

# PORTAL III PINE CREEK CANYON

## ARCHITECTURAL COMMITTEE RULES

REVISED MAY 26 2018

### 1. Building Site Preparation

- Property boundaries must be clearly staked
- String or stake the footprint of the house
- String or stake the location of the septic system
- All trees to be removed other than within the boundaries of the house, septic system and identified driveway area must be marked with colored ribbon.

### 2. Submitting Building Plans for Approval

- The architectural committee will give *preliminary approval* of building plans before submittal to Gila County for approval and building permit.
- Final architectural committee approval requires two sets of building plans approved by Gila County. The property owner shall sign and date the plans along with the site plan and copy of the building and septic system permits.
- A refundable cleanup and damage deposit of \$1500 is required before start of construction. Make check payable to Portal III HOA. Refund will be made after final inspection by the architectural committee.

### 3. Site Plan

- Plan must show footprint of house, location of all utilities at street, driveway and parking areas and culverts for entry over drainage ditches. Type and location of septic system must be specified.
- Normal building setbacks are 20 feet from front and back of lot perimeters. Side of lot setbacks are 7 and 9 feet from lot perimeters. Setbacks on corner lots will differ.
- If the footprint for a single family home crosses the property line between two lots belonging to the same owner, all setbacks must be a minimum of 20 feet.

### 4. Building Plan

- Recommended minimum total livable floor space is 1600 square feet.
- Plans must show all elevations marked with square footage by floor.
- Specify colors (including samples) of all exterior surfaces above grade, including color of window frames. Plans must note exterior metal to be painted, i.e., flashing, vents, gutters, downspouts, etc.
- All exterior material must be specified. Wood siding is preferred. Other siding products will be considered by the architectural committee based on suitability and compatibility with existing homes.

- All exposed block walls, piers, and foundations must have a mortar wash or other acceptable finish. Colors must be compatible with the structure siding color.
- Roof pitch on main part of house must be a minimum of 5/12 and a minimum of 4/12 on other roof areas.
- Asphalt roofing shingles must be specified by style and color. Shake shingles are not permitted due to fire hazard. Metal roofing material must have the approval of the architectural committee. Committee has data for type and color.
- Concrete driveways and parking areas must have a color additive specified. Asphalt or crushed stone is acceptable.
- Garage doors must be metal.
- Underside of wood decks more than five feet above grade must be painted.

## 5. Additional Rules

- Septic system installation cannot start before final approval of building plans.
- Construction must begin within thirty days of preparing the building site for construction.
- All exterior construction must be completed no later than six months from start date. Start date is when footers are dug. Written request for ninety day extensions must be made to the architectural committee. Fines are imposed for unwarranted delays.
- Construction material should be confined to the property. If space limitations result in materials placed on the roadway, safety barriers are required.
- Portable toilet must be on site at start of construction.
- Fire extinguishers must be available on site during construction.
- Cement trucks shall not contain more than six (6) yards. Yardage tickets are required.
- Post construction landscaping plan approval is required. At a minimum unsightly scalped ground should be covered with a layer of crushed stone.
- Maximum height of in-ground flagpole to display the American flag is twelve (12) feet. The size of the flag is limited to 4x6 feet.
- Antenna for the transmission of television or radio is limited to 18" diameter and set lower than the peak of the house roof.
- These rules apply to new home construction and major exterior additions. Contact an architectural committee member regarding other alterations to house exterior.

### Architectural Committee Contacts

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