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# Architectural Rules and Regulations

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***Roadhaven Resort  
of Apache Junction***  
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**REVISED June 10, 2024**

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## *Roadhaven Resort HOA*

# Architectural Rules and Regulations

## A. Preface

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By virtue of the Restated Declaration of Covenants, Conditions, and restrictions of Roadhaven Resort of Apache Junction Homeowners Association; Article 3, the following Architectural Rules and Regulations have been approved and adopted. These rules and regulations cannot be less restrictive than those of the City of Apache Junction; however, they may be more restrictive as approved by the Board of Directors. (For simplicity in presentation, in these rules, when the masculine gender is referred to, it also means the feminine, where applicable.)

### Architectural Director Authority and Permit Requirements

While these Rules and Regulations cover a large number of issues and have been amended over the years to improve direction and clarity to lot owners, they are not exhaustive and lot owners are cautioned that an Architectural permit is required for any and all **external** construction, remodeling, enhancements and/or renovations of new or existing structures. The decision of the Architectural Director is considered to have the same authority as if it were specifically covered in these Rules and Regulations. (The Architectural Director may consult with the General Manager and/or the Board of Directors as needed.)

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Revised by the Architectural Director and Approved by the  
Board of Directors, **May 1, 2023**

## B. Introduction and General Matters

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1. The Architectural office was designated by the Board and is charged with the responsibility to provide procedures for administering, implementing, and inspecting for, the permitted uses and restrictions of all Resort lots and common properties. This office will assist Lot Owners to understand and comply with the Architectural Rules and Regulations.
2. These Rules and Regulations provide procedures for administration and implementation of the permitted use and restrictions of all Resort lots and common properties.
3. Resale Inspections and Certificates of Resale Inspection: Before any and all property sales – either private or public – are initiated, the listing lot owner (Seller) is required to obtain from the

Architectural office a Resale Inspection of the property being offered/listed. A copy of the Certificate of Resale Inspection shall be signed by the Buyer and the Roadhaven General Manager, or Representative, then filed with the Architectural Office. Certificates of Resale Inspection remain viable for one (1) year from date signed.

**Note:** No sale or transfer of property shall be complete without a prior Resale Certificate filed.

**Note:** A \$75.00 fee is assessed for Resale Inspections at time of application.

In the event the property does not sell within one year, 30 days prior to the expiration date of the Certificate of Inspection, the homeowner may apply to have the existing Certificate of Resale extended, it will be updated for an additional year at no cost. Any material changes will require a new Certificate of Inspection and the standard fee will apply. This extension request may be applied for once only. **Approved 11/17/2021.**

4. It is the responsibility of the Lot Owner/Seller to arrange for correction of any non-compliant issues (identified by the Architectural Resale Inspection) for which a written Temporary Variance has not been issued, before the sale or transfer can be concluded (see Section U: Temporary Approved Variances).
5. It is the responsibility of the Lot Owners to maintain their property in conformance with all codes, rules, and regulations of the Roadhaven Resort, City of Apache Junction, and other applicable agencies. Consequences of deviating from compliance are the sole responsibility of the lot owner.
6. Roadhaven Resort Permits must be obtained for all construction, remodeling, enhancements, and/or renovations to the EXTERIOR of new or existing Structures. Interior or structural modifications may require permits and inspections from the City of Apache Junction. (See also, Section C: Permit Requirements for Site Development)
7. Issuance of a permit is based on current requirements regardless of any prior conditions or requirements that may have existed in the Resort but no longer conform to present Rules and Regulations. Any site development begun without the necessary permit is subject to removal at the Lot Owner's expense.
8. Contractor Liability Insurance: Lot Owners must ensure that their contractors and sub-contractors have provided proof of liability insurance and licenses to the General Manager, as required by Roadhaven Resort and the City of Apache Junction prior to obtaining permits. A list of contractors, approved to work in the Resort, is available at the Architectural Office and on the Roadhaven Resort website. Lot Owners must also ensure that their contractors, sub-contractors, and independent workers know these rules and accomplish the work in accordance with the rules.
9. Future rules and regulations as adopted by the City of Apache Junction and/or Roadhaven Resort shall be implemented and enforced. The Lot Owner is responsible for compliance as required.
10. Neither the Board, the Architectural Director, nor any member thereof, shall be liable to the Roadhaven Resort, a Lot Owner, or to any other party for any damage, loss or prejudice suffered or claimed on account of the good faith approval or disapproval of any plans, drawings, or the

performance of any work, whether or not pursuant to approved plans, drawings and/or specifications.

11. Roadhaven Resort permits are valid for one year. City of Apache Junction permits are valid for only six months. Lot Owners may be able to extend by calling the City.
12. In the event of a violation, the Lot Owner shall have the violation brought to his attention by the Architectural Director who will explain the violation and attempt to assist the Lot Owner to achieve a remedy. If the violation is not remedied and/or the Lot Owner continues the violation, the Architectural Director shall refer the violation to the General Manager for appropriate action. If the violation is not remedied with the General Manager, the Board will take action to rectify the violation. Permits will not be issued for improvements until all violations lacking an approved written Variance are corrected or resolved. **Approved 04/9/13.**
13. The Architectural Rules and Requirements are enforceable to the same extent and in the same manner as the provisions outlined in the Categories and Procedures as stated in the General Rules & Regulations, Roadhaven Resort of Apache Junction. If the Lot Owner or their contractor(s) have questions about the Architectural Rules and Regulations, a written request must be submitted to the Architectural office for review and resolutions of the questions before any action can be taken. **NOTE: All violations shall be considered CAT2, MODERATE violations unless otherwise noted.**

### C. Permit Requirements for Site Development

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1. The following Site Development projects require both Roadhaven Resort and Apache Junction City approved permits: **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 1 WK**
  - a. Air Conditioner (New Installation)
  - b. Plumbing
  - c. Habitable Room (Arizona Room)
  - d. Raised Deck thirty inches (30") and higher or over 200 sq.ft. (railing required)
  - e. Awning installation and modification. (Modification requires Structural Engineer drawings)
  - f. Screen Room
  - g. Storage Shed over one hundred and twenty square feet (120 sqft) and/or including utilities
  - h. Electrical
  - i. Park Model (installation)
  - j. External Insulation Finishing System (EIFS) Exterior of Building (See Exhibit I)
  - k. Siding replacement. (Structural Engineer Calculations or Manufacturer approval information)
  - l. Roofing even if like for like. (Repairs over 96 sq.ft. require a permit)
  - m. Door Replacement on Park Model
  - n. Window Replacement on Park Model
  - o. Converting shed into laundry room and/or bathroom. (Even if plumbing/electrical exists)
  - p. Solar
2. The following Site Development projects require only Roadhaven Resort approved permits: **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 1 WK**

- a. Concrete Slab
- b. Raised Deck under thirty inches (30") high, and/or fixed steps over 14" high
- c. Concrete Patio
- d. Railing and Handrails
- e. Decorative Walls
- f. Storage Shed one hundred twenty square feet (120 sq.ft) or smaller (no utilities)
- g. Eyebrow Shades
- h. Special Antenna
- i. Flag Poles
- j. Masonry (walls not over 36" high)
- k. Trellises
- l. Paving and Pavers
- m. TV Antenna/TV Dish
- n. Park Model (location/relocation)
- o. Wrought Iron (fences, partitions, or panels)
- p. Protective Golf Ball Screens
- q. Material changes or renovations to the exterior of any existing structure or Park Model
- r. Window Replacements (Glass replacement does not require permit)
- s. Siding Replacements
- t. Door (Exterior) Replacements
- u. Exterior Painting (See Section F. General Construction Rules, #7) **Approved 04/9/13**
- v. Roofing **Approved 04/8/14**
- w. Air Conditioner Replacement **Approved 04/8/14**

#### **D. Permit Application, Approval and Usage**

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**Note:** The word "permit" unless identified as a "City of Apache Junction Permit" means a "Roadhaven Resort Permit."

1. Owners are encouraged to visit the Architectural Office for assistance preparing and submitting permit requests, development designs, site preparation plans, and to review related rules and regulations.
2. If a property and/or structure is not in compliance with setback or PUE rules, a permit will not be issued for improvements until those issues are resolved. Exceptions: necessary maintenance; proposed improvements that mitigate existing compliance issues; proposed improvements where an Approved Variance has been secured exempting the non-compliance (see Section U: Temporary Approved Variances). Example: a shed encroaching into the PUE will be permitted to be moved to get it into compliance.
3. The completed permit application, along with all its views and details, must be submitted to the Architectural Director for review. Depending on the complexity of the application the Director may request more detailed drawings drawn to scale. (See Exhibits A through H).
4. The Architectural Director will review the completed application to ensure all forms are complete, all views are attached, and all details are included, then apply the necessary stamps and sign the form.

5. An Architectural Director will review the application for completeness and may arrange an on-site inspection for compliance. If all matters comply with the current rules, he will sign the permit. The Architectural Director may, at his discretion, opt to forward the permit package to the General Manager for further review prior to final approval.
6. When approved and signed by the Architectural office or the General Manager if required, the "Permitted Work" package shall be returned to the Lot Owner in person or forwarded by mail. If not approved by the General Manager, the permit application shall be returned to the Architectural Office with a written explanation of why it was not approved. The original copy will be retained on file in the Architectural Office. **Approved 04/9/13**
7. After receipt of the approved Architectural permit, if a "City of Apache Junction Permit" is required, the Lot Owner (or his contractor) is responsible to contact the City of Apache Junction, apply for and obtain the required "City Permit" (see section B1) before proceeding with any work. Also, before proceeding with any work, a copy of the Apache Junction permit must be presented to the Architectural Office for final review and copying.
8. It is the Owner's/Contractor's responsibility to contact the Architectural Office and arrange for all inspections required as the "Permitted Work" progresses to completion. Upon completion, it is the Lot Owner's responsibility to notify the Architectural Office that the work is completed. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 24 HRS**
9. No changes, adjustments, deviations, or additions shall be made from/to the project specifications as defined in approved construction documents, plans, and permits without prior written approval of the Architectural Director. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 1 WK**
10. The General Manager and/or the Architectural Director will monitor the progress of the "Permitted Work" for continued compliance.
11. Building Permits must be located so as to be readily visible from the street during the period the permit is effective and/or the work is in progress.

## E. Definitions

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1. **Awning** - A fixed lightweight metal overhead cover which is open to a free flow of air.
2. **Awning Cover Side** - That side of the lot designated to accommodate an awning. (Sometimes referred to as the "entry side")
3. **Variance** - A proposed design, installation, or construction not normally permitted by the Rules. A Variance may be requested from the Architectural Director. A letter of Temporary Approved Variance



will be approved and provided, at the General Manager's discretion, detailing the approved Variance. A copy will be retained on file at the Architectural Office. Variances shall not create conflict or non-compliance with any other regulations. Variances are considered temporary and shall lapse upon the sale or transfer of said property but may be renewed at the General Manager's discretion. Variances for personal health and safety considerations will receive priority. **Approved 02/19/19**

4. **Approved Variance** – An existing condition that is in violation of current rules but under certain criteria is allowed to persist on an interim basis at the General Manager's discretion. (See Section U: Temporary Approved Variances, and Section V: Examples of Existing Conditions that May Qualify for Variance). **Approved 02/19/19**
  
5. **Eyebrow Shades** – aluminum or fabric shades which are attached to a structure over windows for the purpose of protection from the elements. Eyebrow Shades not less than six feet eight inches (6' 8") above grade may extend into the setback area but the drip line must be within the Lot Owner's property. (Also see section J.2) **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS Note:** Eyebrow shades are cosmetic, not structural, and will not be included when calculating for the 48% Rule (see Section F, Line 6: Structure Areas).
  
6. **Habitable Room** - A space used for living purposes, which is not open to free flow of air as defined for awnings. Habitable Room includes a Park Model and/or an Arizona Room. All Habitable Rooms require permits from the Architectural Office and are subject to City of Apache Junction building codes, permitting requirements, and inspections (See City of AJ Building Codes for specifics).
  
7. **Storage Shed** – A non-habitable space, either free-standing or attached. Erecting, remodeling, relocating, or removing a shed requires a permit from the Architectural Office. Sheds are restricted to one hundred and twenty square feet (120 sq. ft.). Buildings over one hundred twenty square feet (120 sq. ft.) also require permitting by the City of Apache Junction and will be held to the same construction standards as a Habitable Room. (See also, Section F: General Construction Rules, Lines 4 and 5) **Approved 02/18/20**
  
8. **Lot** - A separate parcel of real property shown upon any recorded subdivision map of the Resort, with the exception of the common area. Lots are defined by type:
  - a. Type "A" lots - Interior parallelogram lots (see Exhibit "A").
  
  - b. Type "B" lots - Corner lots and other irregularly shaped lots, providing additional space on the awning cover side. In the case of Corner lots that are triangular in shape, the rear of the lot is defined by the PUE. (See Exhibit "B").
  
  - c. Type "C" lots - Rectangular shaped lots. Type "C" lots are designated as those lots on both sides of S Kiowa Dr. (South of Chippewa Ave.), Shawnee, Shoshone, Seneca, and Sioux, on the east side of S Cheyenne Dr. between W Chippewa Ave on the north and W Pecos Ave. on the south; lots 2327 and 2328 on W. Pecos Ave., lots 2320, 2321, and 2322 on S Pomo Ave.; and lots 1355, 1356, 1357, 1358, 1359 and 1360 on S. Kiowa Dr. (See Section W: Exhibit "C")

9. **Lot Line** - A property line of record bounding a lot, which divides one lot from another or from Common Area.
10. **Parking Space** - A concrete or paver slab not less than nine feet by eighteen feet (9' x 18') designated for parking a motor vehicle. Parking shall be located at the front of the Park Model, typically parallel to the utility side Lot Line. Parking may encroach into side setback and/or side PUEs, but in all cases vehicles shall not encroach on the street or sidewalks. (See EXHIBIT A, Type A Lot for typical parking configuration)  
**Exceptions:** Type C Lots may situate their 9x18 Parking Space as needed to clear street and walks.  
**NOTE:** A letter (not a Temporary Variance) permitting "alternative parking" may be requested to resolve other compliance issues, and a copy shall be on file at the Architectural Office.
11. **PUE** - (Public Utilities Easement) is an easement right, dedicated within properties, granted to the various Utilities to ensure access to utility infrastructure passing over, under, and/or through the properties.
12. **Recreational Vehicles:**
- a. **Park Model** - A Park Model is defined as a mobile vehicle (temporarily stationary) that is approximately twelve feet (12') wide and thirty-three feet (33') long – and a maximum of four hundred square feet (400 sqft), measured inside the structure (HUD requirement).
  - b. **Motor Home** - A self-contained motor-powered recreational vehicle that is not parked permanently on a lot. (See Roadhaven Rules & Regulations for further definition.)
  - c. **Travel Trailer/Fifth Wheel** - A self-contained non-powered recreational vehicle that is pulled by a powered vehicle and is not parked permanently on a lot. Trailers less than thirty feet (30'), as measured from hitch to rear bumper, are not permitted. (See Roadhaven Rules for further definition.) **Approved 02/19/19**
  - d. **Destination Trailer** – A self-contained non-powered recreational vehicle that is pulled by a powered vehicle but is parked semi-permanently on a Lot. (See Roadhaven Rules for further definition). **Approved 02/19/19**
  - e. **Bays & Projections** - Sections of Park Model, Motor Home, or Travel Trailer, that extend out from the basic floor line of the unit. Note: Bays and Projections shall not encroach into, or over, Setbacks or PUEs.
  - f. **R.V. Placement** - See Section W Exhibit D: Typical Placement Motor Home, Trailers, or Fifth Wheel
13. **Roadhaven Quality Standards** – All Structures, Motor Homes, and Trailers shall meet all applicable codes. They must have a design that is reasonably up to date and compatible to that of the majority of the Resort. They shall maintain an appearance that is clean, neat, orderly and does not detract from the local neighborhood appearance. If a structure is being moved, it must maintain or improve the location it is being moved to and add value to the Resort and the lots surrounding it. A unit being

accepted to the Roadhaven Quality Standards is expected to be acceptable to the Resort for an additional eight (8) year period, assuming it will be continually cared for.

14. **Setback** - The minimum distance between a lot line and a Recreational Vehicle or Structure.
15. **Structure** – Any non-portable fixture or feature installed or constructed on a lot. For the purposes of these rules, and better clarity, (and not intended to be an exhaustive listing) the following are considered to be Structures: Habitable Room, Awning, Concrete Patio, Deck, Flagpole, Screen Room, Storage Shed, Steps, Trellises, Golf Screens, Masonry Walls. (A Park Model is an RV and, therefore, not technically considered a Structure, though setbacks, PUEs, height restrictions and other regulations still apply.)
16. **Violation** - The deliberate or inadvertent non-compliance with or breaking of a rule. (See Appendix A)

## F. General Construction Rules (Applicable for all Construction and Structures)

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1. **Drawings:** Drawings provided by the owner with an application should be as follows. (Consult the Architectural Office for examples of typical construction and/or assistance)
  - **Plot Plan** – Scale drawings (1/8" equals 1 foot is typical) of property with proposed recreational vehicle and/or structure location and required setbacks, concrete, and walls.
  - **Structures** – (*Permit drawings will be reduced to 8-1/2" x 11"*) included with floor plan, elevation views and necessary details including construction cross section details and total square footage of the footprint and roof area. **Approved 04/8/14**
  - **Note:** All drawings and plans shall include its address, its lot number, and the owner's name on each page, and indicate the "North" direction.
2. **General Set Back and Placement Requirements: VIOLATION PENALTY: CAT1, SEVERE; COMPLY 30 DAYS**
  - a. **Setbacks & Public Utility Easements (PUE)** - Many lots within the park have setbacks and easements that fall within the property lines. No fixed improvements, trees, or planted shrubbery over twelve inches (12") in height are allowed within these setbacks or PUE's. Exceptions: In PUE's removable paving blocks (pads, bricks) are permitted; planter pots and other man-portable personal property are permitted. **Approved 01/19/2021**
  - b. **Structures** shall not encroach into or over any setback, PUE, or parking requirements. See Section W, Typical Lot Exhibits A, B and C (attached to these Rules) for specific examples of typical structure placement.
  - c. **Transformers** – New Park Models or Structures (Arizona Room, shed, etc.) must not be situated with any doors, windows, vents, or other openings within ten feet (10') (five (5)

feet if less flammable oil) of an electrical transformer. If this occurs, the homeowner is solely responsible to bring the property into compliance. **Approved 04/9/13**

- d. **Air Conditioners** – Replacement air conditioners must not extend into the PUE or setback. **Approved 04/8/14**
- e. **Run-off consideration** - Water run-off from Lot and Structures shall not flow onto adjacent Lot(s). (See also: Section F, Subsection 7, Line i: Gutters) **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 30 DAYS Approved 04/14/15**
- f. **Other** – No structure, plant, or personal item shall block or otherwise impede the function of perimeter security camera systems or motion detectors.

#### Exceptions to Setback and Placement Requirements:

- **"B" Type Lots** – Owners of these lots may apply to the Architectural Office to utilize either side boundary as the back boundary requiring a five-foot (5') setback, assuming no conflict with existing PUEs.
- **Eyebrow Shades** over windows may extend into Setbacks provided the drip line is within the Lot Owner's property. Eyebrow shades must be a minimum six feet eight inches (6' 8") above existing grade so as not to impede someone walking underneath. **Approved 04/8/14 (See also Section E, Line 4: Eyebrow Shades)**
- **Masonry walls** may cross setbacks to the Plot Line but shall not encroach on any PUE. **Approved 04/9/13** See also: Section L, Patios; and Section O, Masonry Walls.

#### 3. **Structure Placement Requirements: VIOLATION PENALTY: CAT1, SEVERE; COMPLY 30 DAYS**

Type A Lots: Park Models, RVs, and all Structures must maintain a minimum six-foot (6') setback to the front property line and a minimum three-foot (3') setback along both side property lines. Back and side PUEs shall be observed. (See Section W, Exhibit A: Typical Lot Type A diagram)

Type B Lots: Park Models, RVs, and all structures must maintain a minimum six-foot (6') setback to the front property line, a minimum six-foot (6') setback around the radius of the street corner (on corner lots), a minimum four foot (4') setback along the "side street", and a minimum three foot (3') setback to the one side property line. Back and side PUEs shall be observed. (See Section W, Exhibit B: Typical Lot Type B diagram)

Type C Lots: Park Models, RVs, and all structures must maintain a minimum three-foot (3') setback to the front property line and a minimum three-foot (3') setback along both side property lines. Back and side PUEs shall be observed. (See Section W, Exhibit C: Typical Lot Type C diagram)

**NOTE:** PUEs vary and may include side PUEs. Consult Architectural Office for lot details.

**NOTE:** No Park Models or buildings can be placed such that doors, windows or vents are within ten (10) feet of a transformer (five (5) feet if low flow oil.) If this occurs, it is the homeowner's sole responsibility to bring the property into compliance. **Approved 04/9/13**

**NOTE:** Where no Park Model is in place on a lot, Structures must be placed to allow for the future location of a Park Model and positioned accordingly. (Examples: free Standing Awning, Arizona Room, Storage Shed, flagpole...)

**NOTE:** Structure placement shall not conflict with approved Parking Space.

**NOTE:** If EIFS is to be applied, structure placement will be offset by the thickness of the EIFS and underlying materials. Allow 3" additional setback for thickness. **Approved 04/8/14**

4. **Height Limitations: VIOLATION PENALTY: CAT1, SEVERE; COMPLY 30 DAYS**
  - a. Park Models and Structures shall be measured from the Lot's original asphalt or concrete surface to the Park Model or Structure's highest point.
  - b. Park Models shall be installed with the door sills set between thirty inches (30") and thirty-six inches (36") above original pavement grade. No excavating is allowed for the purpose of lowering the height of any structure.
  - c. Park Model height is limited to the manufacturer's original specifications. Habitable Rooms, Screen Rooms, Free Standing Awnings, or other structures may not exceed the maximum height of the installed Park Model. See Exhibit "E" - Typical Elevation Detail.
  - d. Free Standing Awnings or Arizona Rooms - are limited to a height of fourteen feet six inches (14' 6") at the peak and twelve feet (12') at the eave. See Exhibit "E" Typical Elevation detail.
  - e. Storage Sheds - Free Standing Storage Sheds shall be a minimum of seven feet six inches (7' 6") at the highest point, and a maximum of nine feet (9') at the highest point. Free Standing or Attached Sheds may be as high as, and unitized with, an overhead awning by using the awning pans as the roof of the shed. (See also Section N: Storage Sheds) **Approved 02/19/19**
  
5. **Interior Height Minimums: VIOLATION PENALTY: CAT1, SEVERE; COMPLY 30 DAYS**
  - a. **Habitable Rooms** - Seven (7') foot six (6") inches in center of room
  - b. **Screen Rooms** - Seven (7') foot six (6") inches in center of room
  - c. **Storage Sheds** - Seven (7') foot in center of room
  - d. **Covered Decks** - Seven (7') foot six (6") inches in center of deck
  
6. **Structure Areas – Coverage/Limitations/Requirements: VIOLATION PENALTY: CAT1, SEVERE; COMPLY 30 DAYS**
  - a. **Structure Coverage:** The sum of all the structures square footage, plus the park model, cannot be greater than 48% of the total lot square footage. **This will include any structure that casts a shadow from an overhead view.** Square footage measurements, for structures with roofs, are taken at the roofline. Exception: Type "C" Lots coverage can exceed the 48% maximum provided all PUE and setbacks are not violated. The Architectural office will give you the total lot square footage and the 48% that can be covered. **Approved 03/28/17**

- b. **Structure Coverage Calculation:** The following is provided as a sample method for calculating Structure Area Coverage:

Structure Description	Sample Size	Actual Size
Park Model	400 Sq. Ft.	400 Sq. Ft
Awning (with or without enclosed AZ or Screen room)	364 Sq. Ft.	
	96 Sq. Ft.	
Open Deck	90 Sq. Ft.	
Storage Shed	0 Sq. Ft.	
Free Standing AZ Room		
<b>Total Structure Area Coverage (A)</b>	<b>960 Sq. Ft.</b>	
<b>Structure Coverage Calculation</b> <b>Total Lot Sq Ft x 48% Maximum =</b> Allowable Total Structure Area Coverage (B) Sample: <b>2041 Sq Ft x 48% = 980 Allowable Sq Ft</b>		

*Note: (A) cannot be greater than (B) [see Type "C" Lot exception above]*

- c. **Parking** - Each lot must maintain one (1) space for off street parking. Parking space means an area at least nine feet by eighteen feet (9' x 18') for parking motor vehicles. Parking shall be located in front of the Park Model, typically parallel to the utility side Lot Line. (See Section W, Examples A, B, and C for examples of typical Parking Spaces) If alternate parking is required, it must be accessible from the front of the lot, and a permit must be authorized by the Architectural Office. **Approved 03/27/2018**
7. **General Construction Minimum Requirements:** While all construction, electrical and plumbing installations are required to meet City of Apache Junction requirements, the following items are specifically noted as Roadhaven minimum requirements. Where Roadhaven minimum requirements are not in conflict with the City of Apache Junction requirements and are more restrictive than the City of Apache Junction requirements, the Roadhaven requirements shall apply. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 30 DAYS**
- a. **Concrete Slabs** are permitted provided they are within the property line perimeter. A three foot (3') by four foot (4') rectangular opening must be left around utilities (water and sewer) to accommodate maintenance requirements. **Note:** Any Concrete Slab existing in the PUE, must be removed. See also: Section F, Line 2, Item e: Runoff Considerations.
- b. **Bottom Sills:** Bottom Sills (also called mud sills, or bottom plates) in contact with concrete shall be of pressure treated wood (or structurally equivalent metal dimension) anchored (with bolt

down anchors) at not less than forty (48") inches and not more than eighteen (18") inches from any corner. (Termite treatment is recommended for wood sills)

- c. **Stud Walls** shall be a minimum of construction grade 2x4 lumber (or structurally equivalent metal dimension) set at a maximum of sixteen (16") inches on center.
  - d. **Siding Material** must match or complement that of the Park Model and all other structures. When Park Models are replaced, all existing structures must be sided to match Park Model. *Approved 04/8/14*
  - e. **Roofing:** All roofing specifications, materials, and applications must conform to City of Apache Junction rules and regulations. The minimum allowed roof slope of any structure must be in accordance with the City of Apache Junction rules and regulations. All roofing projects require permitting from the Architectural Office. Roof replacement beyond replacing shingles requires a City of Apache Junction permit and inspections.
  - f. **Rafters** shall be a minimum of construction grade 2x4 (or greater as required by code, depending on length of span) lumber (or structurally equivalent metal dimension) set at a maximum of sixteen (16") inches on center.
  - g. **Gable or Roof Overhangs** - Overhangs on any structure must not encroach into any Setback or PUE and are included in the square foot calculations for Lot Coverage Limitations, Section E 6. *Approved 04/8/14*
  - h. **Hurricane Plates** are required for all wood construction, placed at not less than forty-eight (48) inches and not more than eighteen (18") inches from any corner.
  - i. **Gutters** up to four (4") inches wide are permitted on all Structures and are not part of the lot coverage. Gutter downspouts shall not discharge or direct the flow of water on to adjacent Lot(s). **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 30 DAYS** *Approved 04/14/15*
  - j. **Railings and Handrails** – Railings are required on all raised decks, walkways, and steps over fourteen (14") inches high. Handrails are required on steps with three (3) or more steps. Each step shall not exceed seven-inch (7") rise. Railings and/or Handrails shall be anodized aluminum, vinyl, painted metal, or composite material, and meet or exceed all local and federal requirements. Note: Wood railings or PVC material are not permitted. *Approved 04/8/14*
  - k. **Landings** - Landings at exterior doors must be in accordance with Apache Junction building requirements (i.e., A 3 foot by 3 foot landing for a typical door or sliding glass entrance. A 3 foot by 6-foot landing for any French door.) *Approved 04/9/13*
8. **Electrical Requirements:** Note: All electrical work must meet federal guidelines and shall require permits from the City of Apache Junction and the Architectural Office. *Approved 02/19/19*

- a. Homeowners shall inspect the electrical pedestal regularly for damage and stability. *Approved 02/19/19*
  - b. All new, existing, or replacement power pedestals must conform to SRP Electric Service Standards. *Approved 02/19/19*
  - c. All new replacement pedestals must be placed in the same location as the original pedestal unless clearance is obtained from SRP and the Architectural Office. They must include a front access panel and must include a 100 Ampere (maximum) main breaker and distribution panel. Owners shall maintain a three foot by three-foot (3'x3') frontal area without encroachment.
  - d. Any combined structures on a lot (including a Park Model, Habitable Room, Storage Shed, Arizona Room, Screened Room, and/or Motor Home) exceeding 1000 square feet will require a new electrical distribution panel as required in "b" above.
  - e. Structure placements must be in accordance with SRP rules.
9. Water heaters must be inside an enclosed structure such as a Park Model, Arizona Room, habitable room, or shed. *Approved 04/8/14*
10. Water softeners cannot be installed in setbacks or PUEs. *Approved 04/8/14*
11. **Finishes and Colors for Park Model, Arizona Room, Shed and Awnings:**
- a. Park Model, Arizona Room, Shed and Awning finish must comply with the rules and intent of the rules of the HOA. A complete, approved color chart is available in the Architectural Office to help choose a color when ordering a Park Model. All structures on the property must be the same color - with the exception of the trim, which must compliment or match the building colors approved by the Architectural Director. A color swatch for all structures on the property and one for the trim must be stapled to the permit that is retained by the Architectural office. *Approved 04/9/13*

***See Exhibits J, K, and L for guidelines to obtain a permit for construction on each lot.***



## G. Park Model Regulations

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1. It is recommended that a Lot Owner have the Architectural Director review all Park Model plans prior to the purchase of any specific unit to ensure that the Park Model dimensions can be accommodated on the Lot Owner's designated lot. (See Exhibit J) **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 24 HRS**
2. Moving Park Models: Park Models being moved into the Resort shall be new and meet all other standards for quality and appearance. Park Models moved within the park (lot to lot) shall be no older than ten (10) years and meet all other standards for quality and appearance. Remodel of existing Park Models less than twenty (20) years old, with the purpose of coming into compliance, is not restricted. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 24 HRS Approved 04/9/13**
3. All proposed Park Models shall require the acceptance of the Roadhaven Board of Directors, acting upon the recommendation of the Architectural Director after review and inspection of the subject Park Model. The Architectural Director shall confirm that the proposed unit will in fact fit within the constraints of the proposed lot.
4. Anchoring: All Park Models must be set on concrete or asphalt and anchored. Anchoring system shall conform to industry standards and local codes. Park Models shall be secured with not less than four anchors, one at each corner. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 30 DAYS**
5. All new Park Models will not exceed 100-Ampere electrical service. If a Park Model is delivered with an electrical service in excess of 100 Ampere, the panel is to be de-rated to 100 Ampere. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 30 DAYS**
6. Structural changes to a Park Model must be approved by the City of Apache Junction. Documentation of that approval must be submitted to the Architectural Office.
7. See Exhibit J – Guideline for Ordering and Installing Park Model

***Refer To Section F, General Construction Rules (Applicable For All Construction And Structures) For Additional Guidance.***

## H. Park Model Deliveries

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1. A Lot Owner wishing to bring a Park Model unit into the Resort shall obtain a permit from the Architectural Office, have it approved by the General Manager, and obtain all necessary City of Apache Junction permits, advise the Resort Security Office five (5) days prior to delivery. **VIOLATION PENALTY: CAT3, LESS SERIOUS; COMPLY IMMEDIATE**
  
2. All Park Model deliveries to Roadhaven Resort shall be restricted to Monday through Friday from 8:00am to 10:00am Oct 1<sup>st</sup> to May 31<sup>st</sup> and from 7:00am to noon June 1<sup>st</sup> to Sept 30<sup>th</sup>. City building permits must be received by the Architectural Office before Security will allow the unit into the Resort. The Architectural Director will confirm accurate placement of the Park Model. **VIOLATION PENALTY: CAT3, LESS SERIOUS; COMPLY IMMEDIATE Approved 04/23/2023**
  
3. The Dealer must advise the Security Office forty-eight (48) hours prior to the delivery of the Park Model. **VIOLATION PENALTY: CAT3, LESS SERIOUS; COMPLY IMMEDIATE**

## I. Park Model Placement

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1. A Park Model must be placed on the lot for which the permit was obtained, adjacent and parallel to the side Lot Line where utilities are provided. It must have a minimum setback of three feet (3') from the property line on the utilities side, a minimum setback of three feet (3') from the electrical meter base, and a minimum setback of five feet (5') from the rear property line (except where public utility easements exceed setbacks). It shall maintain an eighteen-foot (18') by nine-foot (9') Parking Space, parallel to and measured from the utilities side of the property line. If there is not sufficient parking length in front of the Park Model, the Lot Owner shall provide a suitable parking plan that must be approved in writing. All other setbacks and PUEs apply (See Section W, Exhibits A, B, and C) **VIOLATION PENALTY: CAT1, SEVERE; COMPLY IMMEDIATE**

***Note:** Where bays or projections occur the setback measurement shall be to the face of the projection. See Exhibit "D" RV Placement*

2. The Park Model must be set with the floor height (door sills) not to exceed thirty-six inches (36"), or less than thirty inches (30"), above original pavement. Installer shall preserve not less than 18 inches clearance between the underside of the Park Model and the resting surface. See Section "F" 4c Exterior Height Limitations for further guidance. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY IMMEDIATE**

3. Wheels and tongue are to be removed from the Park Model. The tongue shall be retained under the unit, while the wheels and tires are returned to dealer. Axles and hubs must remain on the frame.
4. Skirting: The unit must be skirted with matching skirting materials meeting industry and Resort standards within thirty (30) days (exceptions may be granted but must be in writing). **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 30 DAYS**

## J. Awnings (Attached & Free Standing)

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**Refer to Section F, General Construction Rules (Applicable for All Construction and Structures) for additional guidance. Approved 04/9/13**

1. A permanent metal awning may be attached to a Park Model (but not to other RVs) with proper permits in accordance with City of Apache Junction Rules. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
2. Awnings shall not exceed the length of the roof of the Park Model or any attached adjacent Raised Patio Area, Deck, Arizona Room, Habitable Room, or Screen Room. Exception: Fixed Awning extensions intended to provide protection from the elements may be approved by the Architectural Director, depending on location and height. In no case shall an awning violate the setbacks and/or a PUE. Extended awnings must not obstruct the neighbor's views. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
3. Awning posts shall be vertical and not encroach on setbacks or PUEs. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 2 WKS**
4. Freestanding Awnings shall not exceed thirty-seven feet (37') long and be located generally on the Awning Cover Side. Maximum height shall be fourteen feet six inches (14'6") at the peak and twelve feet (12') at the eaves. Awnings must be positioned so as to allow a standard twelve foot (12') wide Park Model to be installed at a later date (i.e., 12 feet plus setback from utilities side). See Exhibit "E" Typical Elevation detail. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 2 WKS**
5. Recreational Vehicles (including Park Models, Motor Homes, and Trailers) without a free-standing awning may not extend their retractable awning any further than the manufactured unit installed on the vehicle. A sunshade may be extended a maximum of four feet (4') beyond the manufactured awning. Poles, supports, cords, stakes, and/or weights shall extend straight down and not encroach into setbacks or PUEs. No tarps are allowed. **Approved 04/9/13**

*See Exhibit K – Guidelines for Awnings*

## K. Decks

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***Refer to Section F, General Construction Rules (Applicable For All Construction And Structures) For Additional Guidance. Approved 04/9/13***

1. Raised decks may be constructed on the patio area and may be constructed totally or partially under permanently attached awnings. Minimum clearance of seven feet six inches (7' 6") between deck and awning, as measured from deck's midpoint. All other construction and materials rules/regulations shall apply. Permits are required from the Architectural Office.
2. Decks shall be completely skirted within thirty (30) days with material compatible with the RV/Park Model or enclosed within a masonry wall.
3. Raised decks over fourteen inches (14") high require railings. (See Section F, Line 7, Item j: Handrails)

## L. Patios

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***Refer to Section E, General Construction Rules (Applicable For All Construction And Structures) For Additional Guidance.***

1. Raised concrete patios up to fourteen inches (14") tall are permitted provided they are constructed on raised fill encased in masonry or concrete and have a perimeter wall constructed of slump block (or similar material) to a height not exceeding thirty-six inches (36").
2. Depending on the raised patio's specific design, approved railings may be required or recommended at the Architecture Director's discretion for safety purposes.
3. Concrete Patios constructed at the street side can extend from the front of the Park Model or Deck to the front lot line but cannot infringe on, or impede easy access to, the required parking space. Concrete Patios constructed in other locations are required to abide by the setback rules and cannot violate any PUE. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 30 DAYS**

## M. (Awning) Enclosures

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1. **Screen Room** (This Section must be read in conjunction with the City of Apache Junction Requirements for "Screen Room".) A Screen Room is not a "habitable room".
  - a. Screen Room enclosure walls may have any configuration, provided the open area (screened windows and doors) of the longer wall and one additional wall is equal to at least 65% of the area below a minimum of six feet eight inches (6' 8"), measured from the floor. Openings may be enclosed with, readily removable insect screening or translucent/transparent plastic (not more than 0.125 inches {3.2 MM} in thickness). Tempered glass that is readily removable also meets this requirement. Glass sliding doors are permitted. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
  - b. The Screen Room must be installed under the awning, which shall be used as the roof, with a minimum ceiling height of seven (7') six (6") inches in the center of the room. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
  - c. The Screen Room may start at any point under the awning but must be one (1) continuous, undivided room. It may be constructed on raised floors or decks (7' 6" height requirement still applies). **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
  - d. A Screen Room must have a minimum of one (1) outside door. Outside doors and any stairs require switched lights. A park model with a switched light next to the Screened Room's door or stairs is an acceptable alternative. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
  - e. Screen room electrical supply, if applicable, is required to originate at the pedestal and have its own separate electrical panel. Electrical outlets are required to be GFCI. Rain-tight conduit and boxes are required and must be installed according to the City of Apache Junction Rules. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
  - f. Other materials allowed are **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
    - i. Aluminum framing and siding to match the unit;
    - ii. Block walls may be used as a base to a maximum of thirty-six (36) inches high;
    - iii. Insulated panels are permitted. These panels may be used as a base to thirty-six (36) inches high, must match unit siding, and may also be used as a drop ceiling.

- g. The gas vent on the Park Model or RV unit will not be allowed to vent into the Screen Room enclosure. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**

***Refer to Section F, "General Construction Rules (Applicable for All Construction and Structures)" for additional guidance. Approved 04/9/13***

*See Exhibit "F" Typical Screen Room Construction Detail.*

2. **Arizona Room** (this Section must be read in conjunction with the City of Apache Junction requirements for "Habitable Room".)
  - a. An Arizona Room is considered a "Habitable Room" by the City of Apache Junction. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY IMMEDIATE**
  - b. A Habitable Room is a separate structure requiring a concrete foundation, four (4) supporting walls and a structural floor and roof. If construction is unitized with an existing awning the awning pans must be insulated or an insulated sub-ceiling must be installed under the awning. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY IMMEDIATE**
  - c. The Habitable Room may start at any point under the awning and may have divided rooms within it. Bathrooms and laundry facilities are allowed, but not bedroom or kitchen facilities. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY IMMEDIATE**
  - d. When a Habitable Room is built as a freestanding structure, the height shall not exceed fourteen feet six inches (14' 6") at the peak and the eave line may not exceed twelve feet (12'). If a motor home is to be used in conjunction with the freestanding Habitable Room, the overhang on the Motor Home side can be extended twenty-four inches (24") to provide protection from the elements. See Exhibit "E" Typical Elevation. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY IMMEDIATE**
  - e. If built as a freestanding structure, a Habitable Room cannot be occupied without the primary self-contained RV unit present. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY IMMEDIATE**

***Refer To Section F, "General Construction Rules (Applicable For All Construction And Structures)" For Additional Guidance. Approved 04/9/13***

*See Exhibit E, F, G, H, and I - Typical Arizona Room Construction Detail.*

## N. Storage Shed

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1. A Storage Shed's area shall not exceed one hundred twenty (120) square feet, measured at the roofline. Maximum height of freestanding sheds is nine feet (9').  
**VIOLATION PENALTY: CAT1, SEVERE; COMPLY 2 WKS**
2. If Storage Shed is under (or adjacent to) an awning, it may be unitized with the awning and the awning pans may serve as the roof.
3. A Storage Shed (constructed at ground level) must be constructed on a slab two inches (2") or more above the existing concrete on the lot. Anchors must be not more than four feet (4') apart and not more than eighteen inches (18") from the corners.  
**VIOLATION PENALTY: CAT1, SEVERE; COMPLY 2 WKS**
4. A Storage Shed may be constructed on a raised deck.
5. Any storage shed to be moved within Roadhaven requires an Architectural Permit. At time of issuing the permit, the Architectural Director shall review and inspect the subject structure to ensure it meets the current Roadhaven Quality Standards. To retain the structure in Roadhaven shall require the acceptance of the Roadhaven Board of Directors, acting upon the recommendations of the Architectural Director after review and inspection of the subject structure. If the Architectural Director finds the structure not up to the Roadhaven Quality Standards, the Director shall recommend the structure be upgraded to meet standards or removed from Roadhaven. The Architectural Director will assist in determining what upgrades will be required, if so requested. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 2 WKS**
6. Plastic, vinyl, or temporary sheds are not permitted. Exterior Storage Units – See Park Rules and Regulations. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**  
*Refer To Section F, "General Construction Rules (Applicable For All Construction And Structures)" For Additional Guidance. Approved 04/9/13*

*See Exhibit "H" Typical Storage Shed Construction Detail.*

## O. Other Structures

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1. **Fences** – Owners shall not erect fences or screening. (See Protective Screens, below) Exception: Non sight obscuring, removable pet fences under three feet (3') tall are permitted in the back half of the Lot.

2. **Flagpole** - A single pole with facilities to raise and lower a flag or flags (limit two) is permitted. Cross arms or other rigid appurtenances intended to support a second or more flags or other flag devices are not permitted. (Maximum height not to exceed the height of the park model.) **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
  
3. **Masonry Walls** shall not exceed thirty-six inches (36") in height, may not extend into the public utility easement (PUE), require a concrete footing, and must be constructed with slump block or a combination of slump block and matching stucco on concrete block wall. NOTE: Matching dry-stacked walls (without mortar or concrete footing) may cross the PUE. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS Approved 04/9/13**
  
4. **Protective Screens** against golf balls are permitted. They shall consist of approved one inch (1") mesh sport netting supported by galvanized steel or aluminum frame, with a maximum height not to exceed the height of the park model and set within the property lines. Screens and/or frames may be installed on property lines but shall not encroach into, or impeded access to, setbacks and/or PUEs. NOTE: Poultry fencing (chicken wire) is not an acceptable substitute for sport netting. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
  
5. **Trellises** – Trellises constructed around patio areas, if under the awning, are permitted. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**

*Refer to Section F, "General Construction Rules (Applicable For All Construction And Structures)" For Additional Guidance. Approved 04/9/13*

## **P. Air Conditioners and Evaporative Coolers**

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1. All air conditioners shall be installed on an approved pad at ground level at the rear of the Park Model. In the case of a reverse Park Model placement, the air conditioner shall be placed toward the end of the unit on the back of the lot. Air conditioners may be placed in front of the Park Model or Arizona Room if/when rear or side PUE, setbacks, or another easement does not allow it. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**
  
2. If air conditioner placement, as outlined in (1) above, would violate P.U.E. or setback requirements, the air conditioner can be placed on the Awning Cover Side, adjacent to the Park Model. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 2 WKS**
  
3. Swamp (evaporative) coolers must be of non-corrosive materials and must be installed on the ground toward the rear of the Park Model. It may not encroach into



setbacks or the PUE. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS** *Approved 04/9/13*

4. No swamp (evaporative) coolers are allowed on the roof. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 2 WKS**

#### Q. Prohibited Structures

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1. Ramada roofs, carports, or automotive garages are prohibited. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 2 WKS**
2. Fences are prohibited on or around any lot. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 2 WKS** Exception: Non sight obscuring, removable pet fences under three feet (3') tall are permitted in the back half of the Lot.
3. Irrigation systems are not allowed to connect to the old irrigation system that was closed by Roadhaven. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 2 WKS**  
*Approved 04/9/13*

#### R. Propane Tanks

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Installation of LPG containers of less than 125 gallons water capacity is allowed next to the building they serve when in compliance with the following items:

1. All LPG containers must be approved by either Dept. of Transport (DOP) or American Society of Mechanical Engineers (ASME). Apache Junction Fire Marshall should be contacted for questions concerning LPG containers. Where transformers exist, SRP requirements must be met. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 1 WK**
2. All LPG containers not within the RV must be located at or near the rear of the lot. All LPG containers must rest on a solid level surface and be secured to prevent tipping, shifting, or dropping. Exception: LPG containers serving a barbeque grill may be secured in the manner provided/recommended by the grill's manufacturer. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 1 WK**
3. All LPG containers shall be located and installed so that the discharge from the container pressure-relief device is at least three feet (3') horizontally from any building openings below the level of the discharge device (i.e., Windows, doors, vents, crawl space opening, etc.) **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 1 WK**
4. The discharge from the container pressure-relief devices shall be located not less than five feet (5') from exterior sources of ignition, openings into direct-vent appliances or

- mechanical ventilation air intakes (i.e., air conditioners, furnace vents, power pedestals, transformers, etc.). **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 1 WK**
5. Containers may not be placed within the Public Utility Easement. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 1 WK**
  6. Containers may be placed within the three-foot (3') side setback, provided the adjacent setback is free and clear for emergency access. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 1 WK**
  7. Pressure Regulators must be secured to the tank or the unit. Tanks must be secured to prevent tipping/falling. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 1 WK**
  8. Portable LPG containers are not permitted to be filled on the Lot; they must be filled on the roadway or out of the Resort. **VIOLATION PENALTY: CAT1, SEVERE; COMPLY 1 WK**

## **S. Antenna**

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### ***Article IV, Section 1, B Of The Roadhaven Declarations Is Further Amplified For Clarification By:***

1. Television antenna mounted on other than travel trailers or motor homes shall not be more than three feet (3') above the gable. Where multiple antennas are supported from the same pole, the highest element may not be more than six feet (6') above the gable. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**
2. Intrusion of television antenna elements or the elements of any kind of antenna, into the airspace of a neighbor is not permitted. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**
3. One vertical whip antenna of the type generally used for CB communications may be mounted on a park model or shed in addition to any television antenna. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**
4. Supporting structure for antenna of any type must be securely fixed to the park model or shed and may not be mounted in the ground or the electrical pedestal. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**
5. Only one television antenna supporting structure is permitted on a lot. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**
6. Antenna structures must not be guyed. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**

7. Television antenna dishes up to and including three feet (3') in diameter must be mounted securely on the side or roof of park model or shed as approved for height and location by the Architectural Committee. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**
8. Antenna with elevated ground planes and amateur radio antenna are a special consideration and require authorization of an individual variance. Frequency of operation and physical size, configuration and orientation are primary determinants. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**

## T. Roadhaven Quality Standards

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1. **Structures and Recreational Vehicles** must meet all applicable codes and current rules. They must have a design that is reasonably up to date and compatible to that of the majority of the Resort, and must have an appearance that is clean, neat, orderly, and does not detract from the local neighborhood appearance. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**
2. **Exceptional Structure** - Any Park Model, RV, Shed, or other structure which, in the consideration of the Architectural Director does not meet or exceed the qualifications defined in (1), above. The Architectural Director may bring Exceptional Structures to the attention of the Board of Directors who will determine if a notification of the affected (neighboring) Lot Owners is required prior to remedial action. If after notification a majority of the affected Lot Owners object (in writing) to the Exceptional Structure, the Board, (in consultation with the affected Lot Owners, the applicant Lot Owner, and the Architectural Director), shall determine an acceptable course of action to correct or mitigate the Exceptional Structure's inadequacies. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**
3. Examples of areas that will be reviewed for Park Models are:
  - Setbacks in accordance with existing rules (See Section I-1, F-2).
  - Paving under unit is required (G-4).
  - Concrete or steel piers and anchors are required.
  - Wheels & tongues must be removed from unit (I-3).
  - Skirting will be reviewed for damage & style consistent with the quality of the adjacent neighborhood.
  - Siding will be reviewed for damage & style consistent with the quality of the adjacent neighborhood.
  - Roof style will be reviewed for damage & style consistent with the quality of the adjacent neighborhood.

- Air conditioner, evaporative coolers, & propane tanks placed in accordance with rules (See Sections P and R).

**VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**

**4. Examples of areas that will be reviewed for Storage Sheds:**

- Setbacks and placement are in accordance with existing rules (See Section F-2 and 3).
- Structure to be on two inch (2") raised concrete slab & anchored. (See Section N: Storage Sheds)
- Siding will be reviewed for damage & style consistent with the quality of the adjacent neighborhood.
- Roof will be reviewed for damage & style consistent with the quality of the adjacent neighborhood.

**VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**

- 5. If a structure is being moved, it must maintain or improve the location it is being moved to and add value to the Resort and the lots surrounding it. (See Sections F and G for details) VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**

- 6. A unit being accepted as meeting Roadhaven Quality Standards is expected to be acceptable to the Resort for an additional eight (8) year period, assuming it will be continually cared for. VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 4 WKS**

**U. Temporary Approved Variances:**

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1. Temporary Approved Variance: A document which, under certain criteria, allows an existing non-compliant issue to persist. Variances are provided by the General Manager's Office at the General Manager's discretion (in consultation with the Architectural Director) and filed at the Architectural Office. **Approved 02/19/19**
2. Owners may apply to the Architectural Office for a Temporary Approved Variance pertaining to each specific matter of non-compliance. **Approved 02/19/19**
3. Architectural Permits will generally be issued for work or construction that complies with current Architectural, City, and Government Rules/Codes for a property which has a pre-existing non-compliance issue, provided the Owner has been granted a Temporary Approved Variance for said issue. Permitted work or construction must not create new non-conforming issues, or further hinder bringing the existing nonconforming conditions into compliance in the future. **Approved 02/19/19**

4. It is the responsibility of the Lot Owner to ensure that any pre-existing conditions or Temporary Variances are identified prior to listing and made known to prospective buyers. **VIOLATION PENALTY: CAT2, MODERATELY SEVERE OR HEAVY NUISANCE; COMPLY 1 WK Approved 02/19/19**

**NOTE:** Temporary Approved Variances are granted to the OWNER(s), not the PROPERTY, and expire upon sale or transfer of ownership. Non-compliance issues must be resolved prior to sale or transfer unless the Buyer applies for and is granted a Temporary Approved Variance for the same matter of non-compliance. **Approved 02/19/19**

#### **V. Examples of Existing Conditions That May Qualify for Variance:**

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1. Existing Park Models or Structures that encroach into setbacks, but do not violate the Public Utility Easements (PUE), if all other conditions, violations, and issues are brought into compliance prior to sale or transfer. **Approved 02/19/19**
2. Existing older Park Models (see Section G, Line 2) that can be upgraded in appearance by residing and/or new fascia or façade.
3. Existing awnings that protrude beyond the length of the Park Model.

**Note:** Any condition which violates the Public Utility Easement (PUE) shall disqualify the residence from this exemption.

#### **W. Floodplain Management and stormwater Regulations**

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##### **W.1. Standard of Construction**

In all areas of special flood hazards the following standards are required:

##### **A. Anchoring**

All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; and

All manufactured homes shall meet the anchoring standards of this article.

##### **B. Construction materials and methods**

All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;

All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage;

All new construction, substantial improvement and other proposed new development shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and

Within zones AH or AO, structural structure slopes to guide floodwaters around and away from proposed structures.

### **W.2. Standards for Materials and Equipment**

Switch processor could be injurious to human , animal or plant life if released due to damage from flooding is prohibited in special flood hazard areas.

Storage of other material quote may be allowed if not subject to buy flood efficiently anchored to prevent flotation, or if really removable from the area within the time available after flood warning

### **W.3. Standard for Utilities**

All new or replacement water supply and sanitary sewage systems designed to maximize or eliminate infiltration of floodwaters into the system and discharge from system into floodwaters

On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

Waste disposal systems shall not be installed wholly or partially in a regulatory floodway.

### **W.4. Standards for Manufactured Homes**

All manufactured homes that are placed on site or substantially improved shall:

Be elevated so the bottom of the structural frame or the lowest point of any attached appliances, whichever is lower, is at or above regulatory flood elevation; and

Be securely anchored to an adequately anchored foundation system to resist floatation, collapse, or lateral movement. methods of anchoring may include but are not limited to use of over-the-top or frame ties to ground anchors. this requirement is an addition to applicable state and local anchoring requirements for resisting wind forces.

### **W.5. Standards for Recreational Vehicles**

All recreational vehicles placed on site shall:

Be fully licensed and ready for highway use. a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions; or  
 Meet the permit requirements of this article and the elevation and anchoring requirements for manufactured homes in this article.

#### **W.6. Floodways**

Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

#### **W.7. Arizona Room Addition Floodplain**

Owner will need to hire A civil engineer to determine the base flood elevation (BFE) for their lot. A FEMA construction drawing elevation certificate (EC) needs to be prepared identifying the minimum elevation of the lowest floor that the Arizona room and park model need to be elevated to. Lowest floor needs to be elevated to the BFE + 12 inches (regulatory flood elevation (RFE), AZ department of water resources requirement).

Existing Park model:

How is the existing park model supported? Jack stands? pony wall? provide details on the installation of the existing park model.

If the existing park model is set on pony walls, the flood vent requirement will need to be met and verified as part of the Arizona room permit. one square inch of the flood vent opening for every square foot of floor space.

If the existing park model is set on jack stands, any skirting underneath the park model will need to be a breakaway type.

The park model and any equipment serving the park model (e.g., water heater, air conditioning unit, solid AC duct work underneath the frame of the park model, etc.) will need to be elevated to the RFE or higher

New Arizona room addition:

The structural information shows information for both metal studs and framing lumber. Which is being used for the Arizona room supporting pony walls. Provide details on the framing/ construction of the pony walls.

Materials for the Arizona room will need to be floodproof materials below the RFE.

Any equipment serving the Arizona room will need to be elevated to the RFE (BFE+12 inches) or higher.

Flood vents will need to be provided in the pony walls of the Arizona room. one square inch of flood vent opening for every square foot of Arizona room floor space.

During construction it is the applicant's responsibility to ensure the Arizona room and its equipment meets floodplain development requirements before final approval of project. Upon completion of Arizona room, FEMA finished construction EC, Architectural Office will verify that both the park model and the Arizona room and any equipment serving both are sufficiently elevated at or above the RFE. The final elevation certificate will be reviewed for compliance before it is accepted by the city.

On finished construction EC: provide four (4) pictures to the Architectural Office, one for each side of the structure that was set. Pictures should clearly show any equipment that is serving the unit such as electric panel/ meter, AC unit, water heater (if outside), AC ductwork underneath the park model frame and the Arizona room, strap securing the park model to the ground, etc.

## **X. Exhibits**

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Exhibit A – Typical Type “A” Lot

Exhibit B – Typical Type “B” Lot

Exhibit C – Typical Type “C” Lot

Exhibit D – Typical Placement Motor Home, Trailer, or Fifth Wheel

Exhibit E – Typical Elevation Free Standing, Awning or Arizona Room

Exhibit F – Typical Screen Room

Exhibit G – Typical Roof Lines

Exhibit H – Typical Free-Standing Shed

Exhibit I – Stucco or E.I.F.S. on Existing Park Models

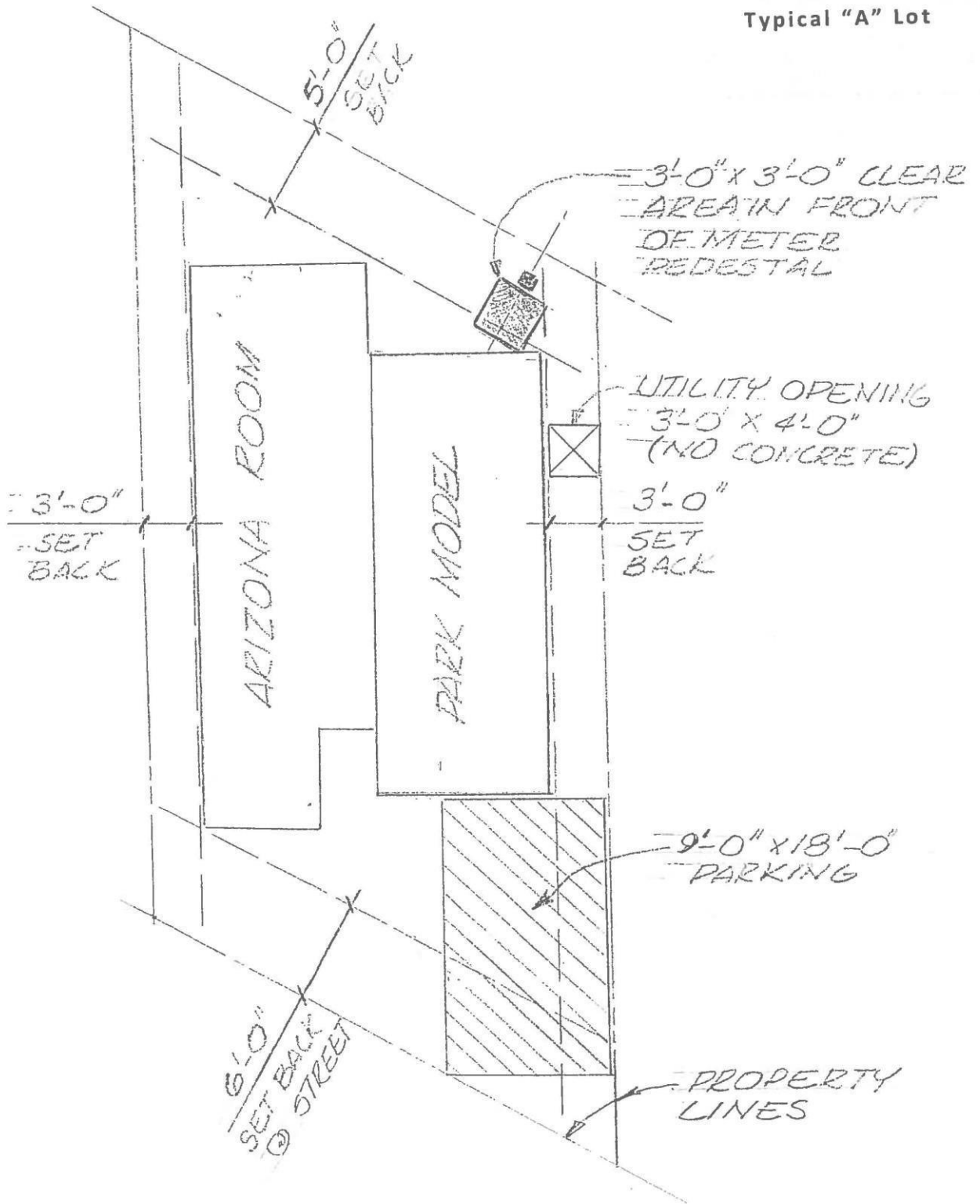
Exhibit J – Guideline for Ordering and Installing a Park Model

Exhibit K - Guidelines for Awnings

Exhibit L - Guideline for Constructing a Habitable Room (Arizona Room or shed)



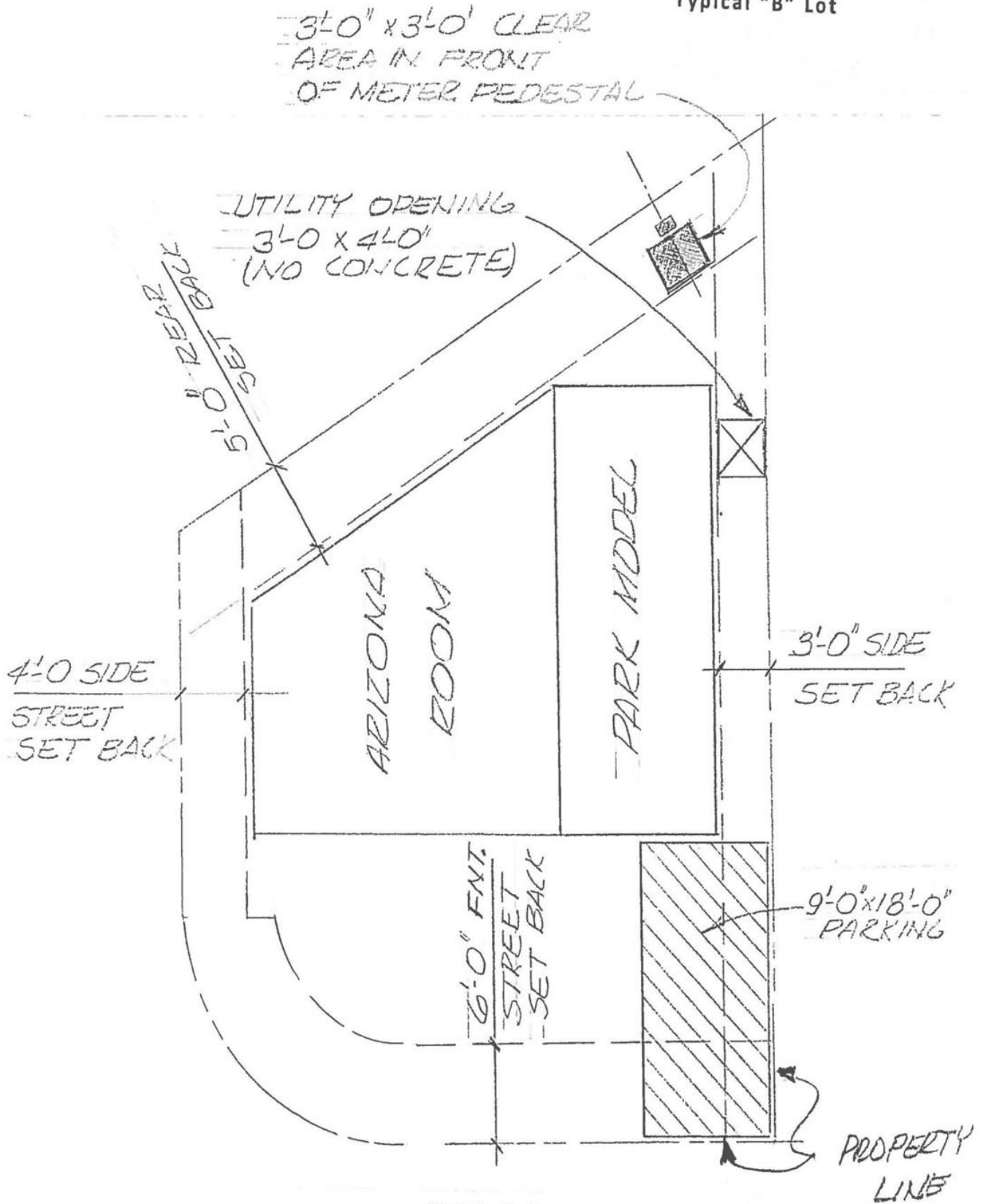
Exhibit A  
Typical "A" Lot



Not To Scale

**Exhibit B**

Typical "B" Lot



3'-0" x 3'-0" CLEAR  
AREA IN FRONT  
OF METER PEDESTAL

UTILITY OPENING  
3'-0" x 4'-0"  
(NO CONCRETE)

5'-0" REAR  
SET BACK

4'-0" SIDE  
STREET  
SET BACK

ARIZONA  
ROOM

PARK MODEL

3'-0" SIDE  
SET BACK

6'-0" FNT.  
STREET  
SET BACK

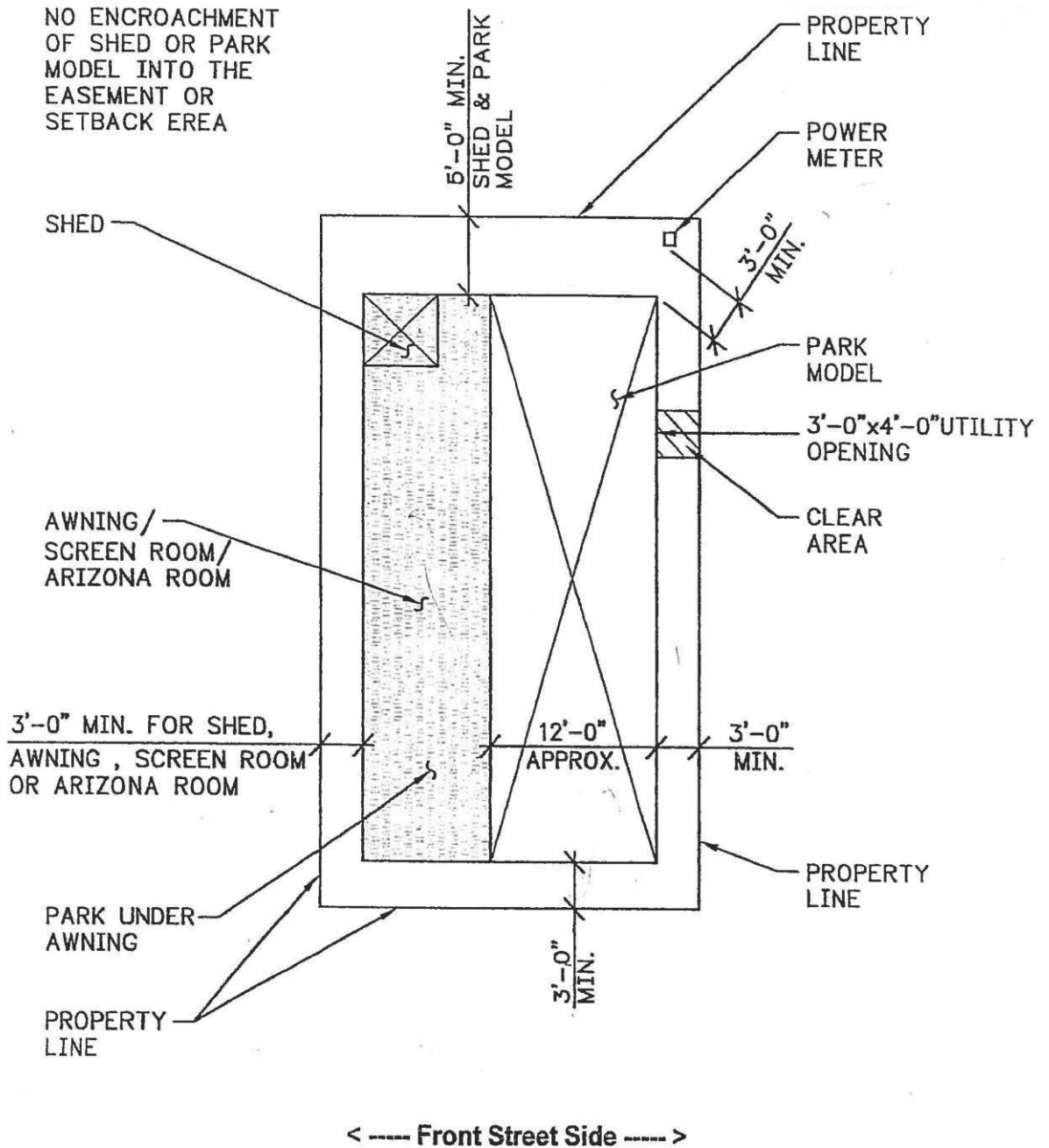
9'-0" x 18'-0"  
PARKING

PROPERTY  
LINE

Not To Scale

**Exhibit C**

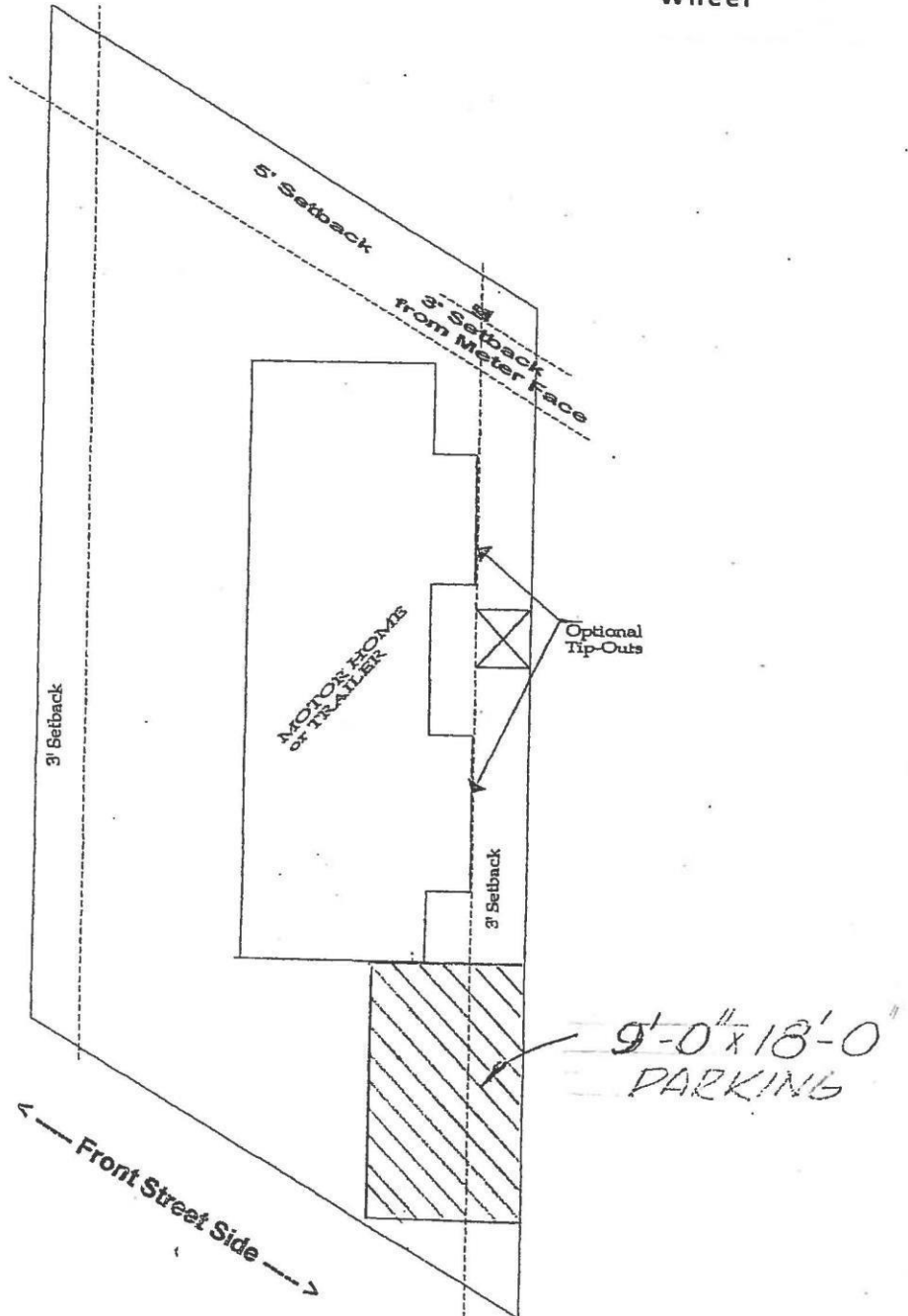
**Typical "C" Lot**



**Not To Scale**

**Exhibit D**

**Typical Placement Motor Home, Trailer or Fifth Wheel**

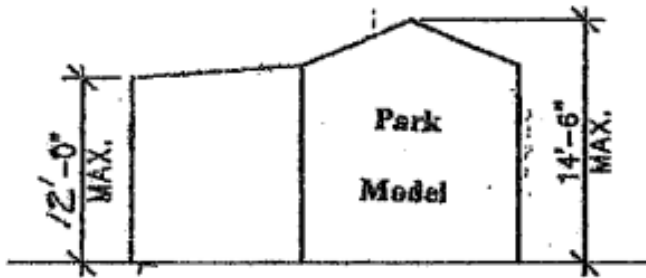


**Not To Scale**

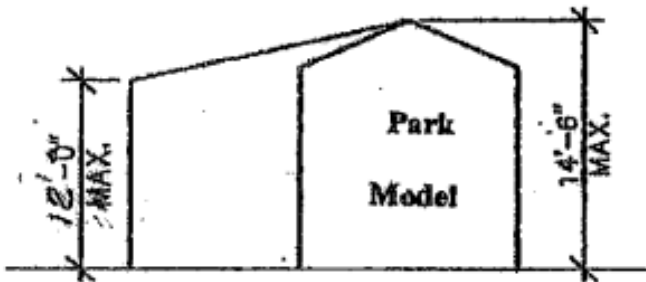
**Exhibit E**

**Typical Elevation For Free Standing Attached Awning or Arizona Room**

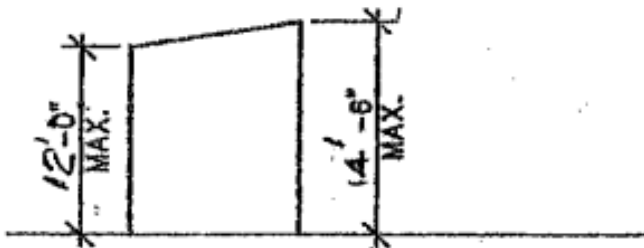
**Attached Awning, Screen Room or Arizona Room**



**Illustration for Attached Awning, Arizona Room or Screen Room**



**Alternative Illustration for Arizona Room**

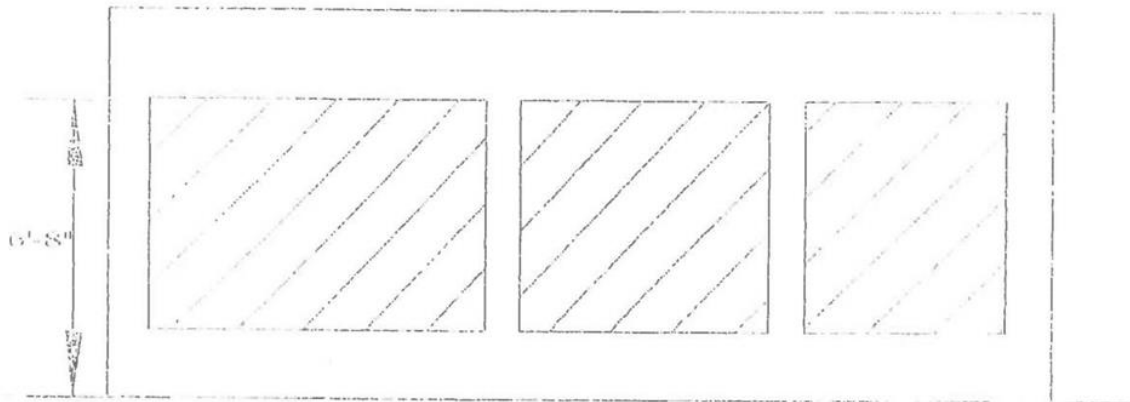


**Illustration for Free Standing Awning, Arizona Room or Screen Room**

**Not To Scale**

**Exhibit F**

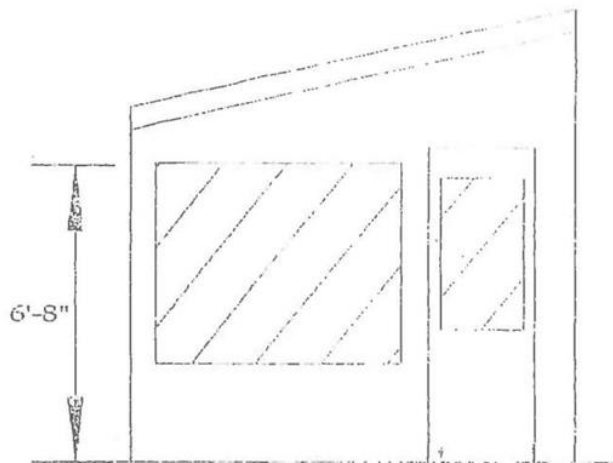
**Typical Screen Room**



Wall "A" SIDEWALL ILLUSTRATION

NOTE: Screened Area below 6'-8" on the longer wall and one additional wall must be equal to at least 65% of total area of the two walls "A" and "B"

Screen area must be fully removable screen or plexiglass

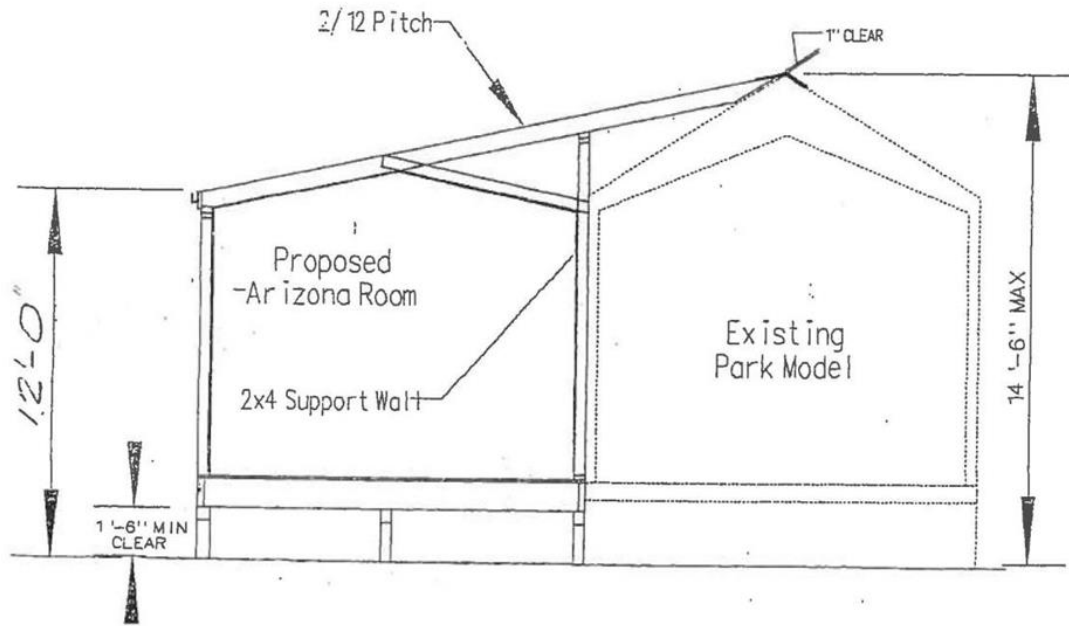
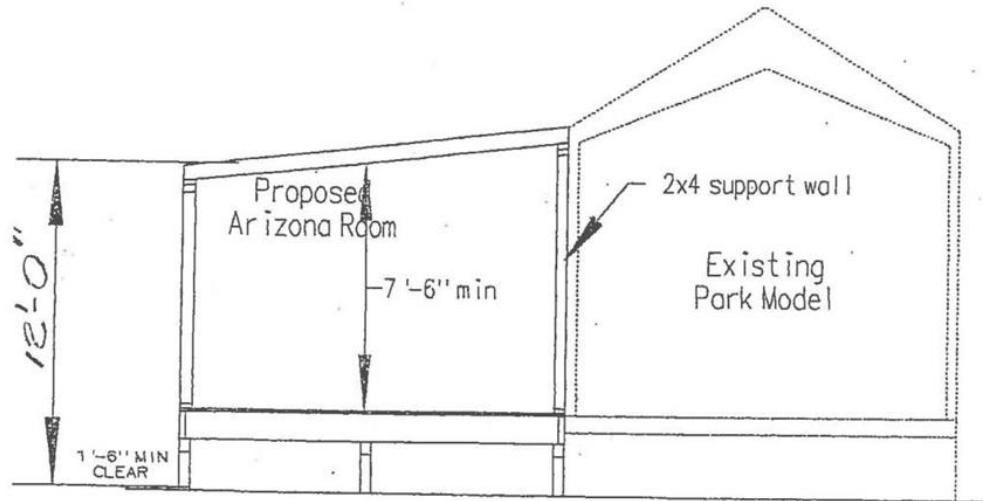


Wall "B" END WALL ILLUSTRATION

CALCULATION: Total area of walls "A" and "B" = xxx sq ft.  
Required screen area = 65% of xxx

**Not To Scale**

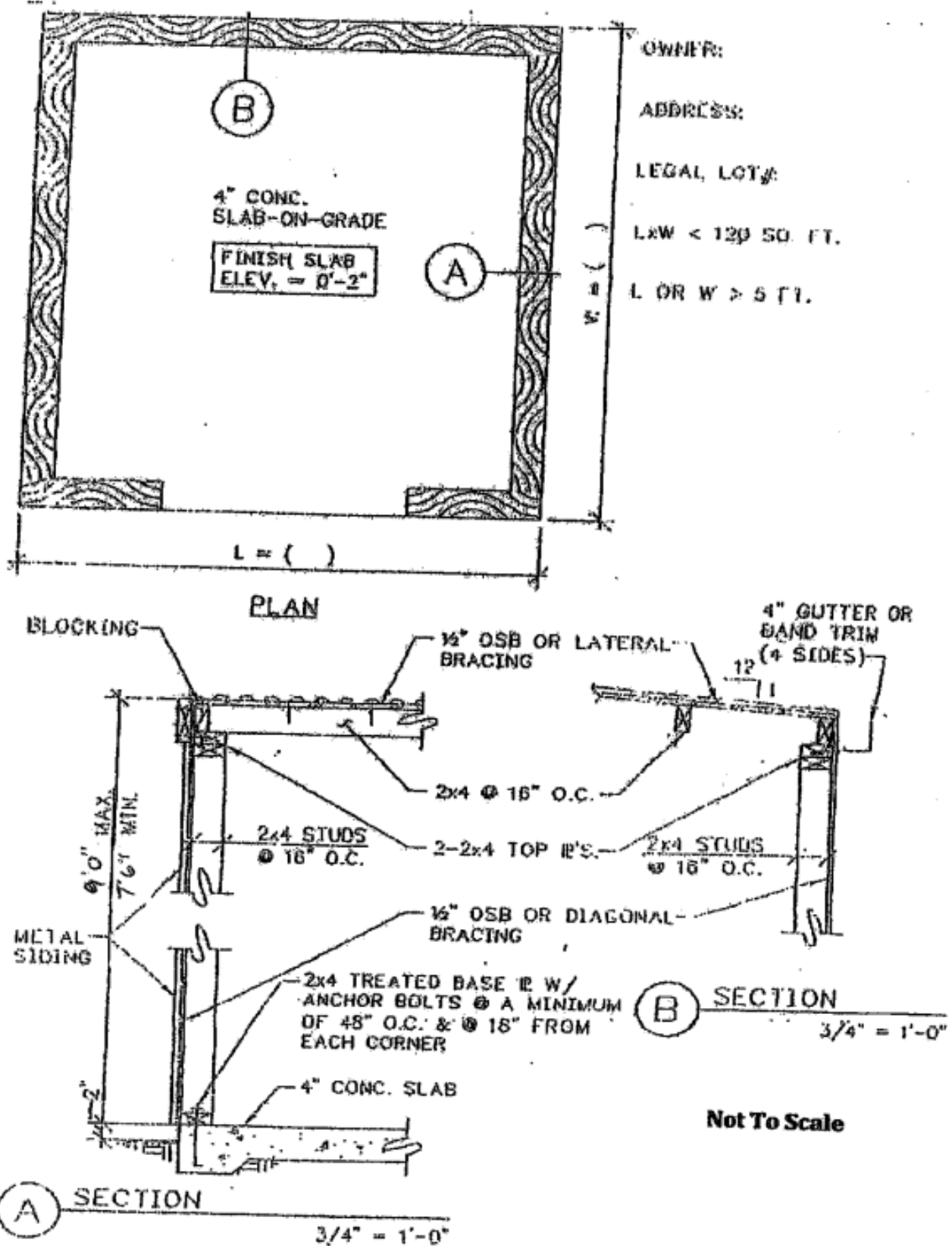
**Exhibit G**  
**Typical Roof Lines**



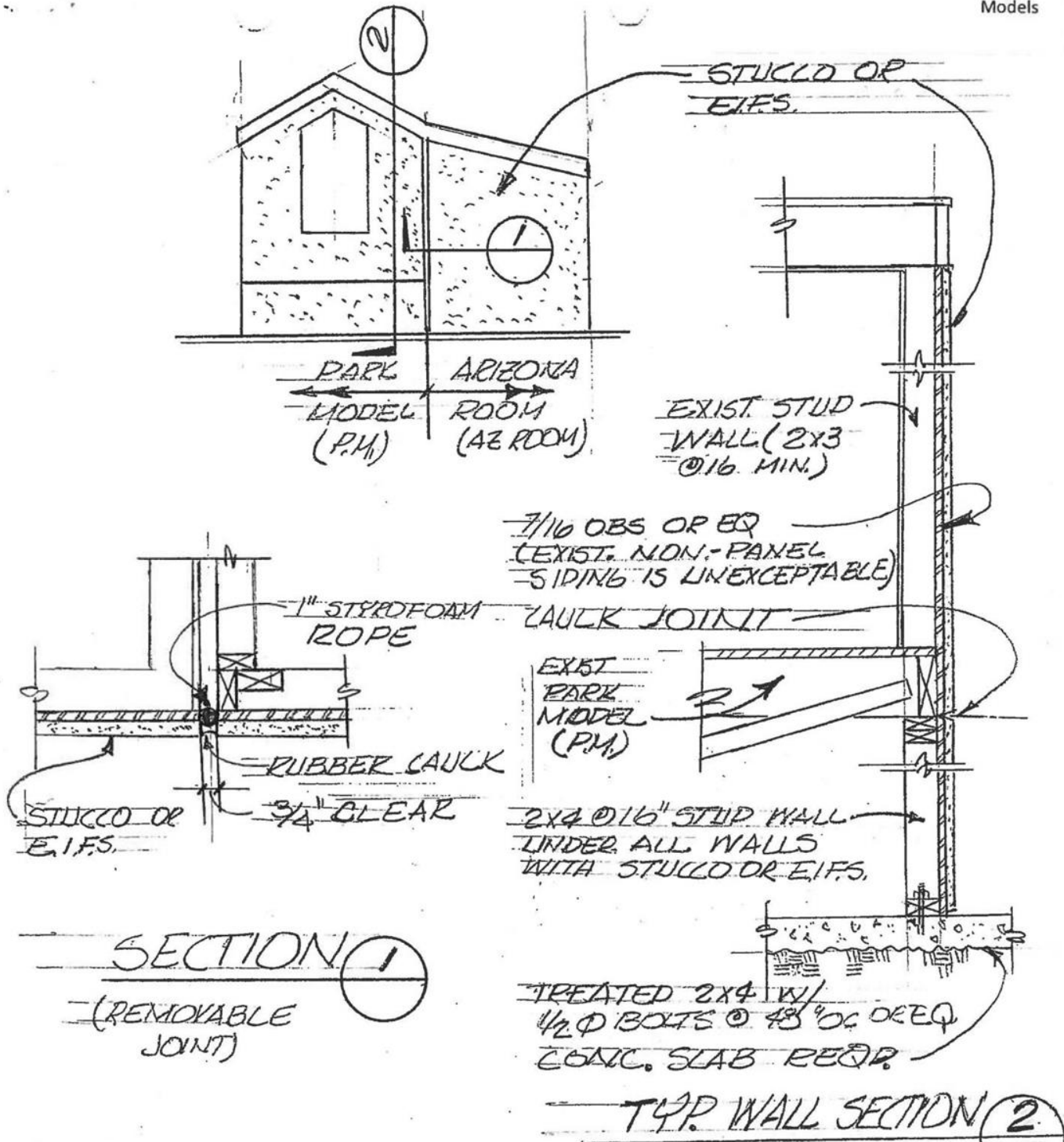
**Not To Scale**

### Exhibit H

### Typical Free Standing Shed







STUCCO OR E.I.F.S. ON  
EXISTING PARK MODELS

**Exhibit J**  
Park Model Ordering & Installing

**Guideline for Ordering and Installing a Park Model**

Following is a brief outline of the process as described in more detail in the Rules and Regulations to obtain a permit for ordering and installing a new Park Model (PM):

1. Upon finding a park model, obtain a copy of the floor plan and specifications, and then visit the Architecture Office (AO).
2. The AO will:
  - a. Provide lot size and dimensions to determine the proposed location of the PM.
  - b. Review the setbacks and PUE restrictions for the Lot.
  - c. Review the Resale Inspection Report.
  - d. Complete the Park Model Approval Form.
  - e. Schedule a review of the Lot by the AO to determine compliance with b and c.
  - f. Property Owner provide sketch of PM and parking locations. (Exhibits A, B, C)
3. The AO will submit the permit to the General Manager for approval when:
  - a. Sketch is accepted,
  - b. Acceptable color sample of PM submitted,
  - c. PUE and set back violations have been resolved, and then
  - d. Permit form will be finalized.
4. The General Manager reviews each Permit application and returns each to the AO.
5. The property owner or seller of the PM picks up the Permit and submits to Apache Junction for the permit to transport the PM to Roadhaven Resort.
6. The AJ Permit must be submitted to Roadhaven Security Office 48 hours prior to delivery. Delivery shall be scheduled for 8:00 am on Monday, Wednesday, or Friday.
7. If an existing PM is to be removed, it must be removed by the time the new park model arrives to the Park.
8. AO will assist in the final placement of the PM.

9. Once the electrical and air condition unit is set, the skirting is installed, and stairs with railings is provided, the final inspection by the AO will be completed.

**Exhibit K**  
Awnings

**Guidelines for Awnings**

Following is a brief outline of the process as described in more detail in the Rules and Regulations to obtain a permit for ordering and installing a new awning:

1. Determine the size and style of awning. Obtain detailed drawings and specifications from a contractor or dealer.
2. Visit the Architecture Office (AO).
3. The AO will:
  - a. Provide lot size and dimensions to determine the proposed location of the awning.
  - b. Review the setbacks and PUE restrictions for the Lot.
  - c. Schedule a review of the Lot by the AO to determine compliance with b.
  - d. Review Property Owner sketch of awning, Park Model, and parking locations.
4. The AO will submit the permit to the General Manager for approval when:
  - a. Sketch is accepted,
  - b. Color sample accepted,
  - c. PUE and set back violations resolved, and then
  - d. Documentation supporting the Permit is finalized.
5. The General Manager reviews and returns each Permit application to the AO.
6. The property owner/seller picks up the Roadhaven approved Permit and submits it to Apache Junction (AJ) for their permit.
7. Submit a copy of the AJ permit to AO.
8. Schedule the contractor to complete the installation.
9. Upon completion of the work, return the Roadhaven permit for final inspection by AO.

**Exhibit L**

## Habitable Room Construction

**Guideline for Constructing a Habitable Room (Arizona Room or shed)**

Following is a brief outline of the process as described in more detail in the Rules and Regulations to obtain a permit for the construction of a Habitable Room (HR) on your property:

1. Property Owner to develop a preliminary sketch of location and size of proposed HR.
2. Visit the Architecture Office (AO).
3. The AO will:
  - a. Provide lot size and dimensions to determine the proposed location of the HR.
  - b. Review the setbacks and PUE restrictions for the Lot.
  - c. Review the Resale Inspection Report.
  - d. Schedule a review of the Lot by the AO to determine compliance with b.
4. The property owner shall submit the following:
  - a. Drawing of the lot showing dimensions and locations of utilities, PM, awnings, and the new HR. (See Exhibits A – D)
  - b. Floor plan of the HB showing dimensions, name of each room, electrical, and plumbing locations.
  - c. Elevations of all sides of the HR. (Exhibit E)
  - d. Wall (interior and exterior) construction. (Exhibits F – I)
  - e. Deck construction drawing.
  - f. Stair and railing construction.
  - g. Detailed electrical plan.
  - h. Determining Park Model Electrical Service Form.
  - i. Sample color of exterior paint.
5. The AO will submit the permit to the General Manager for approval when:
  - a. Drawings are accepted,
  - b. Acceptable color sample submitted,
  - c. PUE and set back violations have been resolved, and then
  - d. Permit form will be finalized.
6. The General Manager reviews each Permit application and returns each to the AO.
7. The property owner or contractor picks up the Permit and submits to Apache Junction for the permit.

8. A copy of the AJ Permit must be to the AO for filing.
9. The permit obtained from AO must be displayed on the property.
10. Upon completion of the construction work and final inspection received from the AJ Building Department, the AO permit must be returned to the office to schedule final inspections by AO.

## Y. Appendix A: Penalty Categories

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### **CATEGORY 1** **SEVERE**

This category includes those rules which are deemed to be involved with health, safety, and civil statutes of a serious nature.

1. The rule offender shall be verbally notified of the violation and issued a written notification by a resort official or security officer. The written notification shall specify a reasonable time period to attain compliance. This time period may vary from immediately to thirty (30) days depending upon the type of infraction and the time required to correct it.
2. At the expiration of the above time limit, or upon a second offense, another written notification shall be issued. The Resort Manager or the Board of Directors shall assign a monetary fine with this notification. The fine shall be \$50.00 and may be accompanied by loss of common area privileges.
3. Continued repeat offenses shall be handled as in item #2 above, except that the fines shall be doubled monthly to a maximum of \$800.00 in any one month.

### **CATEGORY 2** **MODERATELY SEVERE OR HEAVY NUISANCE**

This category includes those rules which are deemed somewhat less serious than Category 1 items, and also includes those rules dealing with heavy nuisance matters.

1. The rule offender shall be verbally notified of the violation and issued a written notification by a resort official or security officer. The written notification shall specify a reasonable time period to attain compliance. This time period may vary from immediately to thirty (30) days depending upon the type of infraction and the time required to correct it.
2. At the expiration of the above time limit or upon a second offense, another written notification shall be issued. The Resort Manager or the Board of Directors shall assign a monetary fine with this notification. The fine shall be \$15.00 and may be accompanied by loss of common area privileges.
3. Continued repeat offenses shall be handled as in item #2 above except that the fines shall be doubled for each occurrence to a maximum of \$240.00 in any one month.

**CATEGORY 3  
LESS SERIOUS OFFENSES**

This category includes all other rules not covered in Categories 1 and 2. These are usually rules which exist for the betterment of the resort and to assure the lifestyle the resident's desire.

1. The rule offender shall be verbally notified of the violation by a resort official or security officer.
2. It is assumed that residents are considerate enough to comply without further notification. However, in the event of repeated offenses or abusive response, the cases shall be treated as in Category 2.

**Z. Appendix B: Assignment of Penalty Categories to Architectural Rules & Regulations**

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Section & Paragraph	Category	Comply Time
C, sub 1 and sub 2	1	1 week
D, sub 8	2	24 hours
D, sub 9	2	1 week
F, sub 2 through sub 6	1	30 days
F, sub 7	2	30 days
G, sub 1	2	24 hours
G, sub 2	1	24 hours
G, sub 4	1	30 days
G, sub 5 and sub 6	2	30 days
H, sub 1 through sub 3	3	Immediate
I, sub 1 and sub 2	1	Immediate
I, sub 3	2	30 days
J, sub 1 and sub 2	2	2 weeks
J, sub 3 and sub 4	1	2 weeks
K, sub 1 through sub 3	2	3 weeks
L	2	30 days
M, sub 1, sub a through sub g	2	2 weeks



M, sub 1, sub h	1	Immediate
M, sub 2 sub a through sub 3	1	Immediate
N, sub 1 through sub 4	1	2 weeks
N, sub 5	2	2 weeks
O, sub 1 through sub 5	2	2 weeks
P, sub 1 , 3 and 4	2	2 weeks
P, sub 2	1	2 weeks
Q	1	2 weeks
R, sub 1 through sub 8	1	1 week
S, sub 1 through sub 8	2	4 weeks
T, sub 1 through sub 8	2	4 weeks
U, sub 3	2	1 week

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