

ARCHITECTURAL REVIEW COMMITTEE REQUIREMENTS

INTRODUCTION

The Declaration of the Covenants, Conditions and Restrictions (CCR's) for the Palms RV Resort is the primary governing document for the Palms RV Resort community. The Articles contained therein are recorded in the official records of Yuma County, attach to each lot and open space tract within the park, and run with the land through each ownership transfer in perpetuity. Article 10 creates a 3-member Architectural Review Committee to review and approve plans and specifications for all "planting, construction, alteration, removal, relocation, demolition, repainting, addition, modification, decoration, redecoration of any landscaping, structure or improvement of "any kind" on an owner's lot. No action may occur on any lot until approval by the Architectural Review Committee is received in writing. Plans submitted to the committee are to show "the nature, kind, shape, height, width, color, materials and location" (Section 10.2) as well as any other information the committee may deem necessary to accomplish their review.

The committee can only approve a proposal if it is deemed to be in compliance with the CCR's, not detrimental to the appearance of the surrounding area and in harmony with surrounding structures. The committee may specify rules and/or guidelines for the submittal of plans, and must make every effort to complete the review within 45 days of plan submittal to the committee.

It should be noted that "The Applicant shall meet any review or permit requirements of the City prior to making any alterations or improvements permitted hereunder." Section 10.2(H). In other words, review, approval and any permits required by the City of Yuma must be obtained prior to beginning work.

STRUCTURAL REQUIREMENTS

All structures, including but not limited to residences, casitas, and storage sheds, shall be of a Southwest design with a stucco finish. Pitched roofs shall be tiled. Exterior colors shall be limited to a spectrum of earth tones ranging from off-white to chocolate brown, including tans, browns and rusts. To promote harmony and compatibility of structures within the park, no blues, grays, blacks, yellows, greens, oranges or bright reds, will be permitted. Structural trim and accent color(s) shall be the same as, or compatible with, house color, using the same color spectrum. All lot design and ornamentation shall be consistent with a desert southwest theme.

All additions to existing single family residences, including shades, awnings, screened porches, sun rooms and other such additions, shall be constructed in like materials and in harmony with the existing structure, and shall be permanently affixed to and made a part of the original structure. The addition shall comply with all applicable design and color standards in effect at the time of application to the Architectural Review Committee.

Pre-fabricated gazebos in new or like-new condition are permitted on both single family and RV lots, and may be placed without Architectural Review Committee review and approval, PROVIDED that (1) they

meet required color standards; (2) they are not placed in required setbacks or pedestrian access and landscape (PAL) easements; and (3) they are properly anchored to meet wind patterns/speeds for the City of Yuma. Pre-fabricated screened rooms attached to RVs are also permitted without Architectural Review Committee review and approval.

Detached screened rooms require Architectural Review Committee review and approval, and must meet color standards, be located outside of setbacks or easements and shall be properly anchored to meet Yuma wind patterns and speeds. Support framework for such temporary structures shall be powder coated or painted to comply with color standards. No unpainted galvanized poles or PVC piping may be used.

For the purpose of this section, a storage shed shall be defined as a structure having sufficient wall height to allow a man door for entry and/or access to residential and garden storage. Patio storage may be approved within chest or bin type units which meet the color requirements and are appropriately screened from adjacent lots and streets.

PLAN REQUIREMENTS

All plans for lot improvements require a complete Architectural Review Request form and a detailed site plan drawn to scale. The site plan shall depict lot lines and their dimensions, required setbacks and existing improvements and landscaping, if applicable. The proposed improvement(s) shall be clearly located, including distance from property lines and any existing lot Improvements. Parking, as required by the City of Yuma, shall be clearly identified on the lot. It should be noted that a rendering of each lot may be obtained through the LOA office. It is suggested that each lot owner retain a copy of their last improvement submittal to provide ease of preparation for future site plan submittals.

Structural plans shall consist of the site plan, elevations, floor plan and sufficient structural plans to define utilities and architectural features. The elevation plans shall include intended color(s), including trim color if applicable. A landscaping plan may be included and approved in conjunction with structural plans if the applicant wishes.

Landscape plans shall be depicted on a detailed site plan as described above, and shall identify the type, size and location of proposed plantings in relationship to existing lot improvements and required parking.

Requests for minor improvements, such as repainting, lot ornaments and other features or changes to existing lot development may consist of the completed form together with a drawing, picture or whatever visual aid is required to clearly depict the proposed improvement. The committee may request additional information for any plans when deemed necessary.

REQUEST FOR ARCHITECTURAL COMMITTEE REVIEW

LOT# _____

NAME _____ TELEPHONE NUMBER _____

PROVIDE A DETAILED DESCRIPTION OF THE REQUEST

CONTRACTOR (if applicable) _____

CONTRACTOR'S PHONE(S) _____

START DATE _____ COMPLETION DATE _____

Complete and attach this form to the plans required, as specified in the Architectural Review Committee requirements. Please allow sufficient time for plan review. While the committee will make every effort to review and provide a decision as soon as possible, the covenants provide for a review period of up to 45 days.

OWNER'S SIGNATURE _____ DATE _____

APPROVED _____ DENIED _____

CONDITIONS OR COMMENTS:
