

Portal III HOA

Architectural Approval Checklist

September 2022

Please note, not all items are required – depends on the Project being considered

- Portal III AC Approval Application Form
- \$1,500 Refundable Deposit
- Plot Plan Boundaries
- Property Staked
- Setbacks – Front/Back 20, Sides 7 & 9, Corner 10
- Build Plans & Elevation
- Deck Plan – reinforcement if Spa/Hot Tub
- Septic Tank Plan
- Grading/Drainage/Erosion Plan – Including roof and gutter runoff
- Utility Accesses
- Landscape Plan
- Square Footage - AC Guidelines 1600 sq/ft minimum
- Roof Pitch – Main 5/12, Other 4/12
- Colors – House, Trim, Deck, Garage, Doors, windows
- Roofing Style & Color – no Shake, Reflective or Flat
- Garage/Carport – Attached, 1-2 Cars
- Driveway – colored, asphalt, crushed stone
- Driveway Culvert, 18 - 24 inch diameter
- Outdoor Lighting - Shielded
- No Outdoor Fire Pit/Place – typical BBQ only
- No Outdoor Speakers
- Fire Dept Reflective Address & HOA Lot # Signs
- Aesthetics & Character
- Gila County Approvals
- CC&Rs & AC Guidelines Adherence
- Work Being Done by Who
- Start/Finish Work Dates – 6 months
- Working Hours 7-7 Weekdays, and if required 8-1 Saturdays, No Sundays
- Trash/Debris/Material Pickup & Containment – including Ditches Cleaned
- Available Fire Extinguishers
- Keep Work Music at Reasonable Volume
- Onsite Porta Potty – For Major Projects
- Progress/Final Inspections
- Refund \$1,500 Deposit