

Eagle Roost Management, Inc.
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ARCHITECTURAL GUIDELINES

May 20, 2018

Welcome to EAGLE ROOST!

The following guidelines have been prepared to assist and guide you through the various stages of developing your home. While this document contains no hard requirements, and is intended as an aid and guideline, it does reflect the Eagle Roost policies and identifies the CC&R requirements which must be complied with for the benefit of all members.

So now I have (five) or (?) acres, now what? I'm a pilot and want to enjoy flying as much as possible. I have somewhat of an idea what kind of home I would like, but where do I start? Just where do I go to get help? Well, this document may not answer all your questions but it should get you started on the right track.

First of all, let's give you an overview.

Eagle Roost is located in what is referred to as the Valley of the Eagle. Clean air is a result of surrounding mountain ranges blocking city and highway smog. Our prevailing wind from the southwest possibly contributes to the clean air. Our water, even though supplied by our local water company, has the taste of clear mountain springs. There are several homes with private wells on the Airpark, a benefit if you plan extensive landscaping requiring significant amounts of water. The climate is typical of the desert, with summers high temperatures somewhat moderated by our 2200 foot elevation.

The Airpark is a residential association. Like most associations, we have some rules and regulations which are defined in our CC&Rs. Amendment 3, Maricopa County document 93-0204256 dated 4/6/93 is the current version. Amendment 4 - document 96-0463902, dated 7/1/96, and Amendment 5 - document 97-0291013, dated 5/1/97, have been executed since Amendment 3 was approved and include some refinements of the basic document.

Eagle Roost Management, Inc. is the organization established to administer and maintain the common properties and interest of Eagle Roost. You, as a property owner automatically became part of the association's membership when you purchased your property. This organization is managed by a board of 9 directors elected by the members. Along with the normal officers, such as President, Vice President, Treasurer and Secretary, we have an Architectural Committee which is the group you will be interfacing with in planning your home.

The Architectural Committee's function is not to design your home or tell you what kind of house to build. Its purpose is to verify that what is built is in accordance with our CC&R requirements and to maintain records of what's being built. The committee consists of three members appointed by the Board of Directors. One of these members is a member of the Board, with the other two appointed from the Eagle Roost membership at large. A rotational appointment of three years is used with one member being replaced each year. In the selection of committee members, no two members are allowed to hold common title to Eagle Roost property.

While still in the planning stage there are some questions that frequently come up. We hope the following items will be helpful.

Eagle Roost's location has, as you are aware, very hot summers. In this climate cooling a home is a more significant design factor than heating it. You may want to consider this when establishing your room arrangement and landscaping, particularly with respect to where shade trees may potentially be placed. Ceiling fans are also a big help. Fortunately our humidity is normally very low, and evaporative coolers work well. During the "monsoon" season (July through early September) when the dew point reaches 55 degrees or over, evaporative coolers just can't cool adequately. Refrigeration is a major asset during this period.

We have scenic mountains north, south, east and west of the Airpark. Most people favor the view of Eagle Eye to the south. There are no bad views. Along with the views come windows, which must be considered as a source of letting that summer heat in.

While the prevailing wind direction is from the south/southwest, storms come in from all directions, with the colder winds generally originating from the north or northwest. Very heavy rains sometimes occur, sometimes over a very short period of time, causing a great amount of run-off. There are areas with washes that are dry most of the time except during heavy rains, when they may funnel large amounts of run-off water. Eagle Roost is located towards the lower end of a large collection area, extending south to the Eagle Eye Mountain area and southwest to the Harquahalla Mountains and drainage from these areas cross the airpark. It is important to allow this flow across your property with minimum diversion of its path to the extent possible.

Your flood control planning should not result in the diversion or concentration of run-off to adjacent properties. At present there are five homes with basements here at Eagle Roost with no apparent problems due to flooding. With a small amount of planning, careful study of your building site, and a slightly higher foundation you might just avoid a problem. While this may seem to be overkill, it will help prevent wet carpets. County Flood Control will take an active role in reviewing your plans and building site, specifying minimum height above the surrounding terrain with the intent of preventing water intrusion in your home.

There are a variety of types of construction at Eagle Roost - take your pick. Section 14, CC&R Amendment 3 will guide you on our requirements, but the general requirement is that your home blends in with the other homes at Eagle Roost.

When you have a good idea of what it is you would like to build it is time to contact the Architectural Committee. They will be glad to discuss your plans and offer any suggestions that may prevent potential problems. When you are ready to proceed to the construction phase, your site plan showing setbacks and floor plans and building elevation plans are the documents required for review. The committee will retain a copy until construction completion. Other records retained are the miscellaneous correspondence pertaining to your project. After the Committee's review, checking the compliance with the CC&Rs, you will be notified of approval/disapproval within 30 days after submission of your plans to the committee. In the event of absence of a committee member, a Board member will fill in to prevent delay in the approval process.

Applying for your building permit can be done in downtown Phoenix at the Maricopa County. See web site for current address and hours of operation;

<https://www.maricopa.gov/797/Planning-Development>

When you submit your plans and information they are processed by the offices/functions involved in the permit process: County Planning and Zoning, Health Department, Flood Control and Building/Safety Department. Once your plans have been submitted, you will respond according to their instructions.

Your septic system installation can be initiated when the Health Department clears that portion of your permit. Generally a cement tank is used, sized according to the number of bathrooms you have. (By CC&Rs and County zoning our structures are all single family). Instead of leach lines, 2 leach pits may be specified. The Health Department will designate the location, tank size and drainage field or pit sizes. Contractors from the local area or Wickenburg can be notified when you're ready.

Should the County permit process result in changes to the plans submitted to the Architectural Committee, these changes will have to be resubmitted to the Committee to verify that the basis of your approval has not been affected.

With your permit in hand, you are then ready to arrange for your utility services. Addresses which may help are:

Power

Arizona Public Service Co.
125 E. Apache St.
Wickenburg, AZ 85390
928-684-5471

Water

Aguila Water Service

P.O. Box 1086
Sun City, AZ 85372
602-566-0167

An application for service must be filed with the Sun City office. A water company rep lives in our area and may be of some help in answering your questions. Ask the Sun City office for his name and phone number.

Phone Service / Internet Access

Table Top Telephone Co., Inc.

600 North Second Ave
Ajo, AZ 85321

Check their web site for up-to-date information; <http://www.tabletoptelephone.com/>

Gas

Presently not available in Eagle Roost; generally propane is used instead.

Waste

CR&R Environmental

4081 Industrial Way
Wickenburg, AZ 85390
928-684-0303

Aguila Solid Waste Transfer Station

Self hauling - located about 2 miles west of Aguila.

Check their web site for hours of operation.
http://www.maricopa.gov/solid_waste/transfer.asp

Now, a few words on the requirements. While still in the planning stage, you will find that making reference to the CC&Rs will be helpful. In the case of building approval, sections 12 & 13 of Amendment 3 apply.

Temporary living quarters are permitted while construction is in progress. The use of travel trailers is permitted as temporary living quarters but not as permanent quarters. Mobile homes and “manufactured” homes (as opposed to kit homes assembled on site) are not allowed. For further information on temporary living quarters, refer to Section 15, CC&R Amendment 3.

Landscaping in the desert can cause many problems if not done carefully and thoughtfully. Most members leave as much natural vegetation as possible, possibly trimming some of the bushes to provide a nicer appearance as well as to eliminate hidden locations for snakes. This is really up to you, the owner. Be aware of flood water run-off and erosion when eliminating native growth. Try to replace a removed bush or tree with another choice. For other concerns pertaining to height restrictions and avoidance of underground utilities, refer to Section 16 of the CC&Rs.

Another factor to consider in your site plan is the location of a propane tank if you choose to have one. Factors to consider here include safety (a minimum of 10 feet from any residence) access - the ability of your service provider to reach the tank for refilling it and screening to prevent an unsightly appearance.

This is also covered in Section 16 of Amendment 3 of the CC&Rs

Finally, you may be interested in getting your hangar up as early as possible to provide a storage capability while your home is under construction. Be aware that the County will not accept plans for a hangar without a home. Both must be submitted for approval or the home must already exist on the site. Once the permit has been issued, the County allows the sequence of building to be established by the homeowner.