around the neighborhood, a wide variety of home types and property layouts are within the guidelines of the CC&R'. Our purpose is to help you in following the CC&R' which are intended to maintain the property values of the residents in our Association.

The CC&R's require that:

- Lots are to be used only for residential and farming purposes. No commercial endeavors or retail businesses are allowed.
- Residences must contain a minimum of 1200 square feet of liveable space. Carports, garages, storage rooms with exterior entrances, open entryways, patios, open atriums and similar areas are not included in the minimum square foot requirement.
- No mobile, modular, pre-constructed, or pre-fabricated homes, move-ons or any other structure which may be described in terminology relating to or inferring a mobile home are allowed. To clarify and eliminate any misunderstanding, all residences must be constructed on the property using new materials.

Name _____

- All plumbing must be connected to a septic or other county approved disposal system.
- Fences must be constructed of new materials and barbed-wire fencing is not allowed
- No structures of a temporary nature may be used as living quarters on any lot except upon written approval of the Property Owners Association for purposes of constructing a permanent residence and for a period not to exceed six months. This type of temporary use also requires a permit from Maricopa County.

This is only a summary of the guidelines established by the CC&R's. Please refer to the CC&R's for complete details.

Also, please note that in addition to the Association guidelines, you must comply with the building and zoning codes established by Maricopa County and obtain a building permit prior to construction of most structures and fences. Consult the County for those requirements.

Your building and plot plans should be submitted to the ACC prior to the start of construction. The committee will review the plans and provide, in writing, either approval of the plans or the reasons for which the plans cannot be approved. The review process will be completed as soon as practicable, but in no more than 45 days from receipt of the plans.

Sincerely,

The Architectural
Control Committee