

Summary of ACC Guidelines for Arrowhead Canyon Estates # 3

- Minimum of 2,500 square feet on single level homes.
- Roofing material to be "Elk" 30 to 40 year architectural composition shingles. Black, charcoal or weathered wood only. Tile and slate permitted and color to be reviewed on an individual basis.
- Stone, stucco or brick on the front of all homes. No wainscoting except with stucco. Exceptions may be given on an individual basis by the ACC. All plans must be approved in writing by ACC Committee.
- No vinyl siding.
- Roof pitch to be 6/12 with exceptions given on an individual basis by the ACC.
- All chimneys will require enhancers.
- All roof metal must be painted black and all roof penetrations should be on back side of ridge.
- Driveway lighting optional, but if desired it should be monument only to match the home. No post lights.
- Five trees to be 2" minimum. Shrubs 20 two gallon and 20 five gallon minimum in front. Landscape plan must be submitted on the ACC. All meters and air conditioning units must be screened by shrubs.
- Landscaping plans must be reviewed and approved by the ACC Committee prior to the start of construction.
- All landscaping, front and back yards must be completed prior to Certificate of Occupancy. (weather permitting).
- Retaining walls will be masonry products only.
- All exterior colors must be submitted to and approved by the ACC.
- Garages must be 3 or 4 car only.
- Fencing must be wrought iron.
- Initial Association fees are \$300 per year.
- There is a special assessment by ACHD of \$3,197.00 per lot to widen 36th Street

Builder/Owner

Date