

**ISLAND ESTATES HOMEOWNERS ASSOCIATION
DESIGN REVIEW COMMITTEE
NEW CONSTRUCTION
APPLICATION & CONSTRUCTION AGREEMENT**

The purpose of the Design Review Committee is to preserve, maintain, and enhance property values and the inherent beauty of the Island Estates Homeowners Association subdivision. This document was created by the Design Review Committee on 1/24/14, revised on 3/5/2015 and June 14, 2018 and any construction completed prior to this date was not submitted or approved by the current members of the committee.

Name of Applicant: _____

Phone# _____ Cell# _____

Property Address: _____

Lot #: _____

Date of Request: _____

NO CONSTRUCTION OR MODIFICATION CAN BE MADE OR DONE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN REVIEW COMMITTEE. REFER TO ARTICLE 3 OF THE CC&RS ATTACHED.

The approval process shall be as follows:

- A. Applicant will complete, execute and submit this Construction Agreement form along with a check in the amount of \$500.00 payable to the Island Estates Homeowners Association.
- B. The submittal for new construction will also require the following:
 - A complete set of plans with elevations and a site plan with home positioning on the subject lot.
 - A detailed description of materials for exterior
 - Sampling of colors to be used including: stucco, walls, roof tile, and trim
 - All houses will be required to contain both front and rear landscaping. Landscaping should be a minimum of at least 6 shrubs or trees for vegetation.
- C. The Design Review Committee will review all submissions at their regularly scheduled monthly meeting the third week of the month and provide a written

response to the owner. The day and time of the meeting is to be determined. No meeting will be scheduled if there are no design requests. Your application must be received by the HOA Manager by noon Thursday of the week prior to the meeting. The Committee must approve or disapprove a complete application within 45 days after a completed application and documentation have been submitted to the Design Review Committee. Approvals or modifications to the request will be in writing. Any modifications requested by the Design Review Committee will not require an additional fee to be paid. Your attendance at this meeting is highly encouraged.

- D. Prior to construction, the general contractor will be required to execute a Contractor Agreement form and post a \$1,000.00 refundable deposit to cover any damages incurred to the Association property by the construction team.

GENERAL GUIDELINES

1. No grading, landscaping, or building shall occur on any lot until the plans have been submitted, reviewed and approved by the Design Review Committee.
2. Common Areas: All common boundaries between the lots shall maintain visual continuity. The design shall emphasize the idea of a cohesive community. All common tract areas shall be restricted to support the entire Homeowners Association and any usage by owners within the subdivision must be approved by the Committee.
3. Drainage: Any development shall not contribute to further soil erosion. Natural drainages or those provided to support the park area shall be preserved.
4. Landscaping: All homeowners are required to have the front and rear of the home landscaped. The general appearance of each lot shall be maintained in a manner which reflects a well-maintained, quality neighborhood. At a minimum, weeds should be controlled to prevent an "unkept" appearance.
5. Building Guidelines & Specifications
 - A. Height and Living Size: Minimum garage plate height is 11 feet for single story and 10 feet for 2 story garages. Minimum living space shall not be less than 1350 Square Feet. The maximum height shall be established by the Lake Havasu City Planning and Zoning Department. One Story _____ Two Story _____
 - B. Elevations: Every effort should be made to change up the elevations on all new construction in order to avoid homes that are too similar.

- C. Setbacks: All setbacks shall be in accordance to the requirements of Lake Havasu City Planning & Zoning. All homes will be required to have a minimum of 0' 3' or 10' side setbacks from property lines. The zero-lot line side is specific. Refer to tract 8888 block 2 grading plan.
- D. Walls: All exterior walls shall be of similar coordinated materials and painted to coordinate with the color scheme of the house. Wood, chain-link, or wire fences are not acceptable. Wall height shall not exceed 6' measured on the vertical from the exterior grade. Commonly used block is Arizona brown split face. Note: Block common wall cannot be built past rear yard setback of 10' until adjacent home is completed. Temporary wrought iron or welded rebar fences may be used until the adjacent home is completed and is replaced with an approved block wall. Bamboo or an acceptable non-transparent material must be attached and kept in good condition in order to conceal storage of trash containers, air conditioners, etc. and is not to be considered permanent.

Wall included: Yes _____ No _____

E. Building Block Common Materials

1. All homes shall have exterior masonry and stucco construction. All home exteriors shall blend with the natural surroundings and landscaping. Exterior color is to be _____. Sample of exterior color provided Yes _____ No _____
 2. All exposed gutters, downspouts, and sheet metal shall be painted to coordinate with the color scheme of the house. Color _____.
 3. All roof apertures shall be painted to match adjacent roofing surfaces. Roof materials shall be non-reflective. No gravel or asphalt shingle roofs will be allowed. Only tile is allowed.
 4. Heating and cooling equipment shall not be permitted on the roof surfaces. Solar panels are allowed if they can be effectively integrated into the design of the home and are not visible from the roadway or adjoining lots. Cooling equipment must be placed in a manner as to not disturb neighboring properties. Sound levels must be under 71.25 rating.
- F. Accessory Structures: All accessory structures must be approved by the Design Review Committee. Accessory structures include: guest homes, pet kennels, gazebos, pools, mail boxes, flagpoles and storage sheds. Accessories to be considered with this request are:

- G. Garage and Vehicle: All homes shall have a minimum of a two-car garage. Carports and awnings are not allowed. See CC&Rs Article 4.15 for rules.
- H. Utility Yards: Items included but not limited to, building materials, clothes lines, and firewood storage, shall only be permitted behind walls or within enclosed areas and shall be screened from view from the roadway or adjoining lots.
- I. Mechanical and Electrical Equipment: All heating and cooling units, pool and spa pumps, and mechanical control equipment shall be internal or ground mounted behind walls, landscaping or within enclosed areas in order to be screened from street view.
- J. Garage Doors: The association requires metal or raised panel doors, with or without window lights. No flat panel garage doors may be used. Color should blend with exterior house color or trim and "white" is not an acceptable color. Garage doors that are visible from the street must be of industry standard.
- K. Signage: During the construction of a home, a single sign with the name of the general contractor or owner may be installed. Additional signs for sub-contractors are not permitted. Construction signs must be removed immediately upon completion of the project. No sign may exceed 24" x 36", and all signs should be of quality construction.

Construction must be started within ninety (90) days (CC&Rs. 3.4) from approval and make every effort to ensure that construction is completed within the timelines prescribed by the Design Review Committee. If the construction or modification is not commenced within the time period presented in this section then the Design Review Committee may revoke its prior approval. If construction goes beyond the time prescribed by the Design Review Committee then, the HOA may assess an inspection/management fee of \$150.00 per month until completion.

Any changes in materials, colors, or design from what is approved in this document must be re-approved by the Design Review Committee.

By executing this document, I understand that it is my responsibility to abide by the guidelines presented in this form as well as those dictated in the CC&R's established for the development. I further understand that it is my responsibility to contact the utility company prior to any trenching or installing of meters for the approved location.

I hereby certify that the Application is an accurate and complete description of all construction details and that construction will be completed as described herein.

I understand that all contractors and subcontractors working on my property are my responsibility and that I am responsible to the Association and individual property owners for any actions which results in damages to either the road or adjacent properties.

I agree to submit any proposed changes to the original plans and specifications provided to the Design Review Committee for approval and that said changes will not be made until I have received approval in writing from the committee.

I acknowledge and agree that if I do not abide by the agreement or use unapproved materials or make modifications not approved by the committee that the Association has the right to impose fines or take legal action and said expenses incurred shall be the sole responsibility of this applicant.

Property Owner _____ Date: _____

This request is hereby Approved _____ Declined _____

Modifications (if any)

Signed By:

Date: _____ Design Review Committee

Date: _____ Design Review Committee

Date: _____ Design Review Committee

Date: _____ Design Review Committee